

Agenda

Notice of Meeting

Polk City | City Council

July 25, 2016 | 6:30 pm

City Hall | Council Chambers

Broadcast live at www.polkcityia.gov/page/LiveStream

Tentative Meeting Agenda

Jason Morse | Mayor

Ron Anderson | Pro Tem

City Council Members: Robert Mordini | Robert Sarchet | Dan Lane | David Dvorak

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. **Public Comments:** This is the time and place for comments for any item other than those that are a Public Hearing. If you wish to speak, please come to the podium and state your name and address for the record. You are requested to keep your comments to five minutes.
5. Consent Items

Action Items

1. Consider motion to approve the City Council Meeting Minutes for July 11, 2016
2. Consider motion to receive and file the P&Z Commission Minutes for July 18, 2016
3. Consider motion to approve the July 25, 2016 Claims
4. Consider motion to approve the June 2016 Financial Report
5. Consider motion to approve Temporary Site Plan for Maple Drive Event; Thursday July 28, 2016 6:30 pm to 9 pm
6. Consider motion to approve appointing Firefighter/EMT Ross Frank to Lieutenant at an hourly wage of \$13.59

6. New Business

Action Items

1. Consider motion to approve Resolution 2016-66 setting Public Hearing for rezoning the property located at 302 W. Broadway (formerly known as Broken Arrow Center) from C-1 to C-TS for Sender's Construction
2. Consider motion to approve Resolution 2016-67 approving Fredregill Funeral Home Site Plan including Lot Tie Agreement and Petition and Waiver for Sidewalks
3. Consider motion to approve Resolution 2016-68 approving Lake Ridge Heights preliminary plat located on 35.9 acres south of Polk City and within two miles of Polk City's Corporate Limits
4. Consider motion to approve Resolution 2016-69 Approving Application for Partial Payment #8 (Final – Retention Release) for the Washington and Booth Reconstruction Project in the amount of \$53,033.33

7. Mayor's Report

8. Council Report

1. Ron Anderson
2. Dan Lane
3. David Dvorak
4. Rob Mordini
5. Robert Sarchet

9. Council Discussion

10. City Administrator's Report

11. City Staff Reports

1. Attorney's Report
2. Engineer's Report
3. Public Works Department Report
4. Technology and Innovation Report
5. Finance Report
6. Fire Department Report
7. Police Department Report
8. Library Report
9. Citizen Liaison Report

12. Adjourn until August 8, 2016

**Monthly Performance Report - Jun 2016
Polk City**

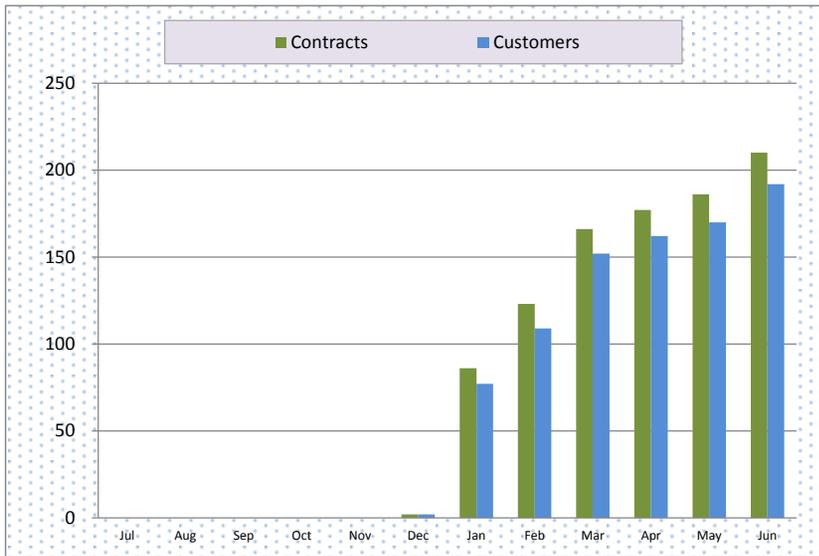
Contracts and Customer Growth Section 1
Channel and Product Breakdown Section 2
Repair Management Claims and Customer Satisfaction Section 3

Company Confidential - Do Not Distribute

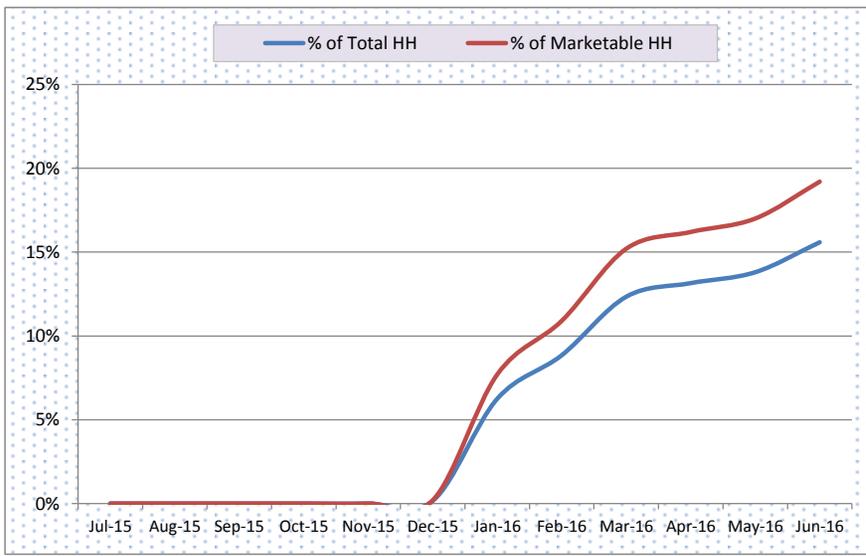
Total Contracts and Customers

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jun-15	% Change YOY
Contracts	0	0	0	0	0	2	86	123	166	177	186	210	0	
Customers	0	0	0	0	0	2	77	109	152	162	170	192	0	R12 Retention Rate
Contracts per Customer	0.00	0.00	0.00	0.00	0.00	1.00	1.12	1.13	1.09	1.09	1.09	1.09	0.00	N/A

Contracts and Customers



Household Penetration

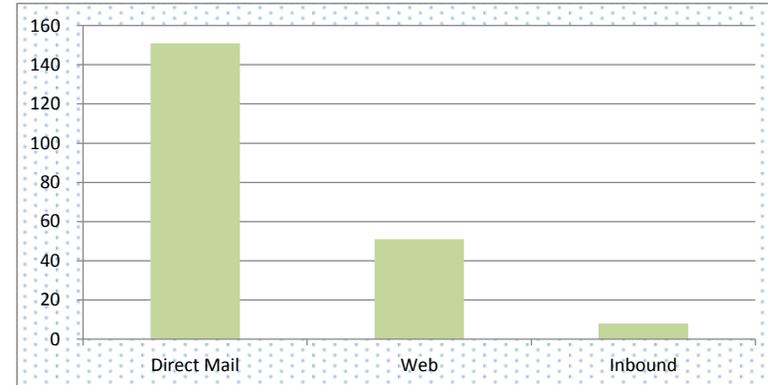


Policy Breakdown by Channel and Product Category

Channel Breakdown

Channel	Total Contracts	Jun 2016 New Contracts	May 2016 New Contracts
Direct Mail	151	22	7
Web	51	7	2
Inbound	8	0	1
Total	210	29	10

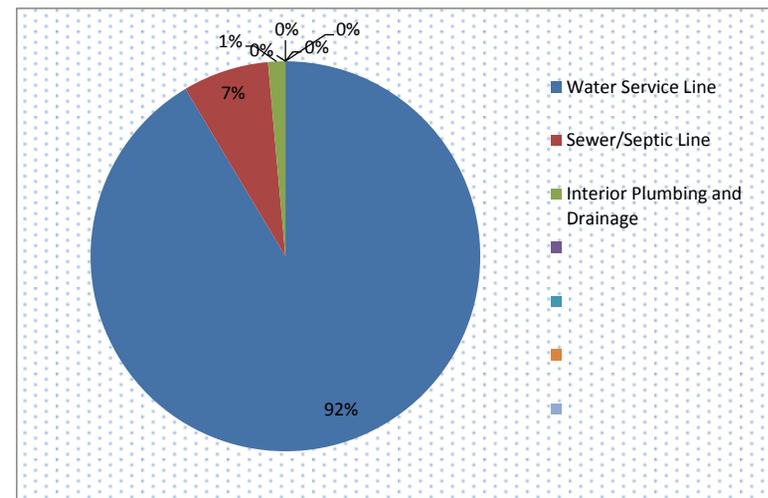
Total Contracts by Channel



Product Category Breakdown

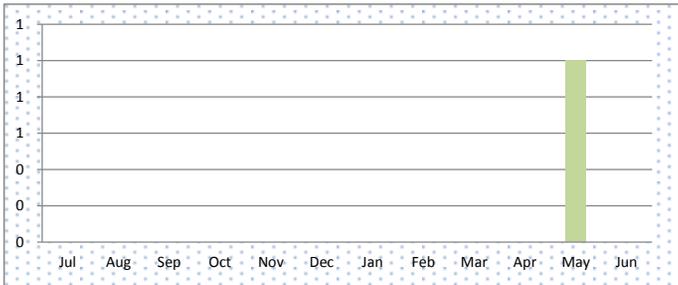
Product Category	Total Contracts	Jun 2016 New Contracts	May 2016 New Contracts
Water Service Line	192	27	9
Sewer/Septic Line	15	2	1
Interior Plumbing and Drainage	3	0	0
Total	210	29	10

Total Contracts by Product Category



Claims and Customer Satisfaction

Total Repair Management Claims by Month



Total Claims

	Jun 2016	May 2016
Total Claims	0	1
12 Month Rolling Total	1	

MEETING MINUTES
The City of Polk City
City Council Meeting
6:30 p.m., Monday, July 11, 2016
City Hall

Polk City, City Council held a meeting at 6:30 p.m., on July 11, 2016. The Agenda was posted at the City Hall office as required by law. **These tentative minutes reflect all action taken at the meeting.**

<p><u>Mayor and City Council Members Present:</u> Jason Morse Mayor Ron Anderson Pro Tem Rob Mordini City Council Member Robert Sarchet City Council Member Dan Lane City Council Member</p> <p><u>City Council Members Absent:</u> Dave Dvorak City Council Member</p> <p><u>Citizen Liaison Absent:</u> Ken Thornton Citizen Liaison</p>	<p><u>Staff Members Present:</u> Gary Mahannah City Administrator Lindsey Huber City Finance Director Jenny Gibbons City Clerk Amy Beattie City Attorney Kathleen Connor City Engineering Representative Jake Schreier Technology Director Mike Schulte Public Works Director Trace Kendig Police Chief Kim Kellogg Library Director</p> <p><u>Staff Members Absent:</u> Dan Gubbins Fire Chief</p>
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1. **Call to Order** / Mayor Morse called the meeting to order at 6:30 p.m.
2. **Roll Call** / Mordini, Sarchet, Anderson, Lane, | In attendance
Dvorak | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Sarchet and seconded by Lane to approve the meeting agenda
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** / Dennis Goering, 520 Whispering Pine Ave and Renee Rockow, 400 Whispering Pine Ave addressed the Council regarding the entrance sign to Pine Ridge Development. Council and Mayor responded.
5. **Consent Agenda Items**
MOTION: A motion was made by Anderson and seconded by Mordini to approve the consent agenda items.
 1. Consider motion to approve the City Council Meeting Minutes for June 27, 2016
 2. Consider motion to receive and file the Parks Commission Minutes for July 5, 2016
 3. Consider motion to approve the July 11, 2016 Claims
 4. Consider motion to approve Resolution 2016-62 approving Snyder & Associates May 2016 invoice in the amount of \$18,110
 5. Consider motion to receive and file the June 2016 Water Report
 6. Consider motion to receive and file the June 2016 Police Report**MOTION CARRIED UNANIMOUSLY**
6. **New Business**
 1. **MOTION:** A motion was made by Anderson and seconded by Mordini to approve Resolution 2016-63 approving the Construction drawings for Sanitary Sewer and Water Main only for Lost Lakes Estates Plat 3
MOTION CARRIED UNANIMOUSLY
 2. **MOTION:** A motion was made by Lane and seconded by Anderson to approve Resolution 2016-64 approving Change Order No. 1 in the amount of \$2,931.00 to Howrey Construction for the Davis and Tyler Intersection Reconstruction project
MOTION CARRIED UNANIMOUSLY

3. ***MOTION:*** A motion was made by Mordini and seconded by Sarchet to approve Resolution 2016-65 approving Partial Payment Application No. 2 (Final – Prior to Retention Release) in the amount of \$4,219.90 to Howrey Construction for the Davis and Tyler Intersection Reconstruction project
MOTION CARRIED UNANIMOUSLY

7. **Mayor Report** | Mayor reminded Council of the upcoming Four Seasons Festival Parade and festivities

8. **Council Report**

- Sarchet discussed potential for Polk City adding a Bike Filling Station
- Anderson visited with a resident recently regarding fox in the area
- Lane gave kudos to Howrey Construction for a job well done on Davis and Tyler Intersection project

9. **Council Discussion** | No discussion

10. **City Administrator Report** | Gary Mahannah, City Administrator updated Council on the Hwy 415 project with estimated start for patching and lane closures beginning July 18th

11. **City Reports**

- Jake Schreier, Technology Director finalized the Lakefront/Marina Cove name changed July 1st. Schreier also informed Council that the DOT page detailing project status is live and have had several hits on various social media outlets
- Trace Kendig, Police Chief invited Council to see the new Police car at the Station

12. **Adjournment**

MOTION: A motion was made by Anderson and seconded by Lane to adjourn at 7:16 p.m.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, July 25, 2016

Jason Morse, Mayor

Attest:

Jenny Gibbons, City Clerk

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, July 18, 2016
City Hall

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on July 18, 2016. The Agenda was posted at the City Hall office as required by law. **These tentative minutes reflect all action taken at the meeting.**

<p><u>P&Z Commission Members Present:</u> Dennis Dietz P&Z Commission Member Ron Hankins P&Z Commission Member James Hill P&Z Commission Member Justin Vogel Pro Tem Krista Bowersox P&Z Commission Member Doug Sires P&Z Commission Member</p> <p><u>P&Z Commission Members Absent:</u> Deanna Triplett Chair</p>	<p><u>Staff Members Present:</u> Kathleen Connor City Engineering Representative Becky Leonard Deputy City Clerk</p> <p><u>City Council Liaison Present:</u> Ron Anderson City Council Member</p>
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1. **Call to Order** | Acting Chair Vogel called the meeting to order at 6:00 p.m.
2. **Roll Call** | Dietz, Hankins, Vogel, Bowersox, Sires, Hill | In attendance
Triplett | Absent
3. **Approval of Agenda**

MOTION: A motion was made by Dietz and seconded by Bowersox to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Audience Items** | No discussion items
5. **Approval of Minutes**

MOTION: A motion was made by Hankins and seconded by Dietz to approve the June 20, 2016 meeting minutes.
YES: Dietz, Hankins, Vogel, Bowersox, Hill
NO:
ABSTAINED: Sires
MOTION CARRIED
6. **Consider motion to recommend approval of rezoning the property located at 302 W. Broadway (formerly known as Broken Arrow Center) from C-1 to C-TS for Sender's Construction.**

Kathleen Connor, City Engineering Representative, explained the request is to rezone the former Broken Arrow property, located at 302 W Broadway, including: the old building site, the remaining metal building and the abutting right of way. The primary reason for the request is to bring the property back into the Town Square and allow the property to be redeveloped and eliminate the off-street parking requirement. She added the conceptual plan shows more of a courtyard area, so there will be less building square footage and less intense uses. The proposed rezoning is in conformance with the Comprehensive Plan.

Brian Senders with Senders Construction and David Lindberg with Iowa Growth Investors and Senders Construction were in attendance to answer any questions.

Commission Comments

- Bowersox asked if the courtyard area would be located on Third Street. Kathleen confirmed that it will face the square, based on current concept.

- Brian Senders provided additional information regarding the conceptual plan.
 - Design plan is in final stages of completion.
 - More of a showroom space with low impact on parking.
 - Courtyard on Third Street side intended for gathering space and planned to be bike friendly.
 - Street sides of metal building will be recovered and the parking lot and Masonic Lodge sides will be repainted.
- Hankins commented that this property was discussed while working on the Comprehensive Plan and knew it would eventually come back to P&Z.

MOTION: A motion was made by Hankins and seconded by Sires on the recommendation to Council to approve rezoning the property located at 302 W. Broadway from C-1 to C-TS subject to engineer's comments and recommendations dated July 12, 2016.

MOTION CARRIED UNANIMOUSLY

7. Consider motion to recommend approval of Site Plan for Fredregill Funeral Home.

Bruce Pierce, with Concepts & Design Inc. in Des Moines IA, and Ryan Fredregill, owner of Fredregill Funeral Home were in attendance. Concepts & Design worked extensively with the City and Kathleen to come up with the best solution while taking into account parking requirements and the new adaptive use. At this point, they've done a preliminary design for the building in which Phase 1 would use the existing facilities for funeral home use and office space to establish the business. Parking modifications will be implemented to meet handicap and space requirements and buffer needs. Phase 2 would include the addition of a garage for the hearse and would move the handicap ramp from its existing location to the front of building.

Kathleen provided the Commission with an updated memo covering the following:

- 15' wide buffer with opaque pvc fence to be utilized in the area between the recently rezoned C-1 district and the existing home.
- Applicants can't quite meet the parking requirement with the stalls on existing lot, so they're requesting the City allow them to include four parking stalls on S. 2nd Street to meet the 30 stall requirement. The property owner's obligation to maintain and strip these parking stalls will be addressed with a Right-of-Way Improvements Permit.
- Petition & Waiver for sidewalks along S. 3rd Street and W. Wood Street will be required to defer them until sidewalks are on east side of Third Street.
- A Record of Lot Tie Agreement will be required to consolidate the 4 different parcels owned by Fredregill Funeral Home prior to issuance of any building permits.
- Manufacture's cut sheets requested for the trench drain shall be approved by Public Works prior to issuance of a Building Permit covering their installation within public ROW
- Requested they revise the location of the handicap parking stalls for Phase 1 such as there are two ADA stalls situated near the existing ramp before this Site Plan moves forward to Council
- Site Plan shall be certified by an architect prior to it moving forward to Council.

Commission Comments

- Kathleen reiterated that all documents – Certified Site Plan, Right-of-Way Improvements Permit, Record of Lot Tie Agreement, and Petition & Waiver must be signed by the applicant prior to going to Council. The Record of Lot Tie Agreement and Petition & Waiver must be recorded before building permits are issued.
- Plans call for the applicant to remove chain-link fence that encroaches and install a new 6' tall opaque fence as a buffer.
- Drainage plan in parking lot – where does it go? Currently it sheets toward W. Wood Street. Kathleen explained the trench drain was a recommendation from John Haldeman based on a design concept a few years ago to help address W. Wood Street drainage issues.
- Expected timeline to start Phase 1 - Aug 1, 2016 until January 1, 2017; Phase 2 estimated to start January 1, 2017 and be completed July 1, 2017.

- Size of sign meets code, but “weddings” will be removed since that is not a permitted use.
- Lower floor of the building will be used for storage. If that area is to be used for luncheons, potentially utilizing the kitchen, a Site Plan Amendment is required. Issues; such as a lift/elevator, additional parking, FOG, range hood; will need to be resolved before this expanded use can be approved.
- The site will be required to meet building codes, including handicap accessible parking. It is staff’s understanding the existing ramp, utilizing a secondary entrance, may be acceptable but a final determination will be made prior to issuance of a Building Permit,
- Phase 2 includes a parking stall in front of the garage; this stall will be designated for employee use only and the garage itself will be counted as one parking stall.
- Hankins commented that the City has never had a request for on-street parking to be included in the total number of parking spaces. Therefore, to clarify, this is a unique situation. P&Z recommends approval because these spaces are existing, head-in stalls and are all located in front of the property.
- Does the site plan expire if not constructed, specifically if Phase II isn’t done within certain timeframe? The Phase II site plan may expire, but would need to confirm with Amy Beattie, City Attorney, on when it would expire if Phase 1 is constructed but Phase II is not.

MOTION: A motion was made by Hankins and seconded by Dietz on the recommendation to Council to approve of the Site Plan for the Fredregill Funeral Home to be located at 302 S 2nd Street subject to recommendations and comments as noted in the Engineer’s Review Memo dated July 18, 2016.

MOTION CARRIED UNANIMOUSLY

8. **Council Liaison Report** | None

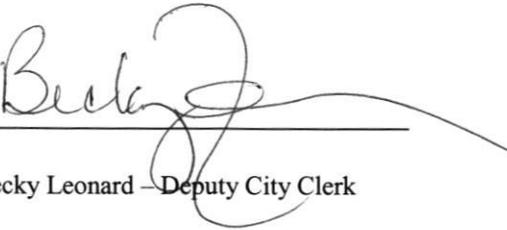
9. **Staff Report** | None

10. **Commission Report** | None

11. **Adjournment**

MOTION: A unanimous motion was made to adjourn at 6:32 p.m.

Next Meeting Date – Monday, August 15, 2016



Becky Leonard – Deputy City Clerk

CLAIMS REPORT

The City of Polk City

For **7/25/2016**

DEPARTMENT	VENDOR	EXPENSE TYPE	AMOUNT
ALL.DEPT	MIDAMERICAN ENERGY	ELECTRIC CHARGES	\$11,186.25
CH	ADVENTURE LIGHTING	COMM ROOM-REPLACEMENT LAMPS	\$46.50
CH	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	\$1,084.97
CH	CENTURY LINK	PHONE SERVICE	\$511.80
CH	COUNTY LINE PRINTING	PURCHASE ORDER BOOKS	\$515.00
CH	CRYSTAL CLEAR WATER CO	PURCHASED WATER	\$46.00
CH	DES MOINES AREA MPO	FY 2017 ASSESSMENT	\$3,418.00
CH	IOWA PLAINS SIGNING INC	FESTIVAL - ALL SIGNS	\$1,100.00
CH	LINDSEY HUBER	REIMBURSEMENT-MILEAGE	\$20.52
CH	MIDWEST OFFICE TECHNOLOGY	DOCUWARE SERVER SYSTEM	\$15,692.00
CH	MMIT BUSINESS SOLUTIONS GROUP	COPIER RENTAL	\$94.42
CH	PC PRINT CENTER	OFFICE SUPPLIES	\$59.95
CH	PITNEY BOWES	POSTAGE METER RENTAL	\$183.00
CH	POLK CITY CHAMBER OF COMMERCE	SPONSORSHIP-ANNUAL BIKE RIDE	\$600.00
CH	POLK CITY UNITED METHODIST CHU	DONATION FOR CONFERENCE ROOMS	\$100.00
CH	TAXPAYERS ASSOCIATION OF C.I.	GOVT COLLABORATION 2016-17	\$900.00
CH	TOTAL QUALITY INC.	LAWNCARE	\$50.00
CH	US BANK	BANK CHARGES	\$103.00
FD	BOB MYERS	REIMBURSEMENT-1/2 MEMBERSHIP	\$193.43
FD	BOUND TREE MEDICAL	MEDICAL SUPPLIES	\$246.03
FD	CITY OF ANKENY	PARAMEDIC TIER	\$200.00
FD	CRYSTAL CLEAR WATER CO	PURCHASED WATER	\$45.50
FD	DEWEY FORD	VEHICLE REPAIRS & MAINTENANCE	\$4,419.99
FD	FRASER TRANSPORTATION SERVICES	JUNE BILLING	\$455.00
FD	MERCY NORTH PHARMACY	RX SUPPLIES	\$167.53
FD	NATHAN MASON	REIMBURSEMENT - EAR PLUGS	\$38.14
FD	NELSON AUTOMOTIVE	REPAIR PARTS	\$33.95
FD	STRYKER SALES CORPORATION	COT BATTERIES	\$706.36
FD	WASTE MANAGEMENT OF IOWA	DUMPSTER	\$583.18
FD	WRIGHT EXPRESS FLEET SERVICES	FUEL	\$1,026.03
LIB	AMAZON	LIBRARY BOOKS	\$909.54
LIB	CENTURY LINK	PHONE SERVICE	\$261.79
LIB	DES MOINES REGISTER	SUBSCRIPTION	\$216.02
LIB	GALE/CENGAGE LEARNING	LIBRARY BOOKS	\$74.72
LIB	MICROMARKETING, LLC	BOOKS ON CD	\$774.30
LIB	PHYLLIS KALDENBERG	CHILDREN'S BOOKS	\$30.00
LIB	RECORDED BOOKS LLC.	BOOKS ON CD	\$198.00
LIB	SUZANNE LINDAMAN	REIMBURSEMENT - CRAFT SUPPLIES	\$35.05
LIB	TOTAL QUALITY INC.	LAWNCARE	\$98.00
PARKS	ADVENTURE LIGHTING	TOWN SQ - LED/SURGE PROTECTORS	\$576.48
PARKS	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	\$185.00
PARKS	JIM'S JOHNS	PORTABLE TOILET RENTAL	\$240.00
PARKS	JOHNSON EXCAVATING, INC.	DOC SIMMER PARK-ROUGH GRADED	\$450.00
PARKS	LAWSON PRODUCTS	PARTS, HARDWARE & SUPPLIES	\$144.60
PARKS	TOTAL QUALITY INC.	LAWNCARE	\$5,186.00
PD	ANKENY ACE HARDWARE	PAINT CHIEF'S OFFICE	\$17.97
PD	CENTURY LINK	PHONE SERVICE	\$50.96
PD	CRYSTAL CLEAR WATER CO	PURCHASED WATER	\$7.50
PD	MIDWEST OFFICE TECHNOLOGY	COPIER RENTAL	\$51.68
PD	PC PRINT CENTER	DOOR HANGERS	\$160.00
PD	SPORTSMAN'S WAREHOUSE	SHOTGUN SLUGS	\$75.80
PD	SPRINT	PHONE/DATA SERVICES	\$164.95
PD	T-MOBILE	PHONE SERVICE	\$24.36
PD	TRACE KENDIG	CELL PHONE REIMBURSEMENT	\$40.00

CLAIMS REPORT
The City of Polk City

For **7/25/2016**

DEPARTMENT	VENDOR	EXPENSE TYPE	AMOUNT
PD	WRIGHT EXPRESS FLEET SERVICES	FUEL	\$953.72
PW	ANIMAL RESCUE LEAGUE OF IOWA	ANIMAL CONTROL	\$125.00
PW	ARDICK EQUIPMENT CO.	SIGNS	\$292.30
PW	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	\$94.98
PW	CENTURY LINK	PHONE SERVICE	\$384.98
PW	GURNSEY ELECTRIC CO	CHECK BRIDGE RD TORNADO SIREN	\$160.00
PW	H.D. WATERWORKS SUPPLY	REPAIR PARTS	\$4,500.00
PW	HACH COMPANY	WATER DEPARTMENT SUPPLIES	\$1,336.79
PW	HAWKINS INC	CHLORINE/CONDITIONER	\$491.00
PW	HOTSY CLEANING SYSTEMS INC.	HOSE	\$115.00
PW	IOWA ONE CALL	UNDERGROUND LOCATIONS	\$122.60
PW	KEYSTONE LABORATORIES INC.	WATER TESTING	\$73.00
PW	LAWSON PRODUCTS	PARTS, HARDWARE & SUPPLIES	\$178.50
PW	MATERIAL HANDLING INNOVATIONS	ANNUAL HOIST/CRANE INSPECTION	\$275.00
PW	MIDLAND POWER CO-OP	STREET LIGHTING	\$323.21
PW	MIDWEST OFFICE TECHNOLOGY	COPIER RENTAL	\$50.80
PW	WRIGHT EXPRESS FLEET SERVICES	FUEL	\$827.30
TOTAL			\$64,103.45
	ALL DEPT		\$11,186.25
	CH		\$24,525.16
	FD		\$8,115.14
	LIB		\$2,597.42
	PARKS		\$6,782.08
	PD		\$1,546.94
	PW		\$9,350.46
	TOTAL		\$64,103.45



POLK CITY - A City For All Seasons -

Monthly Finance Report

June 30, 2016

**City of Polk City
Cash Balances Report
June 30, 2016**

Bank Balances:

Luana Savings Bank M.M. Account- 1.00%	\$3,033,325.38
Grinnell State Bank Certificate of Deposit- 0.60%	\$1,004,527.37
Grinnell State Bank Business Money Market- 0.15%	\$435,141.98
Grinnell State Bank Business Checking- 0.05%	\$1,280,758.86
IPAIT Investment Account	\$4.00
Total Cash at Banks	<u><u>\$5,753,757.59</u></u>

**City of Polk City
Revenues Report
June 30, 2016**

Account Title	Total Budget	MTD Balance	YTD Balance	% of Year Used	Actual % Used Of Budget	Uncollected
General Total	5,449,845.00	332,296.55	5,668,195.76	100.00%	104.01%	-218,350.76
Road Use Total	341,300.00	37,870.58	422,393.91	100.00%	123.76%	-81,093.91
TIF Total	332,500.00	457.88	361,874.17	100.00%	108.83%	-29,374.17
L.M.I Total	334,000.00	4,429.33	15,431.41	100.00%	4.62%	318,568.59
Debt Service Total	271,892.45	16,395.00	271,892.45	100.00%	100.00%	0.00
Capital Improvements Total	2,334,810.55	2,334,810.55	2,334,810.55	100.00%	100.00%	0.00
Water Total	522,338.00	53,431.90	611,146.22	100.00%	117.00%	-88,808.22
Sewer Total	474,000.00	54,696.40	639,078.61	100.00%	134.83%	-165,078.61
Total Of All Revenues	10,060,686.00	2,834,388.19	10,324,823.08	100.00%	102.63%	-264,137.08

**City of Polk City
Expenditures Report
June 30, 2016**

Account Title	Total Budget	MTD Balance	YTD Balance	% of Year Used	Actual % Used Of Budget	Unexpended
Police Total	677,859.00	78,740.15	643,613.46	100.00%	94.95%	34,245.54
Civil Defense Total	18,700.00	120.65	6,435.51	100.00%	34.41%	12,264.49
Fire Total	471,025.00	49,481.23	465,724.29	100.00%	98.87%	5,300.71
Building/Housing Total	274,827.00	3,646.40	327,498.79	100.00%	119.17%	(52,671.79)
Dog Control Total	2,250.00	0.00	312.48	100.00%	13.89%	1,937.52
Road Use Total	126,344.00	15,416.34	149,997.73	100.00%	118.72%	(23,653.73)
Street Lighting Total	55,000.00	4,719.92	60,371.53	100.00%	109.77%	(5,371.53)
Other Public Works (Theft)	0.00	0.00	16,683.73	100.00%	0.00%	(16,683.73)
Env.Health Services Total	500.00	0.00	111.40	100.00%	22.28%	388.60
Library Total	270,302.00	22,616.89	266,142.84	100.00%	98.46%	4,159.16
Parks Total	241,390.00	31,954.82	223,617.65	100.00%	92.64%	17,772.35
Community Center Total	19,000.00	682.12	12,302.68	100.00%	64.75%	6,697.32
Economic Development Total	125,000.00	0.00	125,000.00	100.00%	100.00%	0.00
Mayor Council Total	273,535.00	18,884.64	203,903.88	100.00%	74.54%	69,631.12
Policy Administration	421,375.00	54,707.07	413,607.81	100.00%	98.16%	7,767.19
Elections	3,000.00	0.00	1,601.70	100.00%	53.39%	1,398.30
City Attorney Total	41,000.00	5,525.00	60,882.41	100.00%	148.49%	(19,882.41)
City Hall Total	101,665.00	26,791.59	107,208.09	100.00%	105.45%	(5,543.09)
Other City Government Total	69,300.00	383.84	60,858.86	100.00%	87.82%	8,441.14
Transfer Total	2,606,703.00	2,351,205.55	2,606,703.00	100.00%	100.00%	0.00
General Total	5,798,775.00	2,664,876.21	5,752,577.84	100.00%	99.20%	46,197.16
Road Use Total	460,389.00	28,361.42	347,488.01	100.00%	75.48%	112,900.99
TIF Total	400,000.00	181,025.79	359,125.48	100.00%	89.78%	40,874.52
L.M.I Total	35,000.00	0.00	6,745.00	100.00%	19.27%	28,255.00
Debt Service Total	137,395.00	0.00	137,395.00	100.00%	100.00%	0.00
Capital Improvements Total	1,487,348.00	144,480.75	1,450,384.16	100.00%	97.51%	36,963.84
Water Total	699,238.00	40,884.45	676,504.07	100.00%	96.75%	22,733.93
Sewer Total	725,892.00	14,434.47	614,973.35	100.00%	84.72%	110,918.65
Total Of All Expenses	9,744,037.00	3,074,063.09	9,345,192.91	100.00%	95.91%	398,844.09

**City of Polk City
Summary of Funds
June 30, 2016**

	Revenues	Expenses	Net Difference (R-E)	Note
General Total	\$5,668,195.76	\$5,752,577.84	(\$84,382.08)	
Road Use Total	\$422,393.91	\$347,488.01	\$74,905.90	
TIF Total	\$361,874.17	\$359,125.48	\$2,748.69	
L.M.I Total	\$15,431.41	\$6,745.00	\$8,686.41	
Debt Service Total	\$271,892.45	\$137,395.00	\$134,497.45	
Capital Improvements Total	\$2,334,810.55	\$1,450,384.16	\$884,426.39	
Water Total	\$611,146.22	\$676,504.07	(\$65,357.85)	Expenses exceed revenue
Sewer Total	\$639,078.61	\$614,973.35	\$24,105.26	
Total	<u>\$10,324,823.08</u>	<u>\$9,345,192.91</u>	<u>\$979,630.17</u>	

CITY OF POLK CITY, IOWA

TEMPORARY SITE PLAN

Application for Permit to Erect Tent or Air Supported Structure, and/or provide temporary Parking Area

Date: 07-28-2016

Type of Event: Block Party

Organization holding event: Just neighbors

Contact Person: Sarah Hoodjer

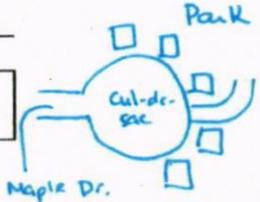
Phone: 515-778-0215

Location of event: Cul-de-sac on Maple Drive in Polk City

Attach Plans:

Plans drawn to scale required ?

Yes No (to be determined by City Administrator)



Date(s) and Time(s) to commence temporary use: Thursday, 7-28 @ 6:30 pm

Date(s) and Time(s) to cease temporary use: " " 9:00 pm

Remarks

Asking for the cul-de-sac to be blocked to traffic on Maple Dr. on Thursday, July 28th from 6 to 9:30 pm for a neighborhood block party.

Temporary parking lot surfacing material: NA

grass, or other (please specify)

Site to be re-seeded by: NA

Curb ramp needed? No Yes If yes, material:

Culvert needed? No Yes

Permit for Chemical Toilets required? No Yes
(If yes, attach approved permit to this form)

Name of owner of tent(s): NA

Tent to be erected by:

Flame-retardant treatment used? No Yes Date of Last treatment:

Electrical service to be provided: No Yes

NO SMOKING signs posted? No Yes Marking of exits? No Yes

Fire extinguishers required? No Yes If yes, number of extinguishers required?

Approved by:

Date:

Inspection Date:

Becky Leonard

From: Trace Kendig
Sent: Tuesday, July 12, 2016 4:40 PM
To: Becky Leonard
Subject: Re: UPDATED - For Your Review/Approval - Block Party - July 28

Looks good to me.

Get [Outlook for Android](#)

On Tue, Jul 12, 2016 at 3:00 PM -0500, "Becky Leonard" <bleonard@polkcityia.gov> wrote:

Attached is the temporary site plan for the Block Party now scheduled for July 28. Sarah indicated in a separate email that they would like Maple blocked at Lyndale.

Thank you again for your time and assistance.

Becky Leonard
Deputy City Clerk

City of Polk City
112 Third Street | PO Box 426
Polk City | IA 50226
P: 515- 984-6233 | F: 515-984-6177
E: bleonard@polkcityia.gov | W: polkcityia.gov



Mission

To provide friendly, excellent, affordable municipal and utility services. The responsibility of sustaining an environmentally friendly, growing city environment is our highest priority. We always act with honesty and integrity to achieve our goals. The City strives to meet or exceed the community's expectation of economic, environmental, and social needs through a fiscally responsible and open City government.

This E-mail (including all attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, is confidential and may contain legally privileged information. If you are not the intended recipient, you are hereby put on notice that any retention, dissemination, distribution, or copying of this communication or any part thereof is strictly prohibited. Please call or reply to the sender immediately that you have received this message in error, then permanently delete it.

From: Becky Leonard
Sent: Monday, July 11, 2016 2:06 PM
To: Trace Kendig; 'Dan Gubbins - PCFD'; Mike Schulte

Becky Leonard

From: Mike Schulte
Sent: Wednesday, July 13, 2016 7:07 AM
To: Becky Leonard; Gary Mahannah; Trace Kendig; Dan Gubbins - PCFD
Subject: RE: UPDATED - For Your Review/Approval - Block Party - July 28

Ok from Public Works.

Mike

From: Becky Leonard
Sent: Tuesday, July 12, 2016 3:00 PM
To: Gary Mahannah; Trace Kendig; Dan Gubbins - PCFD; Mike Schulte
Subject: UPDATED - For Your Review/Approval - Block Party - July 28

Attached is the temporary site plan for the Block Party now scheduled for July 28. Sarah indicated in a separate email that they would like Maple blocked at Lyndale.

Thank you again for your time and assistance.

Becky Leonard
Deputy City Clerk

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From: Becky Leonard
Sent: Monday, July 11, 2016 2:06 PM
To: Trace Kendig; 'Dan Gubbins - PCFD'; Mike Schulte

Becky Leonard

From: Dan Gubbins - PCFD <dan.gubbins@polkcityfd.com>
Sent: Wednesday, July 13, 2016 9:17 PM
To: Becky Leonard
Subject: Re: UPDATED - For Your Review/Approval - Block Party - July 28

Ok

Dan Gubbins
Fire Chief
Polk City Fire Department

On Jul 12, 2016, at 15:00, Becky Leonard <bleonard@polkcityia.gov> wrote:

Attached is the temporary site plan for the Block Party now scheduled for July 28. Sarah indicated in a separate email that they would like Maple blocked at Lyndale.

Thank you again for your time and assistance.

Becky Leonard
Deputy City Clerk

City of Polk City
112 Third Street | PO Box 426
Polk City | IA 50226
P: 515- 984-6233 | F: 515-984-6177
E: bleonard@polkcityia.gov | W: polkcityia.gov
<image001.png><image002.jpg>

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From: Becky Leonard
Sent: Monday, July 11, 2016 2:06 PM
To: Trace Kendig; 'Dan Gubbins - PCFD'; Mike Schulte



Polk City Fire Department



309 West Van Dorn Street • P.O. Box 34
Polk City, Iowa 50226
Phone 515-984-6304 Fax 515-984-6792
www.polkcityfd.com

July 20th, 2016

To: City Council
Cc: Mayor Morse, Gary Mahannah
From: Dan Gubbins, Fire Chief
Re: Fire Department Staff Update

- With the resignation of Lieutenant Craig VerHuel last month, I am requesting council approval to appoint Firefighter/EMT Ross Frank to Lieutenant. With this promotion his hourly wage would go to \$13.59.

Thanks,

A handwritten signature in black ink that reads "Dan Gubbins".

Dan Gubbins
Fire Chief

RESOLUTION 2016-66

**A RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED
REZONING OF .15 ACRES OWNED BY SENDERS CONSTRUCTION FROM
C-1 TO C-TS**

WHEREAS, Senders Construction is desirous to rezone property located at 104 S. 3rd St, Polk City, Iowa, formerly known as 302 W. Broadway Street (Broken Arrow Center and legally described as:

LOTS 1 AND 2 AND NE 2/3 OF LOT 4 IN BLOCK 10 IN POLK CITY, NOW INCLUDED IN AND FORMING A PART OF POLK CITY, IOWA

AND THE ADJACENT SOUTHERLY ONE-HALF OF WEST BROADWAY STREET AND ADJACENT WESTERLY ONE-HALF OF NORTH THIRD STREET TO SAID LOTS 1 AND 2 AND NE 2/3 OF LOT 4 IN BLOCK 10 IN THE OFFICIAL PLAT OF POLK CITY, POLK COUNTY, IOWA

To be rezoned from C-1 Central Business District to C-TS Town Square Business District; and

WHEREAS, the Planning and Zoning Commission has recommended approval for the rezoning at the July 18, 2016 meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Polk City, Iowa, hereby orders a public hearing and notice thereof to be held on August 8, 2016 at 6:30 p.m. in the City Hall Council Chambers, Polk City, Iowa, on the proposal to rezone property located at 104 S 3rd St, to be rezoned from C-1 Central Business District to C-TS Town Square Business District.

BE IT FURTHER RESOLVED, the City Council authorizes the City Clerk to send out notices to residence within 250 feet. And the Clerk shall publish notice of such hearing at the time and in the manner required by law.

DATED this 25th day of July, 2016.

Jason Morse, Mayor

ATTEST:

Jenny Gibbons, City Clerk



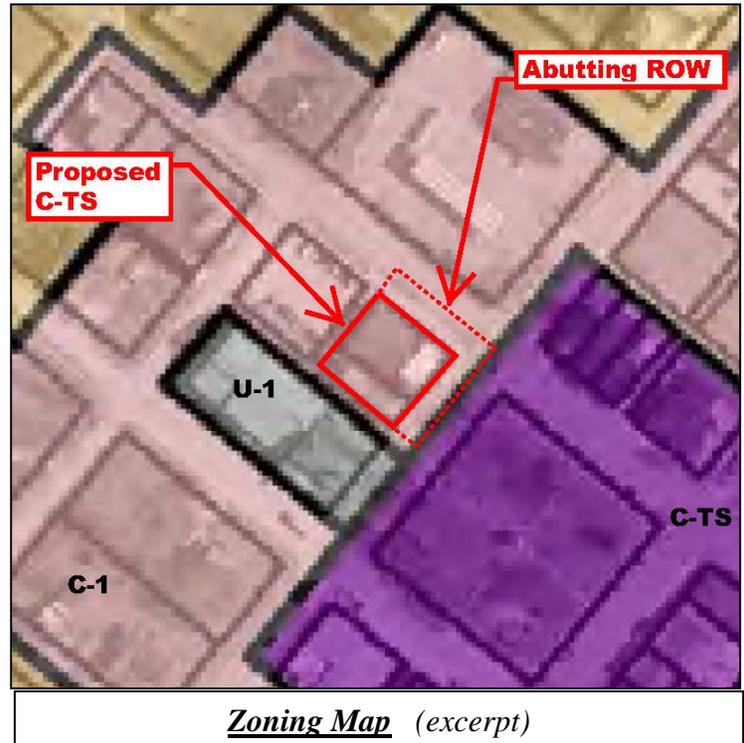
REZONING

Date: July 12, 2016
Project: 302 W. Broadway Rezoning

Prepared by: Kathleen Connor
Project No.: 116.0659.01

GENERAL INFORMATION:

Property Owner: Sender's Construction LLC
Location: 302 W. Broadway Street
(old Broken Arrow center)
Current Zoning: C-1
Requested Zoning: C-TS
Existing Land Use: Vacant/Commercial
Future Land Use: Commercial
Proposed Land Use: Commercial
Proposed C-TS: Approx 0.15 acres,
Excluding right-of-way



PROJECT DESCRIPTION:

The 1941 two-story block/tile building was recently demolished due to its dilapidated condition and the expense required to bring this old building up to current code. (3600 sf, total both floors) The 1968 one-story metal building remains and is currently vacant. (3196 sf)

Sender's Construction has submitted a Petition to rezone this property from C-1 to C-TS in order to re-develop the property as a part of the Town Square district, as it has historically been the case. The major benefit to the property owner in rezoning to C-TS is the elimination of the relatively new C-1 requirement for off-street parking. This property was developed without off-street parking and was not required to do so until May 10, 2010 when the Zoning Regulations were amended. Off-street parking, if required, would render this parcel virtually undevelopable, similar to other businesses surrounding the square.

The applicant indicates they plan to develop this property for low-intensity commercial use with a patio area overlooking the square, and therefore less building square footage than in the past. As a result, there should not be a heavy demand for parking. A Site Plan covering the proposed improvements to the property will be presented to P&Z and Council in the future.

The applicant obtained consent to the rezoning from the property owners of 60.7% of the 250' buffer area surrounding the proposed C-TS zoning district, excluding the city and county-owned parcels which are considered neutral. Notices of P&Z's July 18th public meeting will be mailed out to neighboring property owners on July 8, 2016. The date of the Public Hearing for the proposed rezoning has not yet been set by City Council.

The zoning and land use of the properties surrounding the area proposed to be rezoned are as follows:

<u>Adjacency</u>	<u>Zoning</u>	<u>Existing Land Use</u>	<u>Future Land Use.</u>
NE	C-1	Convenience Store	Commercial
SE	C-TS	Town Square	Parks & Recreation
SW	R-2	Masonic Lodge	Civic/Institutional
NW	R-2	City parking lot	Civic/Institutional

The Comprehensive Plan, *Imagine Polk City – A Bridge to the Future*, was adopted by City Council on April 11, 2016. An excerpt from the Future Land Use Plan is depicted on the right, with the subject property highlighted in bright green. The proposed C-TS zoning appears to be in conformance with the Comprehensive Plan.

REVIEW COMMENTS: Pursuant to our review of the rezoning petition, we offer the following:

1. Staff recommends the proposed C-TS zoning district be expanded to include the abutting half right-of-way of S. 3rd Street and W. Broadway Street. This adjusted boundary will make the proposed C-TS area contiguous with the existing C-TS area around the Town Square. This will also conform to the city’s policy of rezoning to the centerline of streets.
2. If desired, the developer may wish to bring their preliminary conceptual plans for the redevelopment of this property to the P&X meeting to share with the commission.



RECOMMENDATION:

Staff recommends approval of the proposed rezoning from C-1 to C-TS, based on the following:

1. The Rezoning Boundary shall include the abutting half right-of-way of S. 3rd Street and W. Broadway Street.
2. P&Z recommendations, if any, shall be agreed upon by the property owner and addressed in the Ordinance prior to Council’s consideration of the proposed rezoning.
3. Payment of all professional billings to the City Clerk.

Legal Description

Sender's Construction LLC
Rezoning to C-TS

LOTS 1 AND 2 AND NE 2/3 OF LOT 4 IN BLOCK 10 IN POLK CITY, NOW INCLUDED IN AND FORMING A PART OF POLK CITY, IOWA

AND THE ADJACENT SOUTHERLY ONE-HALF OF WEST BROADWAY STREET AND ADJACENT WESTERLY ONE-HALF OF NORTH THIRD STREET TO SAID LOTS 1 AND 2 AND NE 2/3 OF LOT 4 IN BLOCK 10 IN THE OFFICIAL PLAT OF POLK CITY, POLK COUNTY, IOWA

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

We, the undersigned owners of the following described property:

104 S 3rd st Polk City IA 50226

Legal description: NE 2/3 LT 4 & All LTS 1 & 2 BLK 10
town of Polk City

Request that said property be rezoned from its present Zoning Classification of C1
to Zoning Classification CTS for the purpose of

the new main entrance will be facing town square, so we
are proposing this property to join the commercial
town square.

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Brian Sender Sender's Construction
Owner's Name (please print)

Owner's Name (please print)


Signature

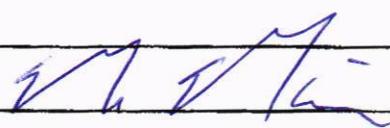
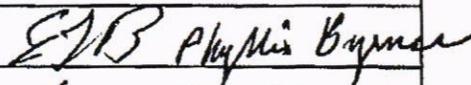
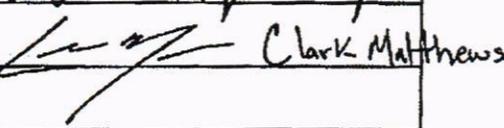
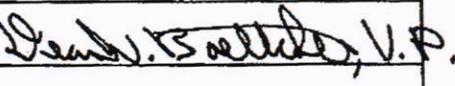
Signature

President
Title (if owned by Inc., LLC, or similar)

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (To be attached)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from C1 to CTS.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
Cooperative Lodge	100 N. 3rd St.	3,267	
Betty Miller	405 W. Van Dorn 403 W Van Dorn	9,658 2,449	
Mark McKinley	402 W. Broadway	11,537	
Harvey Blackman	414 W. Broadway	2,869	
Iron Horse Properties	416 W. Van Dorn	980	
Kent Davis	413 W. Broadway	1,235	
Edward Byrnes	401 W. Broadway	24,618	 EJB Plym's Byrnes
Kum & Co	303 W. Broadway	51,245	 Clark Matthews
Rickity Bait Tackle	301 W. Walnut	3,195	
Russell Kennedy	309 Walnut	2,517	
Mark Junaman	313 Walnut	947	
Grinnell State Bank	205 W. Broadway	9,801	 Dennis S. Seltzer, V.P.
Cupp Enterprises	213 W. Broadway	3,267	
Traw Enterprises	217 W. Broadway	3,267	
Kurt's Stocker		3,267	
Isaac Willie	113 W. Broadway	2,859	
Floyd Miller	115 N. 2nd St.	236	

Note: Attach additional sheets as required to include all signatures.

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from C1 to C.TS.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
James Reber	101 S. 2nd St.	1,401	
James Reber	107 S. 2nd St.	2,327	
John Lindahl	109 S. 2nd St.	1,140	
John Lindahl	202 W. Van Dorn	754	
1900 Holdings	119 S. 2nd St.	500	
White Calf, LLC	200 W. Van Dorn	2,848	Haylerin
Maximum Properties	214 Van Dorn	9,316	
Trent Fugere	302 W. Van Dorn	20,575	
Richard Taylor	402 W. Van Dorn	2,647	
Columbus Junction	201 N 3rd St	2,008	
Columbus Junction	"	1,174	
Columbus Junction	"	9,801	
Columbus Junction	"	1,634	
Columbus Junction	"	6,685	

Note: Attach additional sheets as required to include all signatures.

CONSENT TABLE
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Operative Lodge 308 Truitts	3,267	1.63 %	
Betty L Miller	9,658	4.83 %	
Mark McKinley	11,637	5.77 %	5.77 %
Harvey Blackman	2,869	1.43 %	
Iron Horse Prop.	980	.49 %	
Betty Miller	2,449	1.22 %	
Kent Davis	1,235	.62 %	
Edward Byrnes	24,618	12.31 %	12.31 %
Kum & Co	51,245	25.62 %	25.62 %
Blk City Bait Shack	3,195	1.60 %	
Russell Kennedy	2,517	1.26 %	
Mark Jungmann	947	.47 %	
Columbus Junction	21,302	10.65 %	10.65 %
Erinnell State Bank	9,801	4.9 %	4.9 %
Cupp Enterprises	3,267	1.63 %	
Tracy Enterprises	3,267	1.63 %	
Kurtis Stacker	3,267	1.63 %	
Jason Willie	2,869	1.43 %	
Floyd Miller	236	0.12 %	
TOTALS	Acres	See 2nd sheet	%*

* Must have at least 50% Consent for Proposed Rezoning.

CONSENT TABLE

(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
James Reber	3,788	1.89 %	
John Lindahl	1,146	0.57 %	
Issue Holdings	560	0.28 %	
John Lindahl	754	0.38 %	
White Calf, LLC	2,848	1.42 %	1.42 %
Maximum Properties	9,316	4.60 %	
Trent Fugere	20,575	10.28 %	
Richard Taylor	2,547	1.27 %	
TOTALS	Acres	100.00 %	60.67 %*

* Must have at least 50% Consent for Proposed Rezoning.

BROKEN ARROW CENTER

DATE: 05.2016 11:44:00AM



REZONING MAP

OWNER/DEVELOPER
 SENDERS CONSTRUCTION
 PO BOX 260
 POLK CITY, IA 50226
 (515) 321-8004

CURRENT ZONING
 C1

PROPOSED ZONING
 C15

LEGAL DESCRIPTION
 LOTS 1 AND 2 AND NE 2/3 OF LOT 4 IN BLOCK 10 IN POLK CITY,
 NOW INCLUDED IN AND FORMING A PART OF POLK CITY, IOWA.

#	OWNER	APPROX SQ FT WITHIN 250'	PERCENTAGE
1	OPERATIVE LODGE 308 TRUSTEES	3,287	1.63%
2	CITY OF POLK CITY	0	0.00%
3	CITY OF POLK CITY	0	0.00%
4	CITY OF POLK CITY	0	0.00%
5	BETTY E MILLER	9,658	4.80%
6	MARY D MC KINLEY	11,517	5.77%
7	HARVEY B BLACKMAN	2,869	1.43%
8	HUGH HOODS PROPERTIES LLC	980	0.49%
9	BETTY E MILLER	2,449	1.22%
10	KENT E DAVIS	1,735	0.86%
11	POLK COUNTY	0	0.00%
12	EDWARD J BYRNES	26,418	13.21%
13	NUM & CO	51,185	25.63%
14	POLK CITY BAIT AND TACKLE	3,195	1.60%
15	RUSSELL D KENNEDY	2,517	1.26%
16	MARIE JUNGSMANN	947	0.47%
17	COLUMBUS JUNCTION PARK	2,078	1.03%
18	COLUMBUS JUNCTION PARK	1,174	0.59%
19	COLUMBUS JUNCTION PARK	9,801	4.90%
20	COLUMBUS JUNCTION PARK	1,674	0.82%
21	COLUMBUS JUNCTION PARK	4,463	2.21%
22	CITY OF POLK CITY	0	0.00%
23	GRINNELL STATE BANK	9,801	4.90%
24	CLIPP ENTERPRISES LLC	3,267	1.63%
25	FRACKY ENTERPRISES LLC	3,267	1.63%
26	KURTIS B STOCKER	3,267	1.63%
27	JASON K WILLE	2,819	1.41%
28	FLOYD W MILLER	236	0.12%
29	JAMES K FEIBER	1,465	0.73%
30	JAMES K FEIBER	2,327	1.16%
31	JOHN D LINDAHL	1,186	0.59%
32	1866 HOLDINGS LLC	560	0.28%
33	JOHN D LINDAHL	754	0.38%
34	WHITES CAFE LLC	2,848	1.42%
35	CITY OF POLK CITY	0	0.00%
36	MANAGAM PROPERTIES LLC	9,316	4.66%
37	CITY OF POLK CITY	0	0.00%
38	TRENT J FUGERE	20,575	10.28%
39	RICHARD M TAYLOR	2,547	1.27%
TOTALS		200,590	100.00%



AEC ASSOCIATED ENGINEERING COMPANY OF IOWA
 2917 Martin Luther King Jr. Pkwy Des Moines, IA 50310
 Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT # 206304

Broken Arrow Center
104 S. 3rd St.
Polk City, IA 50226

Legal Description –

Lots 1 and 2 and NE 2/3 of Lot 4 in Block 10 in Polk City, Now included in and forming a part of Polk City, Iowa.

RESOLUTION NO. 2016-67

**A RESOLUTION APPROVING THE SITE PLAN
FOR FREDREGILL FUNERAL HOME, INCLUDING THE RECORD OF LOT TIE AND THE
PETITION AND WAIVER FOR SIDEWALKS.**

WHEREAS, Fredregill Funeral Home, 107 E. Fox Avenue, Baxter, Iowa, submitted a Site Plan for a proposed Funeral Home to be located at 302 S. 2nd Street, Polk City, Iowa; and

WHEREAS, said Site Plan includes site plan drawings, building elevations, and sign details prepared by Concepts in Design; and

WHEREAS, the applicant has signed the required Petition and Waiver covering the property owners' responsibility to construct public sidewalks along S. 3rd Street and W. Wood Street and agrees to record said Petition and Waiver once they have title to the subject property ; and

WHEREAS, the applicant has signed the required Record of Lot Tie to consolidate all five parcels that are either wholly or partially covered by said Site Plan and agrees to record said Petition and Waiver once they have title to the subject property ; and

WHEREAS, the applicant has submitted the Right-of-Way Improvements Permit covering the property owner's responsibility for installing and maintaining the parking stalls and trench drain improvements located within the public right-of-way and agrees said permit must be approved by Public Works; and

WHEREAS, on July 18, 2016, the Polk City Planning and Zoning Commission met and recommended approval of the Site Plan for Fredregill Funeral Home, subject to all review comments being satisfactorily addressed; and

WHEREAS, the City Engineer and City Attorney have reviewed the Site Plan and accompanying documents and recommend its approval.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the Planning and Zoning Commission, City Engineer, and City Attorney and deems it appropriate to approve the Site Plan for Fredregill Funeral Home, the Record of Lot Tie, and the Petition and Waiver subject to recordation of both the Record of Lot Tie and the Petition and Waiver prior to issuance of a Building Permit and subject to Public Works approval of the Right-of Way Improvements permit prior to issuance of a Building Permit

PASSED AND APPROVED the 25th day of July, 2016.

Jason Morse, Mayor

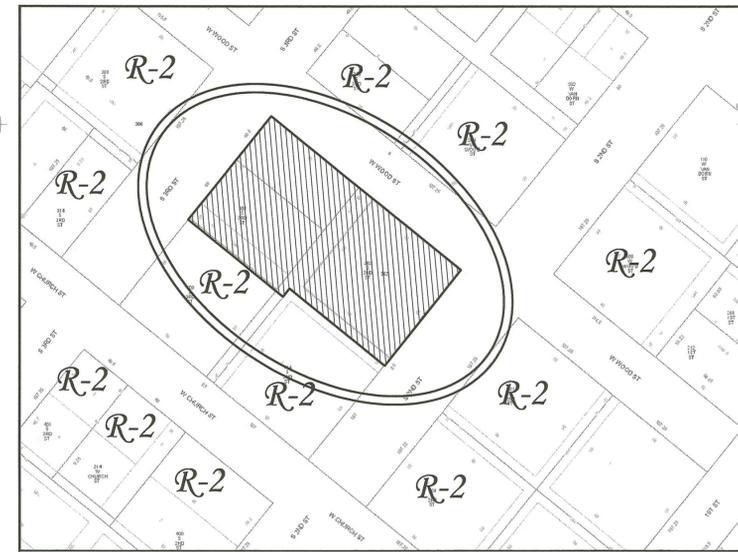
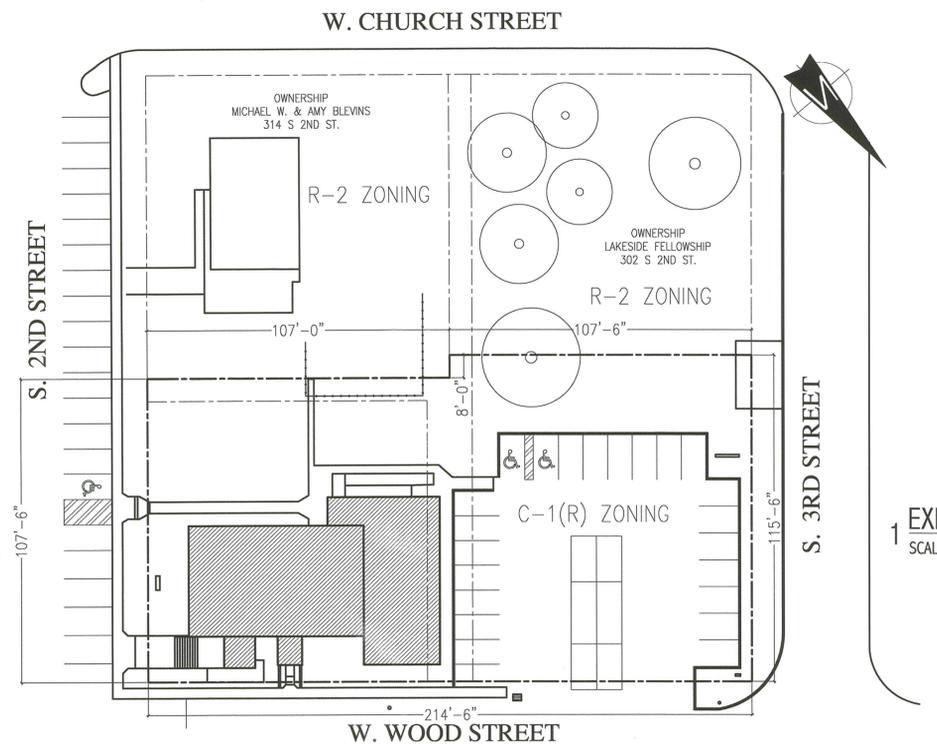
ATTEST:

Jenny Gibbons, City Clerk

Site Plan Submittal Notes:

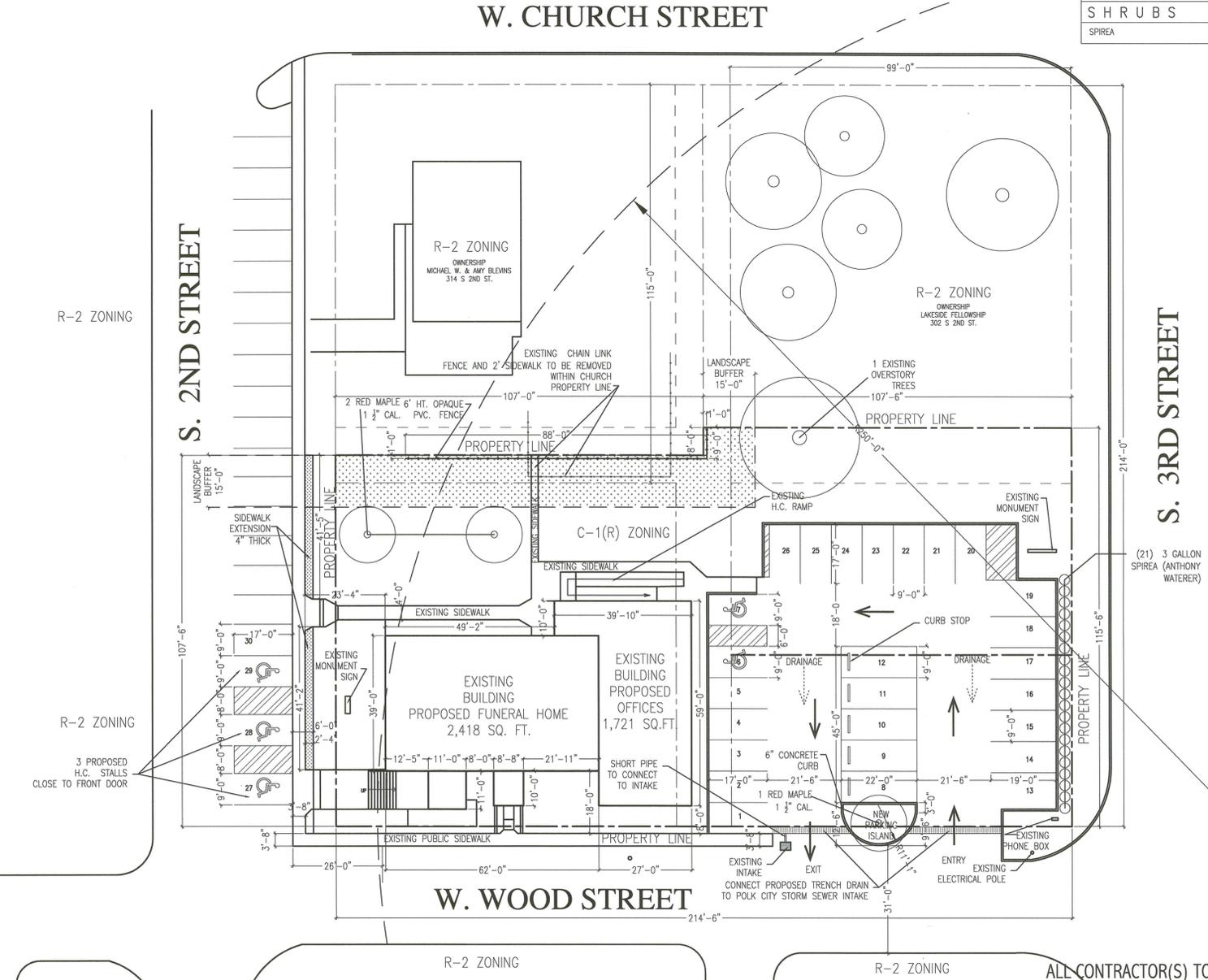
- NAME OF DEVELOPMENT:
FREDREGILL FUNERAL HOME
CONVERSION OF LAKESIDE FELLOWSHIP CHURCH TO A FUNERAL HOME.
- OWNER:
LAKESIDE FELLOWSHIP - DAVE HEISTERKAMP
302 S. 2ND ST.
POLK CITY, IA 50226-2213
PH. 515-984-6910
e-mail: dave@lakesidefellowship.com
- APPLICANT:
FREDREGILL FUNERAL HOME - RYAN FREDREGILL
107 E. FOX AVENUE
BAXTER, IOWA 50028
PH. 641-227-3403
e-mail: fredregillfunerals@gmail.com
- PREPARER:
CONCEPTS IN DESIGN INC. - BRUCE PIERCE
855 17 ST.
DES MOINES, IOWA 50314
PH. 515-244 6335
FAX 515-244 2246
e-mail: cid@cidesign.net
- ADDRESS OF SITE:
302 S. 2ND STREET.
POLK CITY, IOWA 50226-2213
- LEGAL DESCRIPTION:
LT 1 & 2 IN BLK 17 IN THE TOWN OF POLK CITY, POLK COUNTY, IOWA AND ALL OF THE 16.5 FOOT WIDE NORTH AND SOUTH ALLEY RUNNING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION IN THE CENTER OF BLK 17, TOWN OF POLK CITY (FORMERLY DESCRIBED AS POLK CITY ADDITION), NOW INCLUDED IN AND FORMING PART OF THE TOWN OF POLK CITY, IOWA EXCEPT THE EASTERLY 8.00 FT. OF A NORTHEAST AND SOUTHWEST ALLEY LYING ADJACENT TO LT 4 IN BLK. 17. THE EASTERLY 8.00 FT. OF SAID NORTHEAST TO SOUTHWEST ALLEY IN BLK. 17 EXTENDED 8.00 FT. NORTHEAST OF THE NORTHEASTERLY LINE OF SAID LT. 4
ALSO ALL THE 16.5 FT. WIDE ALLEY BETWEEN LOTS 1 AND 4 OF BLK. 17 TOWN OF POLK CITY (FORMERLY DESCRIBED AS POLK CITY ADDITION), NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY, POLK COUNTY, IOWA, EXCEPT THE SOUTHERLY 8.00 FT. OF A NORTHWEST TO SOUTHWEST ALLEY IN SAID BLK. 17 LYING ADJACENT TO SAID LOT 4.
ALSO ALL THE 16.5 FT. WIDE EAST AND WEST ALLEY IN THE CENTER OF LOT 17, BETWEEN LOTS 2 AND 3 OF BLK. 17 TOWN OF POLK CITY (FORMERLY DESCRIBED AS POLK CITY ADDITION), NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY, IOWA,
- EXISTING ZONING:
EXISTING: C-1 (RESTRICTED)
- PROPOSED USE:
FUNERAL HOME
- DEVELOPMENT SCHEDULE:
PHASE I: START: AUGUST 1ST OF 2016 - COMPLETION: JANUARY 1ST OF 2017
PHASE II: START: JULY 1ST OF 2017 - COMPLETION: JULY 1ST OF 2018
- TOTAL AREA OF SITE 23,754 SF.
TOTAL IMPERVIOUS SURFACE AREA
EXISTING = 12,643 SF.
PROPOSED = 12,700 SF.
TOTAL OPEN SPACE:
(MIN 20% (23,754SF) = 4,750 SF.)
EXISTING = 11,111 SF.
PROPOSED = 11,054 SF.
OPEN SPACE MIN. PLANTING REQUIREMENTS
(2) TREES, (6) SHRUBS FOR EVERY 3,000 SF.
MIN. REQUIRED 4,237 SF OF OPEN SPACE = (4) TREES, (12) SHRUBS.
PROPOSED = (4) TREES AND (21) SHRUBS
- TOTAL NUMBER AND TYPE OF BUILDINGS
ONE BUILDING
a) 1 STORY WITH BASEMENT AND NON USABLE LOFT.
b) TOTAL FLOOR BUILDING AREA = 4,139 SF.
FUNERAL HOME = 2,418 SF.
OFFICE = 1,721 SF.
BASEMENT STORAGE = 4,139 SF.
c) ONE
d) 1-2 EMPLOYEES.
- REQUIRED PARKING.
PHASE I
OFFICE: 1 SPACE/400 SF. = 5 SPACES
FUNERAL HOME 1 SPACE/100 SF. = 25 SPACES
TOTAL SPACE REQUIRED = 30 SPACES
PROPOSED PARKING: 26 SPACES ON SITE WITH 4 SPACES REQUESTED IN FRONT WITH 3 H.C. (1 HC. VAN ACCESSIBLE)
PHASE II
PROPOSED PARKING: 27 SPACES ON SITE (INCLUDING PROPOSED GARAGE) WITH THE H.C SPACES TO REMAIN FROM PHASE I
- PROJECT FEASIBILITY AND EFFECT ON SURROUNDING PROPERTY:
THERE IS A NEED FOR A FUNERAL HOME IN POLK CITY. THE CHURCH SITTING EMPTY WOULD CAUSE A NEGATIVE EFFECT TO SURROUNDING NEIGHBORHOOD.

- GENERAL NOTES:**
- THERE SHALL BE NO EMBALMING OR CREMATION PERFORMED ON THIS SITE WITHOUT PRIOR APPROVAL IN WRITING BY THE CITY ADMINISTRATOR.
 - THE REQUIREMENT FOR A 30' BUFFER BETWEEN THE EXISTING CHURCH AND RESIDENCE SHALL BE FULFILLED BY A 15' BUFFER AND 6' TALL PVC FENCE.
 - ALL TRASH SHALL BE STORED INSIDE THE BUILDING OR GARAGE. NO DUMPSTERS OR TRASH ENCLOSURES SHALL BE INSTALLED ON SITE WITHOUT CITY APPROVAL.
 - THE APPLICANT REQUESTS THAT FOUR PARKING STALLS, THREE OF WHICH WILL BE ADA ACCESSIBLE, IN THE EXISTING PARKING AREA ON S. WOOD STREET, BE ALLOWED TO COUNT TOWARD THE 30 STALL REQUIREMENT, THUS ALLOWING THE EXISTING RECONFIGURED PARKING LOT TO SERVE THIS USE. A RIGHT-OF-WAY AGREEMENT COVERING THE FUNERAL HOME USE OF THESE STALLS WILL NEED TO BE APPROVED BY PUBLIC WORKS.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR RESTRIPING ALL PARKING STALLS, INCLUDING THOSE ON S. 2ND STREET, IN CONFORMANCE WITH THIS SITE PLAN.
 - CONTRACTOR SHALL OBTAIN CITY APPROVAL AND ADJUST SOUTH CURB LINE OF PARKING ISLAND IF NECESSARY TO ACCOMMODATE DRAINAGE.
 - THE 2' WIDE SIDEWALK WIDENING WILL BE DRILLED AND DOWELED INTO THE EXISTING SIDEWALK OR OTHER MEANS TO AVOID VERTICAL AND/OR HORIZONTAL SEPARATION
 - FREDREGILL FUNERAL HOM. WILL PURCHASE THE R-2 PARCEL TO THE SOUTH THAT IS CURRENTLY OWNED BY LAKESIDE FELLOWSHIP.
 - CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY PRIOR TO INSTALL TRENCH DRAIN.
 - THE LOT TILE AGREEMENT WILL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMIT
 - RAPID ENTRY LOCK BOX WILL BE NEXT TO SERVICE DOOR ON GARAGE IN PHASE II
 - THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 - ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET VIEW.
 - TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONERS OVER 3 FEET HEIGHT, OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN THE REQUIRED SETBACKS AREAS.
 - ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED IN WRITING BY THE CITY OF POLK CITY PRIOR TO INSTALLATION/CONSTRUCTION.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.



PLANT SCHEDULE

PLANT BOTANICAL NAME	COMMON NAME	TYPE \ SIZE	REMARKS	QUAN.
TREES				
EXISTING	-	EXISTING	-	1
ACER RUBRUM	RED MAPLE	1-1/2" CAL	B AND B	3
SHRUBS				
SPIREA	ANTHONY WATERER	3 GAL	-	21



PHASE I

PROPOSED SITE PLAN - PHASE I
SCALE: 1"=20'-0"

R-2 ZONING

REGISTERED PROFESSIONAL ARCHITECT
EMILY GLOE DONOVAN
05119

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

Emily Donovan
EMILY GLOE DONOVAN
DATE: 7/20/2016 REG. NO. 05119
MY REGISTRATION EXPIRES ON JUNE 30, 2018.
SHEETS COVERED BY THIS SEAL: L-101 AND L-102

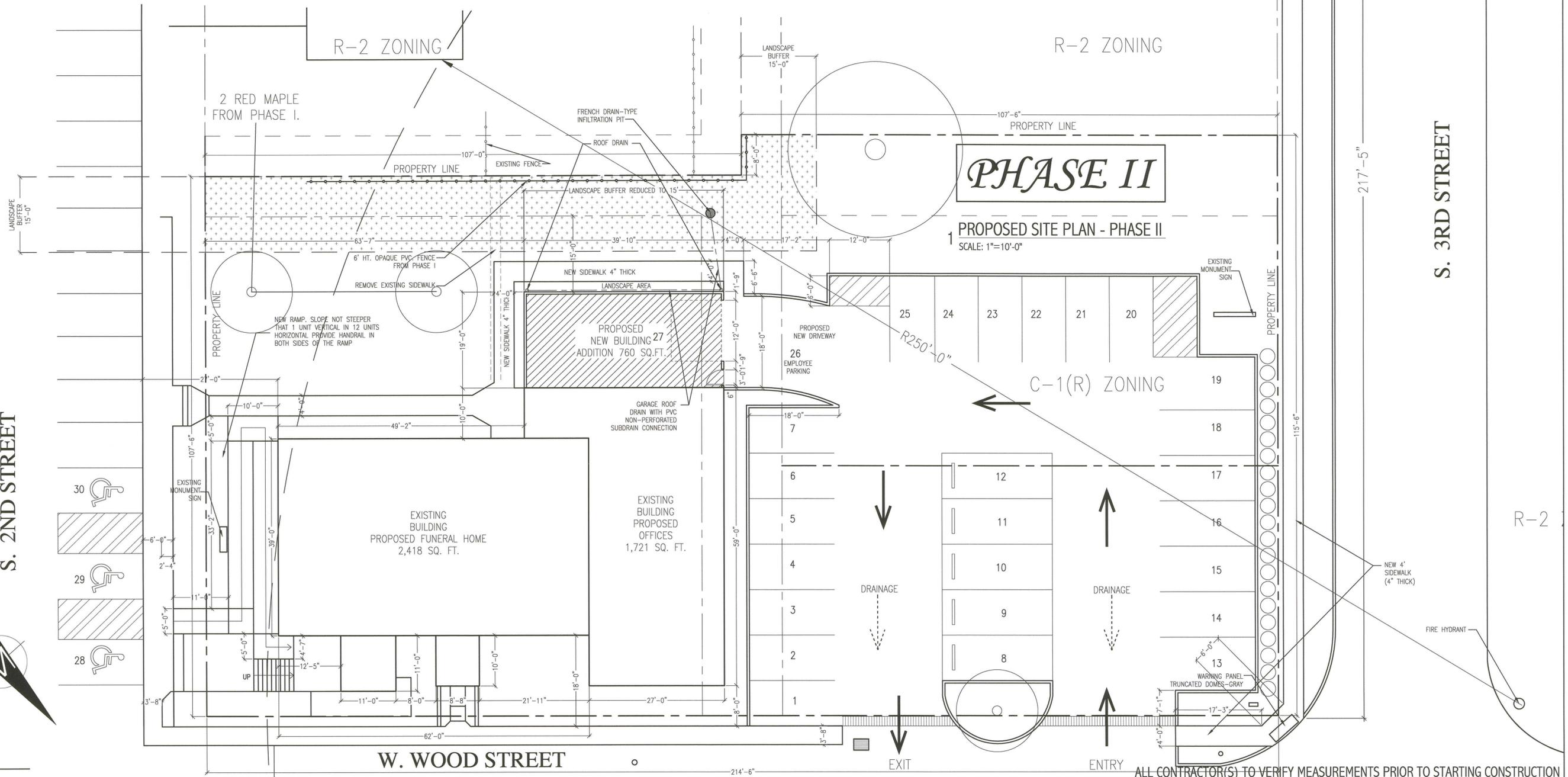
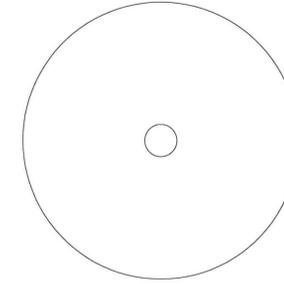
ALL CONTRACTOR(S) TO VERIFY MEASUREMENTS PRIOR TO STARTING CONSTRUCTION

2 PROPOSED GARAGE - WEST ELEV. - PHASE II
SCALE: 1/8"=1'-0"

3 PROPOSED GARAGE - SOUTH ELEV. - PHASE II
SCALE: 1/8"=1'-0"

4 PROPOSED GARAGE - EAST ELEV. - PHASE II
SCALE: 1/8"=1'-0"

WARNING PANEL
TRUNCATED DOMES-GRAY



CONCEPTS IN DESIGN
DES MOINES, IA 50314
855 17th. Street 50314
515-244-6333 FAX 515-244-2246
e-mail cid@cidesign.net Web site cidesign.net

FREDREGILL FUNERAL HOME

DRAWN BY J.S.P.
REVISION
07/13/16
07/15/16

DATE
07/05/16

SHEET#
L-102

SITE PLAN - PHASE II
302 2ND ST
POLK CITY, IA 50226



87"

23"

41"

46.5"

49"



5130 PARK AVENUE
DES MOINES, IA 50321
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: Fredregill Funeral Home - Polk City, IA

SKETCH #: 0316-21159-02_Fredregill Funeral Home

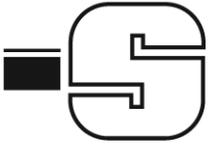
APPROVAL: X

DATE: X

SCALE: 1/2" = 1' | **DESIGNER:** CH

REVISIONS:

THIS IS A CONCEPTUAL
DRAWING. FINAL PRODUCT
MAY VARY. THIS ARTWORK
IS PROPERTY OF
EAGLE SIGN CO. AND
MAY NOT BE REPRODUCED



SITE PLAN REVIEW

Date: July 20, 2016
Project: Fredregill Funeral Home

Prepared by: Kathleen Connor
Project No.: 116.0631.01

GENERAL INFORMATION:

Applicant:	Fredregill Funeral Home
Property Owner:	Lakeside Fellowship Church
Requested Action:	Approval of Site Plan
Location	302 S. 2nd; (Currently Lakeside Fellowship Church)
Size:	8.50 Acres
Zoning:	C-1
Existing Land Use:	Church
Proposed Land Use:	Funeral Home



BACKGROUND

Lakeside Fellowship Church filed a Petition to Rezone the subject property to C-(R). On, June 13, 2016, City Council approved the rezoning to C-2 (R) with restrictions that the only principal permitted use for the property is a Funeral Home. At this time, Fredregill Funeral Home is requesting Site Plan approval for a funeral home use in the existing church building on the subject property.

PROJECT DESCRIPTION:

The existing building has 4,139 sf on the main floor; the 2418 sf original church will serve as a funeral home while the 1721 existing addition will serve as office space. The existing basement will be used solely for storage. The loft is considered by the applicant to be non-usable and may only be used for storage. The buffer requirements will be fulfilled by a 15' buffer and opaque fence. Improvements to the property will be completed in two phases.

Phase 1 includes interior remodeling of the building, widening the sidewalk along S.2nd Street, restriping the existing parking lot, a new parking lot island, parking lot striping, and a trench drain along the W. Wood Street entrance. Existing building and monument signs will be updated for the new use. A 6' tall opaque fence will be installed along the property line between the funeral home and existing residence.

Phase 2 includes a building addition for new ramp on the S. 2nd Street side of the building, and an attached garage with associated driveway.

ISSUES:

1. The existing 29-stall parking lot located on site will be re-stripped to improve safety and ensure all parking stalls meet SUDAS size requirements. The parking lot will now have 26 stalls. The applicant requests that four parking stalls of the existing 21 stalls located on S. 2nd Street be allowed to count, thus allowing the reconfigured parking lot to fulfill their parking requirement.
 - a. A Right-of-Way Improvement Agreement regarding these stalls must be signed by the property owner and approved by Public Works. This agreement will cover the applicant's responsibility for restriping all parking stalls, including those on S. 2nd Street, in conformance with this site plan as well as re-painting as necessary.
 - b. The applicant or his contractor's shall provide manufacturer's cut sheet for trench drain to be installed within public ROW prior to Public Works approval of the ROW permit.
2. There are no existing sidewalks on the east side of S. 3rd Street. The applicant request sidewalks along S. 3rd Street and W. Wood Street be deferred until other sidewalks are constructed in this area.
 - a. A Petition & Waiver must be signed by the property owner indicating they will be responsible for installing said sidewalks when requested to do so by the City.
3. A Record of Lot Tie Agreement is required to consolidate all parcels covered or partially covered by the Fredregill Funeral Home Site Plan. This document must be signed by the property owner..

REVIEW COMMENTS: Submittal #4 addresses all comments.

RECOMMENDATION:

Based on the above comments being satisfactorily addressed, staff recommends approval of the Site Plan for Fredregill Funeral Home subject to the following:

1. Council approval of the Petition & Waiver for public sidewalks along S. 3rd Street and W. Wood Street which has been signed by the future property owner. Said document shall be recorded prior to issuance of a Building Permit for this site.
2. Council approval of the Record of Lot Tie Agreement consolidating all five parcels to be owned by the applicant. This document must be signed by the future property owner. Said document shall be recorded prior to issuance of a Building Permit for this site.
3. Public Works approval of the Right-of-Way Improvements Permit covering the applicant's responsibility for installing and maintaining the parking stalls and trench drain improvements related to this site plan. Said permit shall be approved by Public Works. Prior to issuance of a Building Permit for this site.
4. Payment of all fees to the City Clerk.

RESOLUTION NO. 2016-68

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR LAKE RIDGE HEIGHTS LOCATED WITHIN 2 MILES OF THE CITY OF POLK CITY'S CORPORATE LIMITS

WHEREAS, Lake Ridge Heights LLC, 10372 NW 40th Street, Polk City Iowa; represented by Cliff McClure, has submitted a Preliminary Plat for Lake Ridge Heights located within 2 miles of the City of Polk City's Corporate Limits; and

WHEREAS, State Law provides for plats within 2 miles of a City be reviewed by that Governing Body; and

WHEREAS, said subdivision lies within Polk City's side of the future annexation boundary line established by a 28E Agreement with the City of Ankeny and is therefore subject to review by the City of Polk City; and

WHEREAS, on May 16, 2016, the Polk City Planning and Zoning Commission met and recommended approval of the Preliminary Plat for Lake Ridge Heights located within 2 miles of the city of Polk City's Corporate Limits, subject to all engineering review comments being satisfactorily addressed; and

WHEREAS, the City Engineer and the City Attorney have reviewed the Preliminary Plat and recommend approval of said preliminary plat.

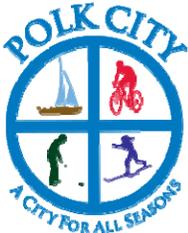
NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the Planning and Zoning Commission, the City Engineer and the City Attorney and deems it appropriate to approve the Preliminary Plat for Lake Ridge Heights.

PASSED AND APPROVED the 25th day of July, 2016.

Jason Morse, Mayor

ATTEST:

Jenny Gibbons, City Clerk



PRELIMINARY PLAT REVIEW

Date: May 11, 2016

Prepared by: Gary Mahannah, Laura Lamberty

Project: Lake Ridge Heights

Project No.: 116.0453

GENERAL INFORMATION:

Applicant: McClure & Associates, Inc.

Request: Approval of Preliminary Plat

Location: In 2-mile area surrounding the city, on south edge of Polk City's annexation area

Size: 35.9 Acres

Zoning: Polk County: Rural Residential
Polk City Equivalent: R-1

Exist use: Agricultural, open space

Future use: Low Density Residential

Prop use: 28 single-family lots



PROJECT DESCRIPTION:

The City of Polk City is in receipt of the Preliminary Plat for Lake Ridge Heights which is located in unincorporated Polk County, on the southwest side of Highway 415 between NW Lake Drive and NW 98th Avenue. This plat falls within two miles of Polk City's corporate limits, on Polk City's side of the annexation boundary line established by the Ankeny/Polk City 28E Agreement, and is therefore subject to review and approval by Polk City as well as Polk County.

Polk County recently approved rezoning this parcel to Rural Residential District. This zoning is in conformance with Polk City's Comprehensive Plan that designates the area for low density residential use. For purposes of reviewing this subdivision, Polk City's equivalent zoning is R-1 single family residential. The subdivision includes 28 lots, ranging in size from 0.92 acres to 2.52 acres. The minimum lot width, area, and setbacks for front, rear and side yards exceed Polk City's R-1 requirements.

Lots will have frontage on either one of the existing streets surrounding the development or the new NW 46th Circle. This new street will be a 26' wide, PCC paved street with curb and gutter. Since the existing streets have rural cross-sections, a 7' wide sidewalk easement has been provided on appropriate lots to accommodate sidewalks if this area is annexed. The proposed street meets Polk City standards, with the exception of street lights and cul-de-sac length. Based on Polk County's review and input from the developer, P&Z and staff concur that this requirement be waived. The 25' radii typically required at intersections is not required due to the

width of the rights-of-way. Property owners may be responsible for the cost of MidAmerican Energy's installation of street lighting should it become necessary following annexation.

This subdivision will connect to Des Moines Water Works' existing 16" water main and will include 8" water mains with acceptable fire hydrant coverage. Per DMWW's determination, it is not necessary to loop the water main between NW 46th Circle to NW Lake Drive. The existing subdivision to the south is on the Thorpe water system and therefore will not be connected to this plat which is on the DMWW system.

The residences will have individual septic systems. 30' wide sanitary sewer easements have been provided for the potential future installation of sanitary sewers to serve this subdivision.

Two privately-maintained detention basins will be constructed as part of the storm water management plan. Storm sewers are provided for the public streets. Sump service lines will discharge onto the yards. Lots in this development will be served by private septic systems, however Polk City request that 30' wide easements be provided now to accommodate potential future sanitary sewer lines. These utilities also meet Polk City standards, with the exception of the lack of sump service lines, however this should not present a major problem given the large lot sizes.

REVIEW COMMENTS:

Submittal #2 addresses all of staff's review comments.

RECOMMENDATION:

At this time, P&Z and staff recommend approval of the Preliminary Plat for Lake Ridge Heights subject to the following:

1. All Application and Engineering Review fees must be paid in full to the City Clerk prior to Council approval.

LAKE RIDGE HEIGHTS PRELIMINARY PLAT - 2016

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	-x-x-
Fence (Chain Link)	-x-x-	-x-x-
Fence (Wood)	-x-x-	-x-x-
Fence (Silt)	-x-x-	-x-x-
Tree Line	-x-x-	-x-x-
Tree Stump	-x-x-	-x-x-
Deciduous Tree or Shrub	(Symbol)	(Symbol)
Coniferous Tree or Shrub	(Symbol)	(Symbol)
Communication	C(x)	C
Overhead Communication	OC(x)	OC
Fiber Optic	FO(x)	FO
Underground Electric	E(x)	E
Overhead Electric	OE(x)	OE
Gas Main with Size	4" G(x)	4" G
High Pressure Gas Main with Size	4" HPG(x)	4" HPG
Water Main with Size	8" W(x)	8" W
Sanitary Sewer with Size	8" S(x)	8" S
Duct Bank	DUCT(x)	DUCT
Test Hole Location for SUE w/ID	(Symbol)	(Symbol)

MAPPED UTILITIES

C1(D) - Century Link
 C2(D) - Iowa Network Services
 G1(D) - Consumers Energy
 G2(D) - Mid American Energy
 W1(D) - Des Moines Water Works
 OE - Mid American Energy Overhead Electric
 E1(D) - Mid American Energy Underground Electric

(x) Denotes the survey quality service level for utilities

Sanitary Manhole	Found	Set
Storm Sewer with Size	(Symbol)	(Symbol)
Storm Manhole	(Symbol)	(Symbol)
Single Storm Sewer Intake	(Symbol)	(Symbol)
Double Storm Sewer Intake	(Symbol)	(Symbol)
Fire Hydrant	(Symbol)	(Symbol)
Fire Hydrant on Building	(Symbol)	(Symbol)
Water Main Valve	(Symbol)	(Symbol)
Water Service Valve	(Symbol)	(Symbol)
Well	(Symbol)	(Symbol)
Utility Pole	(Symbol)	(Symbol)
Guy Anchor	(Symbol)	(Symbol)
Utility Pole with Light	(Symbol)	(Symbol)
Utility Pole with Transformer	(Symbol)	(Symbol)
Street Light	(Symbol)	(Symbol)
Yard Light	(Symbol)	(Symbol)
Electric Box	(Symbol)	(Symbol)
Electric Transformer	(Symbol)	(Symbol)
Traffic Sign	(Symbol)	(Symbol)
Communication Pedestal	(Symbol)	(Symbol)
Communication Manhole	(Symbol)	(Symbol)
Communication Handhole	(Symbol)	(Symbol)
Fiber Optic Manhole	(Symbol)	(Symbol)
Fiber Optic Handhole	(Symbol)	(Symbol)
Gas Valve	(Symbol)	(Symbol)
Gas Manhole	(Symbol)	(Symbol)
Gas Apparatus	(Symbol)	(Symbol)
Fence Post or Guard Post	(Symbol)	(Symbol)
Underground Storage Tank	(Symbol)	(Symbol)
Above Ground Storage Tank	(Symbol)	(Symbol)
Sign	(Symbol)	(Symbol)
Satellite Dish	(Symbol)	(Symbol)
Mailbox	(Symbol)	(Symbol)
Soil Boring	(Symbol)	(Symbol)

Survey	Found	Set
Section Corner	(Symbol)	(Symbol)
1/2" Rebar, 19710	(Symbol)	(Symbol)
(Unless Otherwise Noted)	(Symbol)	(Symbol)
ROW Marker	(Symbol)	(Symbol)
ROW Rail	(Symbol)	(Symbol)
Control Point	(Symbol)	(Symbol)
Bench Mark	(Symbol)	(Symbol)
Platted Distance	(Symbol)	(Symbol)
Measured Bearing & Distance	(Symbol)	(Symbol)
Recorded As	(Symbol)	(Symbol)
Deed Distance	(Symbol)	(Symbol)
Calculated Distance	(Symbol)	(Symbol)
Minimum Protection Elevation	(Symbol)	(Symbol)
Centerline	(Symbol)	(Symbol)
Section Line	(Symbol)	(Symbol)
1/4 Section Line	(Symbol)	(Symbol)
1/4 1/4 Section Line	(Symbol)	(Symbol)
Easement Line	(Symbol)	(Symbol)

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.



PROPERTY DESCRIPTION

ALL PARTS OF THE EAST HALF (E 1/2) OF THE NORTH EAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF IOWA HIGHWAY #415, EXCEPT ESTABLISHED ROADS;

EXCEPT

THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18 DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5094 PAGE 431 AND IN COURT OFFICER DEED RECORD IN BOOK 5094 PAGE 432 IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA

OWNER/DEVELOPER

LAKE RIDGE HEIGHTS LLC
10372 NW 40TH ST
POLK CITY, IOWA 50226
515-979-0022

ZONING CLASSIFICATION

RURAL RESIDENTIAL DISTRICT

ENGINEER/SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IOWA 50021
CHAD DEVORE, P.E.
ERIN D. GRIFFIN, P.L.S.
(515) 964-2020

BULK REGULATIONS

SINGLE FAMILY LOT DEVELOPMENT:
MINIMUM LOT AREA - 40,000 SF
FRONT 50'
SIDE 15'
REAR 50'
MINIMUM LOT WIDTH - 140'

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM1 ELEV=962.15
CUT "X" ON NORTHWEST CORNER OF BACK OF CURB AT INTAKE ON EAST SIDE OF NW 45TH COURT 250' SOUTH OF NORTHWEST 98TH STREET, SOUTH OF SITE.

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)EPOCH 2010.00 IARTN DERIVED - US SURVEY FEET

- CP1 N=633660.09 E=1591394.53
MAG NAIL IN SOUTH FOG LINE OF NW 98TH AVENUE AT LEFT TURN AHEAD SIGN, SOUTH SIDE OF SITE.
- CP2 N=634779.56 E=1591932.30
MAG NAIL IN CENTERLINE INTERSECTION OF NW LAKE DRIVE & NW 44TH STREET, NORTHEAST CORNER OF SITE.
- CP3 N=635271.65 E=1590959.31
MAG NAIL IN NORTH FOG LINE OF NW LAKE DRIVE AT MAILBOX TO HOUSE #10038, NORTHWEST CORNER OF SITE.

NOTES

SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS
ON-SITE SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM

- IF THIS AREA IS ANNEXED BY THE POLK CITY, THE OWNERS OF THE LOTS ARE HEREBY NOTIFIED THAT THEY WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION AS PER MUNICIPAL STANDARDS.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY OWNER.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL LOT OWNER.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AS REQUIRED FOR THIS PROJECT.
- ALL MAILBOXES LOCATED IN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- WATER SERVICE TO THE SUBDIVISION SHALL BE PROVIDED BY DES MOINES WATER WORKS. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH WATER SERVICE RULES AND REGULATIONS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- ALL WATER MAINS AND WATER SERVICE STUBS MUST BE INSTALLED PRIOR TO PAVING.
- STREET LOT A SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. STREET LOT B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
- NO INDIVIDUAL LOT ENTRANCE SHALL BE ALLOWED WITHIN 150 FEET FROM THE E-E INTERSECTION OF TWO PUBLIC ROADWAYS CONNECTING OUTSIDE THE PLAT OR WITHIN 70 FEET FROM THE E-E INTERSECTION OF TWO PUBLIC ROADWAYS WITHIN THE PLAT.
- THE PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STATEWIDE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS. (SUDAS)
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- TRIANGULAR SITE DISTANCE EASEMENTS SHALL REMAIN FREE OF ALL STRUCTURES, BERMS, TREES, FENCES, SHRUBBERY ATTAINING HEIGHT GREATER THAN 2.5 FEET, DRIVEWAYS, AND SIGNS, EXCEPT UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE "1-1/2" PVC SUMP PUMP OUTLET SERVICES" CONFORM TO SUDAS DESIGNATION OF "1-1/2" PVC FOOTING DRAIN SERVICE". REFER TO SUDAS FOR PRODUCT AND EXECUTION REQUIREMENTS.
- THE HOME BUILDER SHALL INSTALL THE SUMP PUMP OUTLET SERVICE AND IS REQUIRED TO GET A POLK COUNTY GRANT PERMIT. THE SERVICE WILL BE MAINTAINED BY THE PROPERTY OWNER, INCLUDING THE PORTION OF THE SERVICE IN THE ROAD RIGHT-OF-WAY AND THE CONNECTION TO THE STORM SEWER INTAKE.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASINS AND THEIR OUTLET FACILITIES WITHIN THE PRIVATE DETENTION EASEMENTS. THE HOMEOWNER'S ASSOCIATION WILL UTILIZE THE ACCESS EASEMENTS TO ACCESS THE BASIN FACILITIES FOR MAINTENANCE PURPOSES. THE DETENTION BASIN ON LOTS 20 AND 21 IS DESIGNED TO RETAIN STORM WATER RUNOFF.
- DEVELOPER TO ACQUIRE SUBDIVISION WAIVER FOR CUL-DE-SAC LENGTH INCREASE FROM 600 FEET TO 893 FEET FOR STREET LOT 13.
- STRUCTURES, DRIVEWAYS, AND/OR GRADING BY INDIVIDUAL LOT OWNERS SHALL NOT BE PERMITTED WITHIN DETENTION OR DRAINAGE EASEMENTS AS PER POLK CITY.
- ACCESS TO LOTS 14-26 IS RESTRICTED TO NW 46TH CIRCLE. ACCESS TO LOT 7 IS RESTRICTED TO THE WEST 50' ALONG NW LAKE DRIVE OR THE SOUTH 50' OF THE LOT ALONG NW 44TH STREET. ACCESS TO LOT 12 IS RESTRICTED TO THE NORTH 30' OF THE LOT. ACCESS TO LOT 13 IS RESTRICTED TO THE LOT FRONTAGE ALONG NW 44TH STREET.
- NO PARKING SHALL BE ALLOWED ALONG THE WATER MAIN SIDE OF NW 46TH CIRCLE OR ON EITHER SIDE DURING SNOW REMOVAL.
- SUMP PUMP SERVICES FOR LOTS 1-13 AND 27-28 SHALL OUTLET TO THE FOOTING DRAIN COLLECTOR IN THE FRONT OF THE LOTS AND LOTS 14-26 SHALL OUTLET INTO STORM STRUCTURES ON NW 46TH CIRCLE AS SHOWN ON THE PRELIMINARY PLAT. ALTERNATIVE SEPTIC SERVICES SHALL OUTLET INTO THE SERVICE PIPE LOCATED AT THE REAR OF THE LOTS AS SHOWN ON THE PRELIMINARY PLAT.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Chad D. DeVore, P.E. Date _____
License Number 16007
My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
SHEETS 1-4

I hereby certify that this land surveying document was prepared 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.

Erin D. Griffin, PLS Date _____
License Number 19710
My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
SHEETS 1-2

LAKE RIDGE HEIGHTS

PRELIMINARY PLAT - 2016

SNYDER & ASSOCIATES, INC.

POLK COUNTY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1160086

Sheet 1 of 4

Sheet 1 of 4

Project No: 1160086

1160086

05/06/16

11"=1000'

Checked By: BKC

Engineer: KMM

REVISION

DATE

BY

07/01/16

07/20/16

REVISIONS

COMMENTS

PER POLK CITY

MARK

1

2

REVISED

DATE

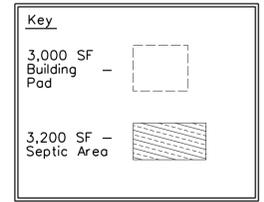
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AWS

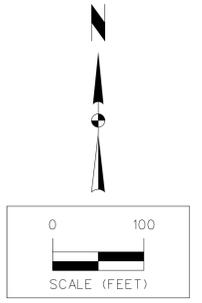
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CURVE TABLE

CURVE NO.	DELTA	DEGREE OF CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	25° 48' 05" RT	24° 54' 40"	230.00'	103.57'	52.68'	N 13° 31' 13" E 102.70'
C2	90° 00' 00" LT	229° 10' 59"	25.00'	39.27'	25.00'	N 18° 40' 59" W 35.36'
C3	63° 02' 03" RT	16° 22' 13"	350.00'	385.05'	214.62'	S 30° 50' 07" E 365.93'

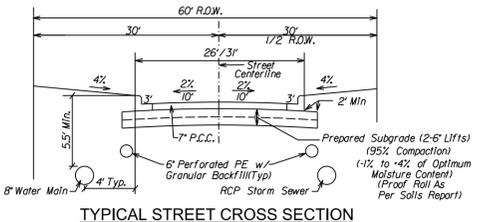
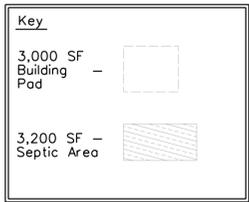
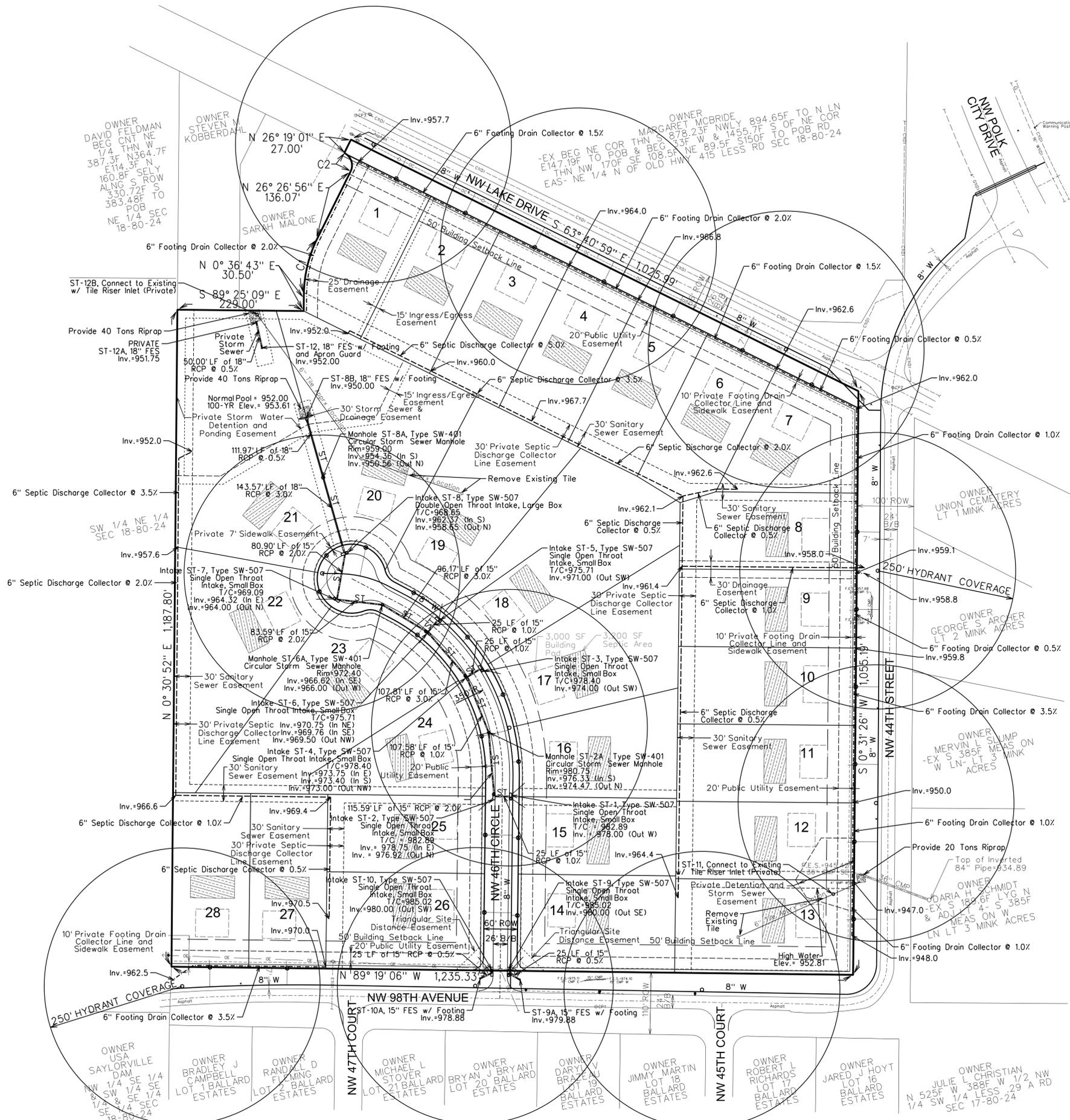


2	REVISED PER POLK COUNTY COMMENTS	07/20/16	AWS
1	REVISED PER COUNTY COMMENTS	07/01/16	AWS
MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: BKC	Scale: 1"= 100'	
Technician: AWS	Date: 05/06/16	Field Bk: 1160086	
Project No:	1160086	Sheet	2 of 4

LAKE RIDGE HEIGHTS
PRELIMINARY PLAT - 2016
SNYDER & ASSOCIATES, INC.
 POLK COUNTY, IOWA
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 1160086
 Sheet 2 of 4

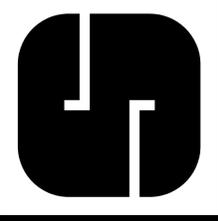
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 07/01/16 AWS
 DATE BY
 REVISION
 BKC
 Checked By: KMM
 Engineer: AWS
 Date: 05/06/16
 Field Bk: 1160086
 Project No: 1160086
 Sheet 4 of 4



LAKE RIDGE HEIGHTS

PRELIMINARY PLAT - 2016

SNYDER & ASSOCIATES, INC.



Project No: 1160086

Sheet 4 of 4

POLK COUNTY, IOWA

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

WHEN RECORDED RETURN TO:

Jenny Gibbons, Polk City City Clerk
112 S. Third Street
Polk City, IA 50226

Preparer Information: Amy S. Beattie, 550 39th Street, Suite 200, Des Moines, IA 50312 (515) 274-1450
SPACE ABOVE THIS LINE FOR RECORDER

Petition and Waiver

This Agreement is made and entered into by and between the City of Polk City, Iowa (hereinafter “City”) and the undersigned property owner (hereinafter “Property Owner”).

Whereas, the City may wish to construct certain improvements, namely approximately 234 linear feet of 4-foot wide PCC sidewalk along S. 3rd Street and approximately 24 linear feet of 4-foot wide PCC sidewalk along W. Wood Street, including the associated grading (hereinafter “Improvements”) along Property Owner’s property (hereinafter “Property”) which is commonly describes as 302 S. 2nd Street in Polk City, Iowa; and more particularly described on Exhibit “A” attached hereto; and

Whereas, the cost of the Improvements might be assessed against the Property; and

Whereas, the undersigned Property Owner will benefit from the construction of the Improvements and agrees to the levying of the cost of said Improvements against the Property as a special assessment.

Now, therefore, be it agreed among the parties hereto as follows:

The City shall cause the above-described Improvements to be constructed in accordance with such plans and specifications as it shall deem appropriate.

For purpose of this Agreement, the City may elect to contract for the construction of said Improvements as part of any contract for a public improvement project entered into prior to the receipt of this instrument as authorized by law.

In consideration of the execution by the City of this Agreement and the construction of the Improvements, the undersigned Property Owner hereby waives the public hearing on the adoption of the Resolution on Necessity and the mailing and publication of notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of the Improvements where the expense of such Improvements is to be assessed against private property. The Property Owner hereby expressly waives each and every question of jurisdiction, benefit and need, the intention of the Property Owner being to authorize and direct said City to construct the Improvements for the benefit of the Property without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said Improvements have been constructed in accordance with the plans and specifications and if the City assesses the cost of the Improvements by special assessment, that the City shall make assessments against the property proportionately, and that said assessments so made shall be a lien upon the property, and the undersigned Property Owner hereby agrees to pay the amount that is assessed against said Property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed, subject only to the rights of the Property Owner reserved herein. The undersigned Property Owner hereby expressly waives every objection to said final assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the undersigned Property Owner within the time provided by statute for the payment of such special assessments for such Improvements. The undersigned Property Owner, if entitled to agricultural deferment under the Code of Iowa, hereby waives its right to such deferral.

The undersigned Property Owner hereby authorizes the City Council to pass any resolution requisite or necessary to order or secure said Improvements, to provide for the construction of the same and to make the assessments herein provided for, subject only to the right of the Property Owner reserved herein, and any such resolution may contain recitals that said Improvements are ordered or made by the Council without petition of Property Owner; without in any way qualifying this petition or releasing the Property Owner from obligations to pay the assessments levied against its Property for the cost of said Improvements and to issue improvement bonds payable out of said assessment as herein provided.

The undersigned Property Owner warrants that the Property is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. The Property Owner further agrees to subordinate its Property to the terms of this Petition and Waiver, and upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder, designated below, by execution of this Petition and Waiver, agrees and consents that its lien shall be subordinated to the lien of the assessments levied pursuant hereto.

The Property Owner agrees that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council and shall be binding on any and all transferees and assignees.

Dated this ____ day of _____, 2016.

Presented to the City Council on _____, 2016.

Approved by the City on Council on _____, 2016.

City of Polk City, Iowa

ATTEST:

By: _____
Jason Morse, Mayor

By: _____
Jenny Gibbons, City Clerk

STATE OF IOWA, POLK COUNTY, ss:

On this ____ day of _____, 2016, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Jason Morse** and **Jenny Gibbons**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the **City of Polk City, Iowa**; that the seal affixed to the foregoing instrument to which this is attached is the corporate seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its City Council, as contained in Ordinance Resolution No. _____ passed by resolution of the City Council under Roll Call No. _____ of the City Council on the ____ day of _____, 2016; and that **Jason Morse** and **Jenny Gibbons**, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Property Owner:

HS Rentals, LLC

By: _____

Title: _____

STATE OF IOWA, COUNTY OF POLK, ss:

On this ____ day of _____, 2016, before me, the undersigned, a Notary Public in and for the said State, personally appeared _____, to me personally known, who being by me duly sworn, did acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY
COMMONLY KNOWN AS 302 S. 2ND STREET, POLK CITY, IOWA

POLK COUNTY DISTRICT/PARCEL 261/00132-001-000: LOT 1 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA; AND

POLK COUNTY DISTRICT/PARCEL 261/00133-000-000: THE NORTHEASTERLY ONE-HALF OF LOT 2 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA; AND

POLK COUNTY DISTRICT/PARCEL 261/00134-000-000: THE SOUTHWESTERLY ONE-HALF OF LOT 2 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA AND ALL OF THE 16.5 FOOT WIDE ALLEY LYING SOUTHWEST AND ADJACENT THERETO; AND

POLK COUNTY DISTRICT/PARCEL 261/00135-001-000: LOT 3 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA; AND

POLK COUNTY DISTRICT/PARCEL 261/00132-003-000 :ALL OF THE 16.5 FOOT WIDE NORTH AND SOUTH ALLEY RUNNING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION IN THE CENTER OF BLOCK 17, TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY, IOWA, EXCEPT THE SOUTHEASTERLY 8.00 FEET OF SAID ALLEY IN SAID BLOCK 17 LYING ADJACENT TO SAID LOT 4; AND ALL OF THE 16.5 FOOT WIDE ALLEY BETWEEN LOTS 1 AND 4 OF SAID BLOCK 17 EXCEPT THE SOUTHERWESTERLY 8.00 FEET OF SAID ALLEY IN SAID BLOCK 17 LYING ADJACENT TO SAID LOT 4.

RECORD OF LOT TIE

WHEREAS, the City Council of Polk City approved a Site Plan for Fredregill Funeral Home located at 302 S. 2nd Street in Polk City, Polk County, Iowa; and

WHEREAS, HS Rentals, LLC (hereinafter referred to as "Owner") states that it is the owner of the said property (hereinafter referred to as "Properties") which is comprised of five separate parcels, more particularly described in Exhibit "A" attached hereto; and

WHEREAS, the Site Plan shows Site Plan improvements on or adjacent to all five of the separate parcels comprising the Properties; and

WHEREAS, it is the desire of the City of Polk City and Owner to combine said Properties into one parcel for the purpose of permanently tying the Site Plan improvements together.

NOW, THEREFOERE, HS Rentals, LLC, owner of the Properties described in Exhibit "A" does hereby impose the following restrictions:

1. That POLK COUNTY DISTRICT/PARCEL 261/00132-001-000 is now part and parcel with POLK COUNTY DISTRICT/PARCEL 261/00133-000-000, POLK COUNTY DISTRICT/PARCEL 261/00134-000-000, POLK COUNTY DISTRICT/PARCEL 261/00135-001-000, and POLK COUNTY DISTRICT/PARCEL 261/00132-003-000 (hereinafter referred to as "Properties"); and
2. That no portion of said Properties shall be transferred, sold, or conveyed independent of the remainder of the Properties, without the approval of the City Council, upon recommendation of the Planning and Zoning Commission, of the City of Polk City, Iowa.

This Agreement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, lessee, occupants, successors and assigns.

SIGNED on this _____ day of _____, 2016.

PROPERTY OWNER

HS Rentals, LLC

By: _____

Title: _____

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this ___ day of ____, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, to me personally known, executing the within and foregoing instrument; and did acknowledge the execution of said instrument to be voluntarily executed.

Notary Public in and for the State of Iowa
My Commission expires _____

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Jenny Gibbons, City Clerk of the City of Polk City, Iowa, do hereby certify that the within and foregoing Agreement was duly approved and accepted by the City Council of said City of Polk City by Resolution No. _____, passed on the ___ day of _____, 2015, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2016.

Jenny Gibbons, City Clerk of Polk City, Iowa

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY
COMMONLY KNOWN AS 302 S. 2ND STREET, POLK CITY, IOWA

POLK COUNTY DISTRICT/PARCEL 261/00132-001-000: LOT 1 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA; AND

POLK COUNTY DISTRICT/PARCEL 261/00133-000-000: THE NORTHEASTERLY ONE-HALF OF LOT 2 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA; AND

POLK COUNTY DISTRICT/PARCEL 261/00134-000-000: THE SOUTHWESTERLY ONE-HALF OF LOT 2 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA AND ALL OF THE 16.5 FOOT WIDE ALLEY LYING SOUTHWEST AND ADJACENT THERETO; AND

POLK COUNTY DISTRICT/PARCEL 261/00135-001-000: LOT 3 IN BLOCK 17, IN THE TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY POLK COUNTY, IOWA; AND

POLK COUNTY DISTRICT/PARCEL 261/00132-003-000 :ALL OF THE 16.5 FOOT WIDE NORTH AND SOUTH ALLEY RUNNING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION IN THE CENTER OF BLOCK 17, TOWN OF POLK CITY, NOW INCLUDED IN AND FORMING A PART OF THE TOWN OF POLK CITY, IOWA, EXCEPT THE SOUTHEASTERLY 8.00 FEET OF SAID ALLEY IN SAID BLOCK 17 LYING ADJACENT TO SAID LOT 4; AND ALL OF THE 16.5 FOOT WIDE ALLEY BETWEEN LOTS 1 AND 4 OF SAID BLOCK 17 EXCEPT THE SOUTHERWESTERLY 8.00 FEET OF SAID ALLEY IN SAID BLOCK 17 LYING ADJACENT TO SAID LOT 4.

RESOLUTION 2016-69

**A RESOLUTION APPROVING APPLICATION FOR PARTIAL
PAYMENT NO. 8 (FINAL - RETENTION RELEASE) FOR THE
WASHINGTON AVENUE & BOOTH STREET RECONSTRUCTION
PROJECT**

WHEREAS, the City of Polk City, City Council, approved construction for the Washington Avenue & Booth Street Reconstruction project; and

WHEREAS, the City Council has awarded the contract to Synergy Contracting, LLC, at 1120 3rd Street NE, Bondurant Iowa; and

WHEREAS, on August 4, 2014, the City Council approved the Washington Avenue & Booth Street Reconstruction project in the amount of \$986,076.80 and with subsequent Change Orders totaling \$74,589.79 bringing the total contract amount to \$1,060,666.59; and

WHEREAS, the project was accepted at the May 23, 2016 Council Meeting; and

WHEREAS, the Contractor submitted the Sales Use Tax forms on July 18, 2016 and engineering has reviewed said forms; and

WHEREAS, the City Engineer has submitted an Application for Partial Payment No. 8 (Final - Retention Release) giving a detailed estimate of all work completed for this project and releasing retainage in the amount of \$53,033.33.

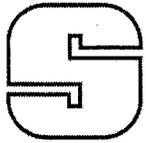
NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby approves the Application for Partial Payment No. 8 (Final - Retention Release) and the Finance Director is hereby authorized to issue a check to Synergy Contracting, LLC, in the amount of \$53,033.33.

PASSED AND APPROVED the 25th day of July, 2016

Jason Morse, Mayor

ATTEST:

Jenny Gibbons, City Clerk



July 20, 2016

Honorable Mayor and City Council
City of Polk City
112 3rd Street
Polk City, Iowa 50226

RE: PARTIAL PAY APPLICATION NO. 8 (RETAINAGE RELEASE)
WASHINGTON AVENUE AND BOOTH STREET RECONSTRUCTION PROJECT
PROJECT NO. 113.0548

Dear Honorable Mayor and City Council:

Please find the attached Partial Pay Application No. 8 (Retainage Release) for the Washington Avenue and Booth Street Reconstruction Project. The withheld retainage is \$53,033.33. The Project was accepted at the May 23, 2016, council meeting. The Contractor submitted the Sales Use Tax forms on July 18, 2016. We have reviewed the Sales Use Tax forms and these appear to be in order. We will deliver the original Sales Use Tax forms to City Hall prior to the Council Meeting.

We will be attending the July 25, 2016, Council meeting to address any comments or questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Laura C. Lamberty, P.E.

Enclosures

cc: Gary Mahannah
Mike Schulte
Kathleen Connor
John Haldeman

APPLICATION FOR PARTIAL PAYMENT NO. 8 (FINAL - RETENTION RELEASE)

PROJECT: Washington & Booth Street Reconstruction
OWNER: CITY OF POLK CITY
CONTRACTOR: Synergy
ADDRESS: 1120 2nd Street NE
Bondurant IA 50035
DATE: 6/22/2016

S&A PROJECT NO.: 113.0548

PAYMENT PERIOD: Retention Release

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 986,076.80
Net Change by Change Order: \$ 74,589.79
Contract Amount to Date: \$ 1,060,666.59

CONTRACT PERIOD: TOTAL WORKING DAYS
Original Contract Date: August 4, 2014
Original Contract Time: 75
Added by Change Order: 16
Contract Time to Date: 91
Time Used to Date: 91
Contract Time Remaining: 0

2. WORK SUMMARY:

Total Work Performed to Date: \$ 1,060,666.59
Retainage: Release \$ -
Total Earned: \$ 1,060,666.59
Less Previous Applications for Payment: \$ 1,007,633.26
AMOUNT DUE THIS APPLICATION: \$ 53,033.33

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

- (1) all previous progress payments received from OWNER on account of Work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and
- (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by the application for Payment are free and clear of all liens, claims, security interests, and encumbrances

SYNERGY CONTRACTING LLC
CONTRACTOR

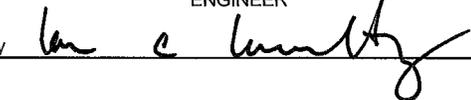
By 

DATE: 6-23-2016

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By 

DATE: 6/20/2016

5. OWNER'S APPROVAL

City of Polk City
OWNER

By _____

DATE: _____

6 DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	ORIGINAL CONTRACT QUANTITIES				COMPLETED WORK		
		QUANTITY	UNIT	UNIT COST	COST Total	QUANTITY	CO #	COST Total
GENERAL PROVISIONS								
1.1	Mobilization	1	LS	\$ 21,000.00	\$ 21,000.00	1		\$ 21,000.00
1.2	Remove and Reinstall Fence	184	LF	\$ 14.00	\$ 2,576.00	-	4	\$ -
1.3	Remove and Reinstall Mailbox	9	EA	\$ 210.00	\$ 1,890.00	9		\$ 1,890.00
1.4	Maintain Garbage Service	1	LS	\$ 4,200.00	\$ 4,200.00	1		\$ 4,200.00
1.5	Temporary Stairs	1	LS	\$ 2,800.00	\$ 2,800.00	1		\$ 2,800.00
EARTHWORK								
2.1	Clearing and Grubbing	1	LS	\$ 10,000.00	\$ 10,000.00	1		\$ 10,000.00
2.2	Subgrade Preparation	5,044	SY	\$ 5.00	\$ 25,220.00	-	3	\$ -
2.3	Subbase, Modified, 8-Inches	5,044	SY	\$ 16.80	\$ 84,739.20	5,149	4	\$ 86,503.20
2.4	Topsoil, On-site	1,077	CY	\$ 10.00	\$ 10,770.00	1,077		\$ 10,770.00
2.5	Excavation, Class 10	2,054	CY	\$ 14.00	\$ 28,756.00	2,054		\$ 28,756.00
2.6	Pavement Removal	3,906	SY	\$ 8.00	\$ 31,248.00	4,006	4	\$ 32,048.00
2.7	Removal of Driveway	635	SY	\$ 8.00	\$ 5,080.00	635		\$ 5,080.00
2.8	Sidewalk Removal	201	SY	\$ 8.00	\$ 1,608.00	201		\$ 1,608.00
2.9	Removal of Storm Sewer/Culverts <= 36"	452	LF	\$ 10.00	\$ 4,520.00	360	1,4	\$ 3,600.00
SANITARY AND STORM								
4.1	Storm Sewer, Trenched, 15" RCP, Class III	721	LF	\$ 98.00	\$ 70,658.00	698	1	\$ 68,404.00
4.2	Storm Sewer, Trenched, 18" RCP, Class III	14	LF	\$ 100.80	\$ 1,411.20	14		\$ 1,411.20
4.3	Storm Sewer, Trenched, 24" RCP, Class III	538	LF	\$ 121.80	\$ 65,528.40	495	1	\$ 60,291.00
4.4	Storm Sewer, Trenched, 8" PVC	110	LF	\$ 42.00	\$ 4,620.00	83	4	\$ 3,486.00
4.5	Subdrain, Type 1, 6"	857	LF	\$ 20.00	\$ 17,140.00	1,284	4	\$ 25,680.00
4.6	Subdrain, Type 1, 8"	1,284	LF	\$ 22.00	\$ 28,248.00	857	4	\$ 18,854.00
4.7	Subdrain, Cleanout, Type A-1	3	EA	\$ 500.00	\$ 1,500.00	3		\$ 1,500.00
4.8	Subdrain, Outlet and Connections	13	EA	\$ 350.00	\$ 4,550.00	13		\$ 4,550.00
4.9	Sump Service Stubouts	19	EA	\$ 420.00	\$ 7,980.00	19		\$ 7,980.00
WATER MAIN AND APPURTENANCES								
5.1	Water Main, Trenched, PVC, 4"	10	LF	\$ 70.00	\$ 700.00	10		\$ 700.00
5.2	Water Main, Trenched, PVC, 8"	812	LF	\$ 42.00	\$ 34,104.00	812		\$ 34,104.00
5.3	Water Main, Trenched, PVC, 12"	30	LF	\$ 140.00	\$ 4,200.00	-	2	\$ -
5.4	Fire Hydrant Assembly	4	EA	\$ 7,000.00	\$ 28,000.00	4		\$ 28,000.00
5.5	Gate Valve, 8"	5	EA	\$ 4,200.00	\$ 21,000.00	4	1	\$ 16,800.00
5.6	Remove and Relocate Hydrant Assembly	2	EA	\$ 5,600.00	\$ 11,200.00	1	2,4	\$ 5,600.00
5.7	Water Service, 1"	9	EA	\$ 3,000.00	\$ 27,000.00	9		\$ 27,000.00
5.8	Lower Existing Water Service	5	EA	\$ 1,000.00	\$ 5,000.00	2	4	\$ 2,000.00
5.9	Adjust Valve Box/Curb Stop	5	EA	\$ 300.00	\$ 1,500.00	6	4	\$ 1,800.00
5.10	Remove Water Main	804	LF	\$ 10.00	\$ 8,040.00	684	1,4	\$ 6,840.00
SANITARY AND STORM								
6.1	Manhole, Type SW-401, 48" Dia.	1	EA	\$ 5,000.00	\$ 5,000.00	1		\$ 5,000.00
6.2	Intake, Type SW-501	2	EA	\$ 4,000.00	\$ 8,000.00	2		\$ 8,000.00
6.3	Intake, Type SW-503	2	EA	\$ 5,000.00	\$ 10,000.00	1	1	\$ 5,000.00
6.4	Intake, Type SW-505	1	EA	\$ 4,000.00	\$ 4,000.00	1		\$ 4,000.00
6.5	Intake, Type SW-506	5	EA	\$ 5,000.00	\$ 25,000.00	5		\$ 25,000.00
6.6	Intake, Type SW-512, 18", Type 4A Casting	2	EA	\$ 4,000.00	\$ 8,000.00	3	4	\$ 12,000.00
6.7	Intake, Type SW-512, 30", Type 4A Casting	3	EA	\$ 5,000.00	\$ 15,000.00	2	4	\$ 10,000.00
6.8	Pipe Apron, 24" RCP w/ Footing and Apron Guard	1	EA	\$ 3,000.00	\$ 3,000.00	1		\$ 3,000.00
6.9	Pipe Apron, 12" CMP with Apron Guard	1	EA	\$ 1,000.00	\$ 1,000.00	-	4	\$ -
6.10	Removal of Intakes	5	EA	\$ 200.00	\$ 1,000.00	4	4	\$ 800.00
6.11	Sanitary Manhole Adjustment	4	EA	\$ 500.00	\$ 2,000.00	4		\$ 2,000.00
STREETS AND RELATED WORK								
7.1	Driveway, Paved, PCC, 6" Depth	627	SY	\$ 40.00	\$ 25,080.00	696	4	\$ 27,840.00
7.2	Standard / Slip-Form PCC Pavement, Class C, 6" Depth	4,382	SY	\$ 40.00	\$ 175,280.00	4,506	4	\$ 180,240.00
7.3	Full Depth Patch, PCC, 8"	75	SY	\$ 95.00	\$ 7,125.00	78	4	\$ 7,410.00
7.4	6" Reinforcing Steel Mat	68	SY	\$ 9.00	\$ 612.00	-	4	\$ -
7.5	Temporary Roadway, Granular Surfacing	480	TON	\$ 30.00	\$ 14,400.00	406.4	4	\$ 12,192.00
7.6	Sidewalk, PCC, 4"	885	SY	\$ 35.00	\$ 30,975.00	881	4	\$ 30,835.00
7.7	Sidewalk, PCC, 6"	28	SY	\$ 50.00	\$ 1,400.00	53	4	\$ 2,650.00
7.8	Detectable Warning Panels	68	SF	\$ 35.00	\$ 2,380.00	70	4	\$ 2,450.00
TRAFFIC CONTROL								
8.1	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00	1		\$ 10,000.00
8.2	Pavement Markings (Crosswalks)	1	LS	\$ 2,000.00	\$ 2,000.00	1		\$ 2,000.00
SITE WORK AND LANDSCAPING								
9.1	Sodding	647	SQ	\$ 50.00	\$ 32,350.00	552	4	\$ 27,600.00
9.2	Seeding and Fertilizing, Type 1, and Hydromulching	0.40	AC	\$ 5,000.00	\$ 2,000.00	0.11	4	\$ 550.00
9.3	Silt Fence	1,172	LF	\$ 3.00	\$ 3,516.00	1,045	4	\$ 3,135.00
9.4	Silt Fence Removal	1,172	LF	\$ 1.00	\$ 1,172.00	1,045	4	\$ 1,045.00
9.5	Concrete Washout	2	EA	\$ 1,000.00	\$ 2,000.00	2		\$ 2,000.00
9.6	Inlet Protection Device	10	EA	\$ 300.00	\$ 3,000.00	-	4	\$ -
9.7	Inlet Protection Device, Maintenance	40	EA	\$ 50.00	\$ 2,000.00	-	4	\$ -
9.8	Type "I" Inlet Filter	15	EA	\$ 100.00	\$ 1,500.00	15		\$ 1,500.00
9.9	Storm Water Pollution Prevention Plan Management	1	LS	\$ 2,000.00	\$ 2,000.00	1		\$ 2,000.00
9.10	Storm Water Pollution Prevention Plan Inspections	15	EA	\$ 100.00	\$ 1,500.00	-	4	\$ -
9.11	Retaining Wall, Modular Block	230	SF	\$ 20.00	\$ 4,600.00	294	4	\$ 5,880.00
9.12	Temporary Hydromulch	1.2	AC	\$ 2,000.00	\$ 2,400.00	-	4	\$ -
TOTAL ORIGINAL CONTRACT =					\$ 986,076.80			
Change Order 1					\$ 1,712.60			
Change Order 2					\$ 25,549.11			
Change Order 3					\$ 63,477.58			
Change Order 4					\$ (16,149.50)			
Total Work Completed					\$ 1,060,666.59			
						Total Work Completed	\$ 1,060,666.59	

Change Order No. 1		Quantity	Unit	Unit Price	Total Price	Completed Work	
						Quantity	Total Price
2.9	Removal of Storm Sewer Culverts	(43)	LF	\$ 10.00	\$ (430.00)	-	\$ -
4.1	Storm Sewer, Trenched, 15" RCP	(23)	LF	\$ 98.00	\$ (2,254.00)	-	\$ -
4.3	Storm Sewer, Trenched, 24" RCP	(43)	LF	\$ 121.80	\$ (5,237.40)	-	\$ -
4.10	CO 1 : Storm Sewer Trenched 12" DIP	23	LF	\$ 113.00	\$ 2,599.00	23	\$ 2,599.00
5.1	Remove Water Main	(250)	LF	\$ 10.00	\$ (2,500.00)	-	\$ -
5.5	8" Gate Valve	(1)	EA	\$ 4,200.00	\$ (4,200.00)	-	\$ -
5.11	CO 1 Expose and cap old hydrant location	1	LS	\$ 1,935.00	\$ 1,935.00	1	\$ 1,935.00
5.12	CO 1: 8" Hot Tap & Valve	1	LS	\$ 5,500.00	\$ 5,500.00	1	\$ 5,500.00
5.13	CO 1 Water Line Reroute at ST-10 (Booth and Broadway)	1	LS	\$ 6,300.00	\$ 6,300.00	1	\$ 6,300.00
6.3	Intake Type SW-503	(1)	EA	\$ 5,000.00	\$ (5,000.00)	-	\$ -
6.12	CO 1: Intake SW-504	1	EA	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00
					\$ 1,712.60	Change Order No. 1	\$ 21,334.00

Change Order No. 2		Quantity	Unit	Unit Price	Total Price	Quantity	Total Price
4.11	Storm Sewer/Sanitary Sewer Pipe conflict.	1	LS	\$ 5,495.09	\$ 5,495.09	1	\$ 5,495.09
5.3	12" PVC Water Main	(30)	LF	\$ 140.00	\$ (4,200.00)	-	\$ -
5.6	Fire Hydrant Assembly Remove and Replace	(1)	EA	\$ 2,500.00	\$ (2,500.00)	-	\$ -
5.7	Add water service (714 Van Dorn)	1	EA	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00
5.11	Expose and Cap old hydrant location	1	LS	\$ 1,526.00	\$ 1,526.00	1	\$ 1,526.00
5.14	Expose water line line At Broadway and Van Dorn & Booth	1	LS	\$ 3,205.00	\$ 3,205.00	1	\$ 3,205.00
5.15	Storm Drain Conflict: Lower Water Line	1	LS	\$ 6,074.84	\$ 6,074.84	1	\$ 6,074.84
5.16	Reconstruct water line T area at Washington/Booth + explore	1	LS	\$ 8,708.18	\$ 8,708.18	1	\$ 8,708.18
5.17	New 4" valve and reducer at Prospect & Booth	1	LS	\$ 2,840.00	\$ 2,840.00	1	\$ 2,840.00
6.13	Intake Type SW-501 , increase depth	1	LS	\$ 1,400.00	\$ 1,400.00	1	\$ 1,400.00
					\$ 25,549.11	Change Order No. 2	\$ 32,249.11

Change Order No. 3		Quantity	Unit	Unit Price	Total Price	Quantity	Total Price
2.2	Subgrade Preparation	(5,044)	SY	\$ 5.00	\$ (25,220.00)	-	\$ -
2.10	Geogrid Installation	5,044	SY	\$ 1.50	\$ 7,566.00	5,149	\$ 7,723.50
2.11	Added Granular Material (Mod Subbase)	1,013	TN	\$ 40.66	\$ 41,188.58	1,013	\$ 41,188.58
7.9	Continuous Reinforcement	4,382	SY	\$ 6.00	\$ 26,292.00	4,482	\$ 26,892.00
5.7	New Water Service (Sutter)	1	EA	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00
5.18	Relocate Curb Stop	1	EA	\$ 100.00	\$ 100.00	1	\$ 100.00
5.19	Insulate water line - Van Dorn at Booth	1	LS	\$ 3,500.00	\$ 3,500.00	1	\$ 3,500.00
7.10	Concrete Pumping	1	LS	\$ 3,100.00	\$ 3,100.00	1	\$ 3,100.00
2.5	Class 10 Excavation	60	CY	\$ 14.00	\$ 840.00	60	\$ 840.00
2.12	Add Layer of Geogrid Reinforcing Sta 1011+00 to 1012+50	1	LS	\$ 3,111.00	\$ 3,111.00	1	\$ 3,111.00
					\$ 63,477.58	Change Order No. 3	\$ 89,455.08

Change Order No. 4		Quantity	Unit	Unit Price	Total Price	Quantity	Total Price
1.2	Remove and Reinstall Fence	(184)	LF	\$ 14.00	\$ (2,576.00)	-	\$ -
2.3	Subbase, Modified, 8"	105	SY	\$ 16.80	\$ 1,764.00	-	\$ -
2.6	Pavement Removal	100	SY	\$ 8.00	\$ 800.00	-	\$ -
2.9	Removal of Storm Sewer/ Culverts <=36"	(49)	LF	\$ 10.00	\$ (490.00)	-	\$ -
2.10	Geogrid Installation	105	SY	\$ 1.50	\$ 157.50	-	\$ -
2.13	Curb Grinding at Broadway & Booth	1	LS	\$ 500.00	\$ 500.00	1	\$ 500.00
2.14	Berm Grading at Parcel 16	1	LS	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00
4.4	Storm Sewer, Trenched, 8" PVC	(27)	LF	\$ 42.00	\$ (1,134.00)	-	\$ -
4.5	Subdrain, Type 1, 6"	427	LF	\$ 20.00	\$ 8,540.00	-	\$ -
4.6	Subdrain, Type 1, 8"	(427)	LF	\$ 22.00	\$ (9,394.00)	-	\$ -
5.6	Fire Hyd Remove and Replace (Change Order 2 Correction)	1	EA	\$ 2,500.00	\$ 2,500.00	-	\$ -
5.6	Fire Hydrant Assembly Remove and Replace	(1)	EA	\$ 5,600.00	\$ (5,600.00)	-	\$ -
5.8	Lower Existing Water Service	(3)	Each	\$ 1,000.00	\$ (3,000.00)	-	\$ -
5.9	Adjust Valve Box/Curb Stop	1	Each	\$ 300.00	\$ 300.00	-	\$ -
5.10	Remove Water Main	130	LF	\$ 10.00	\$ 1,300.00	-	\$ -
6.6	Intake, Type SW-512, 18", Type 4A Casting	1	Each	\$ 4,000.00	\$ 4,000.00	-	\$ -
6.7	Intake, Type SW-512, 30", Type 4A Casting	(1)	Each	\$ 5,000.00	\$ (5,000.00)	-	\$ -
6.9	Pipe Apron, 12" CMP with Footing and Apron Guard	(1)	Each	\$ 1,000.00	\$ (1,000.00)	-	\$ -
6.1	Removal of Intakes	(1)	Each	\$ 200.00	\$ (200.00)	-	\$ -
6.13	Intake ST-8 and ST-13 Adjustments	1	LS	\$ 1,800.00	\$ 1,800.00	1	\$ 1,800.00
7.1	Driveway, Paved, PCC, 6" Depth	69	SY	\$ 40.00	\$ 2,760.00	-	\$ -
7.2	Standard/ Slip form PCC Pavement, Class C, 6" Depth	124	SY	\$ 40.00	\$ 4,960.00	-	\$ -
7.3	Full Depth Patch, PCC 8"	3	SY	\$ 95.00	\$ 285.00	-	\$ -
7.4	6" Reinforcing Steel Mat	(68)	SY	\$ 9.00	\$ (612.00)	-	\$ -
7.5	Temporary Roadway, Granular Surfacing	(74)	TON	\$ 30.00	\$ (2,208.00)	-	\$ -
7.6	Sidewalk, PCC, 4"	(4)	SY	\$ 35.00	\$ (140.00)	-	\$ -
7.7	Sidewalk, PCC, 6"	25	SY	\$ 50.00	\$ 1,250.00	-	\$ -
7.8	Detectable Warning Panels	2	SF	\$ 35.00	\$ 70.00	-	\$ -
7.9	Continuous Reinforcement	100	SY	\$ 6.00	\$ 600.00	-	\$ -
7.11	Penalty for Concrete Materials - High Air Entrainment	1	LS	\$ (4,854.00)	\$ (4,854.00)	1	\$ (4,854.00)
9.1	Sodding	(95)	SQ	\$ 50.00	\$ (4,750.00)	-	\$ -
9.2	Seeding and Fertilizing, Type 1, & Hydromulching	(0.29)	AC	\$ 5,000.00	\$ (1,450.00)	-	\$ -
9.3	Silt Fence	(127)	LF	\$ 3.00	\$ (381.00)	-	\$ -
9.4	Silt Fence Removal	(127)	LF	\$ 1.00	\$ (127.00)	-	\$ -
9.6	Inlet Protection Device	(10)	EA	\$ 300.00	\$ (3,000.00)	-	\$ -
9.7	Inlet Protection Device, Maintenance	(40)	EA	\$ 50.00	\$ (2,000.00)	-	\$ -
9.1	Storm Water Pollution Prevention Plan Inspections	(15)	EA	\$ 100.00	\$ (1,500.00)	-	\$ -
9.11	Retaining Wall, Modular Block	64	SF	\$ 20.00	\$ 1,280.00	-	\$ -
9.12	Temporary Hydromulch	(1)	AC	\$ 2,000.00	\$ (2,400.00)	-	\$ -
					\$ (16,149.50)	Change Order No. 4	\$ 246.00

Total By Change Order \$ 74,589.79 \$ 143,284.19