

Agenda -Notice of Meeting

Polk City | City Council

February 14, 2022 | 6:00 pm

City Hall | Electronic Meeting

Public Meeting participation in person or via phone

Call in # 515-726-3598 Participant Code 535355

Public members can also provide comments* directly to support@polkcityia.gov

**any comments received before the time of the meeting will be made a part of the public hearing*

Broadcast live and playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>

Steve Karsjen | Mayor

Ron Anderson | Pro Tem

City Council Members: Jeff Walters | Dave Dvorak | Mandy Vogel | Rob Sarchet

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Swear In Ceremony

Mayor – Steve Karsjen

Council Member – Jeff Walters

Council Member – Mandy Vogel

5. Public Hearings

a. Lillskau Rezoning Petition

i. First Reading of Ordinance 2022-1200

6. 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 contact the City Clerk by 5pm on the date of the meeting by email at jcoffin@polkcityia.gov include your name and address for the record, if you are calling in please include the phone number you will be calling in with. The Mayor will recognize you for five minutes of comment.*

7. Consent Items

a. City Council Meeting Minutes for January 24, 2022

b. City Council Work Session Meeting Minutes for January 24, 2022

c. Receive and file Parks Commission Meeting Minutes for February 7, 2022

d. Claims listing February 14, 2022

e. Receive and file the January 2022 Water Department Report

f. Resolution 2022-15 approving the Final Plat for Forest Ridge Estates Plat 3

g. Twelve-month Class C Liquor License for Polk City Sports, LLC doing business as Polk City Pub located at 217 W. Broadway Street with Outdoor Services and Sunday Sales effective 2/14/2022

h. Twelve-month Class C Liquor License for The Polk City Post No. 232, The American Legion located at 114 W. Broadway Street with Outdoor Services and Sunday Sales effective 2/14/2022

i. Resolution 2022-16 Setting Date for Public Hearing on Urban Renewal Plan Amendment

j. Acknowledge Library Resolution 2022-03L hiring Library Page, Claire Anderson and Lucas Bakken

k. Acknowledge Library Resolution 2022-02L setting page for Library Page, Madeline Bequeaith, Claire Anderson, and Lucas Bakken at \$9.50 per hour and Betty Peer at \$9.77 per hour

- l. Acknowledge Library Resolution 2022-04 accepting the donation of the After-Mouse Interactive Play Table
- m. Receive and file the January 3, 2022 Library Board Meeting Minutes
- n. Receive and file the January 2022 Library Director Report
- o. Receive and file the January 2022 Parks & Recreation Department Report
- p. Receive and file the 2021 Q4 Program Performance Report for Parks & Recreation
- q. Creekview Estates Plat 2
 - i. Resolution 2022-17 accepting Public Improvements
 - ii. Resolution 2022-18 approving Final Plat including an Agreement to Complete
- r. Resolution 2022-19 appointing Polk City's Representatives to Iowa Communities Assurance Pool
- s. Hy-Vee
 - i. Resolution 2022-20 approving revised Site Plan
 - ii. Resolution 2022-21 approving Construction Drawings for the Public Storm Sewer
 - iii. Resolution 2022-22 approving Constructing Drawings for S. 3rd Street Improvement project
- t. Acknowledge Lead Service Line Inventory letter
- u. Appoint Nicholas Wilkins to the Board of Adjustments term ending 12/31/2026
- v. FY 22.23 Budgeted Fire Department replacement purchases
 - i. 2 Stryker Cots in the amount of \$31,239.92
 - ii. 2 LifePak Cardiac Monitors in the amount of \$64,791.26
 - iii. 2021 Chevrolet Tahoe Command Vehicle and equipment in the amount of \$56,877.45
- w. FY 22.23 Budgeted Public Works Dump Truck and Equipment purchase in the amount of \$218,429

8. Business Items

- a. First Reading of Ordinance 2022-1100 Amending Polk City Code of Ordinances Chapter 155, section 155.09 Fire Codes
 - i. *Optional:* Waive 2nd and 3rd Reading
- b. Amendment No. 1 to Engineering Services Agreement with Snyder & Associates in the amount of \$94,100 for the N 3rd Street & Vista Lake Ave Intersection Improvements Project
- c. Snyder & Associates Engineering Services Invoice for December Services in the amount of \$23,926.20

9. Reports & Particulars

Mayor, Council, City Manager, Staff, Boards, and/or Commissions

10. Adjournment

--next meeting date February 28, 2022

REZONING PETITION REVIEW

Date: January 5, 2022
 Property Owner: Genevieve Lillskau
 Applicant: John Larson, developer

Prepared by: Kathleen Connor
 Project No.: 121.1155.01

GENERAL INFORMATION:

John Larson of J. Larson Homes LLC, recently purchased Andy Snetselaar’s 92-acre property, outlined in blue on the right, in the name of Antler Ridge LLC. Mr. Larson indicates he has an agreement to purchase Genevieve Lillskau’s 67-acre property, outlined in red on the right, in the future. The developer would like to make some changes to the Concept Plan previously presented to the City. To accommodate this new concept as described below, three relatively small areas require rezoning. The three rezonings are summarized below. Note that approval of these rezonings will not reduce the size of the commercial parcel. The proposed rezonings are in conformance to the Comprehensive Plan so an amendment to the Future Land Use Plan is not required.



PROPOSED REZONINGS			
Rezoning Petition	#1	#2	#3
From Zoning District	R-2A	C-2	R-1
To Zoning District	C-2	R-2A	R-2A
Area to be Rezoned	0.19 Acres	0.15 Acres	3.98 Acres

Together, Genevieve Lillskau and John Larson own all of the property within 250 feet of the all three areas proposed to be rezoned. The date of the required public hearing at City Council on these rezonings has not yet been set.

CONCEPT PLANS:

A Concept Plan was originally provided to illustrate the general character of the development and relationships between adjoining land uses as justification for prior rezoning but was never formally approved by the City. The developer has provided an updated Concept Plan in support of the now proposed rezonings. Both the previous and the proposed Concept Plans are illustrated on the following page. As you can see, the primary difference between these concepts is the realignment of the collector street located south of the commercial parcel in order to accommodate townhomes on both side of the public street. The commercial parcel will retain access to this collector street.

Current Concept Plan



Proposed Concept Plan



No formal approval of overall concept plan is required. P&Z, City Council, and the developer should be aware the Concept Plan does not have sufficient detail to provide a complete review at this time, nor is such review required for rezoning approval.

Staff has previously offered preliminary comments on both Concept Plan that will be covered in more detail on the future Preliminary Plat. As discussed in conjunction with the prior rezoning, a 50' wide Conservation Easement will need to be platted in the rear yards of the R-1 lots on the south and southwest sides of the development to preserve open space per the Comprehensive Plan and provide a buffer for the future commercial area to the south as designated on the Comprehensive Plan. Issues such as the buffer screening; extension of the sanitary trunk sewer across USACE property and this subdivision; size and location of the park; trail connectivity to the park and north side of E. Southside Drive; traffic impact study and related improvements; paving of E. Southside Drive; and the phasing of streets/lot development will be resolved at the time of preliminary platting, along with other platting issues and requirements. As per Chapter 170.11, the Preliminary Plat that will be required to cover the entire subdivision, including both the Antler Ridge and Lillskau properties.

REVIEW COMMENTS:

All of staff's review comments have been addressed.

RECOMMENDATION REGARDING THE PROPOSED REZONINGS:

Based on the understanding that approval of the proposed rezoning does not constitute approval of the Concept Plan, P&Z may proceed with one of the following options regarding the four proposed rezonings at their meeting:

- A. Recommend Council approval of the applicant's request to rezone portions of their property to C-2 and R-2A as presented.
- B. Recommend Council deny the applicant's request to rezone portions of their property to C-2 and/or R-2A as presented.
- C. Recommend Council approval of the approval of the applicant's request to rezone portions of their property to C-2 and/or R-2A, subject to certain specific comments being addressed prior to this item being placed on the Council agenda for approval. These recommendations should be clearly defined in P&Z's motion.



E. SOUTHSIDE DRIVE

NW 44th STREET



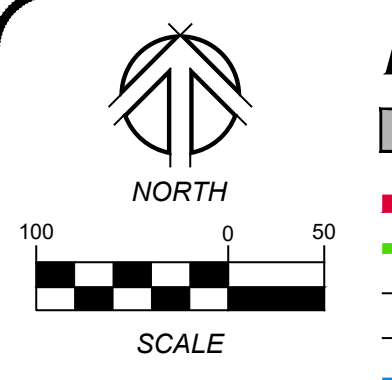
NORTH



SCALE

EXHIBIT B - PROPOSED CONCEPT





LEGEND

- SUBJECT COMP PLAN & RE-ZONING AREA
- POLK CITY CORPORATE LIMITS
- EXISTING ZONING BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- 250 FEET BUFFER AREA

PARCEL 2021-226 OF LOT 3 RED CEDAR PRAIRIE PLAT 1
OWNER: ANDREW & MARY SNETSELAAR
1920 E SOUTHSIDE DR
POLK CITY, IA 50226-5703

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

POLK CITY ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT

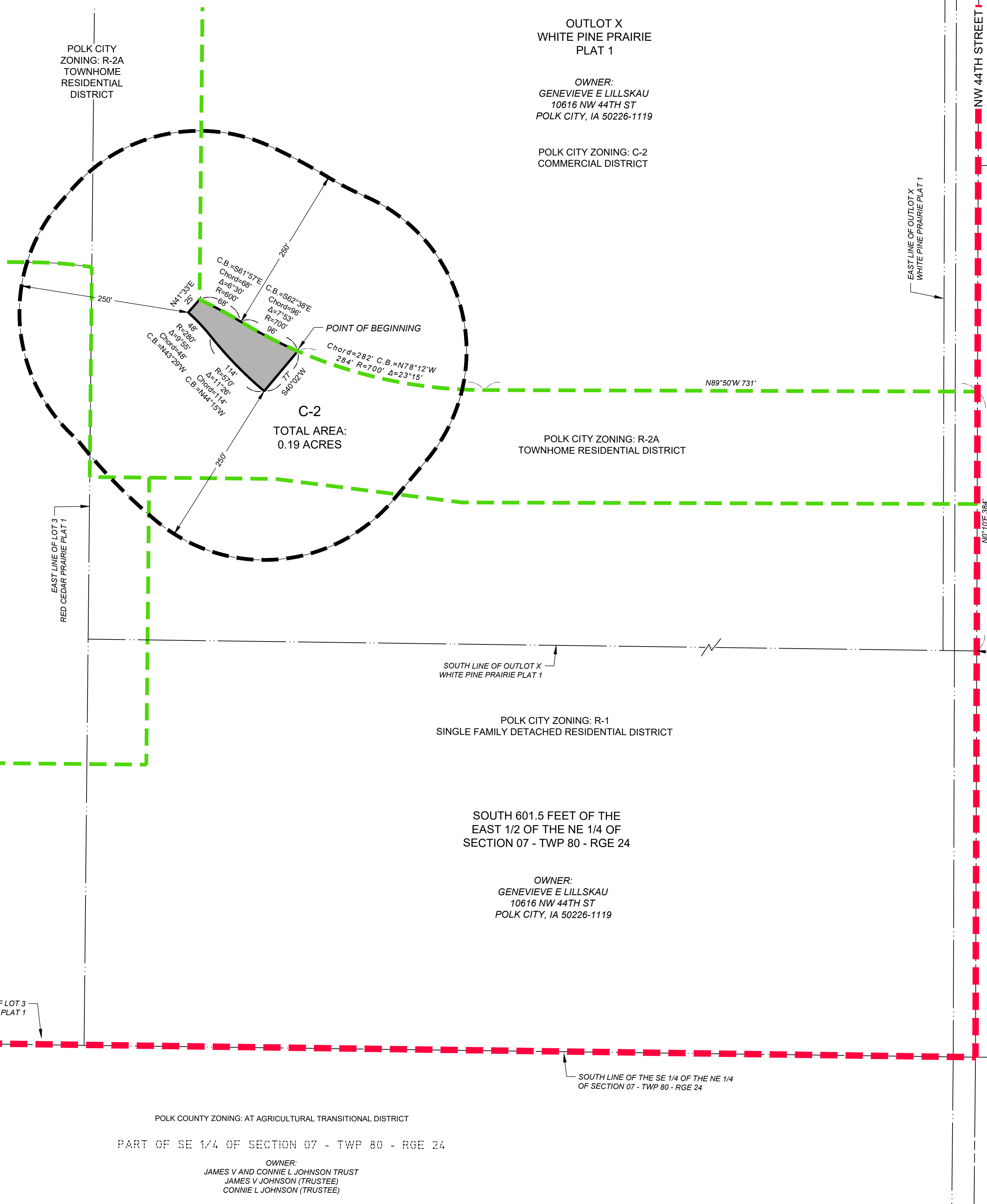
OUTLOT X WHITE PINE PRAIRIE PLAT 1
OWNER: GENEVIEVE E LILLSKAU
10616 NW 44TH ST
POLK CITY, IA 50226-1119

POLK CITY ZONING: C-2 COMMERCIAL DISTRICT

LOT 3 RED CEDAR PRAIRIE PLAT 1 EXCEPT PARCEL 2021-226

OWNER: ANDREW & MARY SNETSELAAR
1920 E SOUTHSIDE DR
POLK CITY, IA 50226-5703

POLK CITY ZONING: R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT



POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

SOUTH 601.5 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 07 - TWP 80 - RGE 24

OWNER: GENEVIEVE E LILLSKAU
10616 NW 44TH ST
POLK CITY, IA 50226-1119

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT

PART OF SE 1/4 OF SECTION 07 - TWP 80 - RGE 24

OWNER: JAMES V AND CONNIE L JOHNSON TRUST
JAMES V JOHNSON (TRUSTEE)
CONNIE L JOHNSON (TRUSTEE)

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT

EAST LINE OF OUTLOT X WHITE PINE PRAIRIE PLAT 1

POINT OF COMMENCEMENT SECTION 07 LOT 2 WHITE PINE PRAIRIE PLAT 1

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT

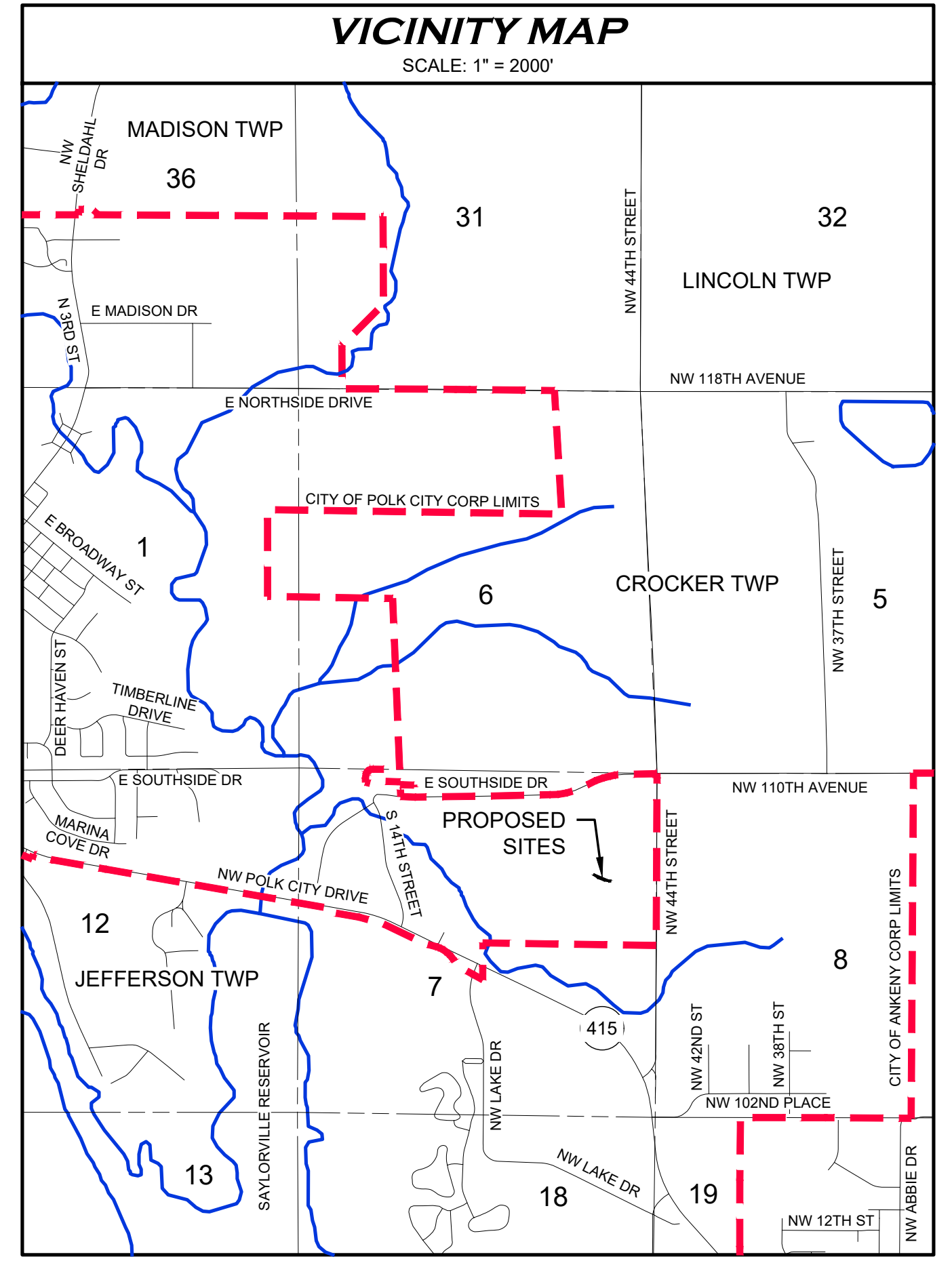
PART OF NORTH HALF OF SW 1/4 OF SECTION 08-80-24

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT
OWNER: BONNIE HUTCHINS
10515 NW 44TH ST
POLK CITY, IA 50226

PARCEL B OF NORTH HALF OF NW 1/4 OF SECTION 08-80-24
OWNER: MIDAMERICAN ENERGY CO
MAILING ADDRESS: TAX DEPT DMR7 POB 657 DES MOINES, IA 50306

OWNER: MOECKLY FAMILY REVOCABLE LIVING TRUST
10781 NW 44TH ST
POLK CITY, IA 50226
MAILING ADDRESS: 3073 NE 126TH AVE ELKHART, IA 50073

SW 1/4 OF NW 1/4 OF SECTION 08-80-24



ADJACENT PROPERTY OWNERS

PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	GENEVIEVE E LILLSKAU	OUTLOT X WHITE PINE PRAIRIE PLAT 1	6.45	92.5%
#2	ANDREW & MARY SNETSELAAR	LOT 3 RED CEDAR PRAIRIE PLAT 1	0.52	7.5%

OWNER / DEVELOPER

GENEVIEVE E LILLSKAU
10616 NW 44TH STREET
POLK CITY, IA 50226

ZONING NOTES

EXISTING ZONING : R-2A TOWNHOME RESIDENTIAL DISTRICT
PROPOSED ZONING: C-2 COMMERCIAL DISTRICT

PROPOSED ZONING: C-2 COMMERCIAL DISTRICT DESCRIPTION

THAT PART OF OUTLOT X, WHITE PINE PRAIRIE PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK CITY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SAID WHITE PINE PRAIRIE PLAT 1; THENCE NORTH 00 DEGREES 10 MINUTES EAST, A DISTANCE OF 384 FEET; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 731 FEET;

THENCE NORTHWESTERLY 284 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 700 FEET, A DELTA ANGLE OF 23 DEGREES 15 MINUTES AND A CHORD DISTANCE OF 282 FEET WHICH BEARS NORTH 78 DEGREES 12 MINUTES WEST, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 02 MINUTES WEST, A DISTANCE OF 77 FEET; THENCE NORTHWESTERLY 114 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 570 FEET, A DELTA ANGLE OF 11 DEGREES 26 MINUTES AND A CHORD DISTANCE OF 114 FEET WHICH BEARS NORTH 44 DEGREES 15 MINUTES WEST; THENCE NORTHWESTERLY 48 FEET ALONG A REVERSE CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 280 FEET, A DELTA ANGLE OF 09 DEGREES 55 MINUTES AND A CHORD DISTANCE OF 48 FEET WHICH BEARS NORTH 43 DEGREES 29 MINUTES WEST; THENCE NORTH 41 DEGREES 33 MINUTES EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 25 FEET; THENCE SOUTHEASTERLY 68 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 600 FEET, A DELTA ANGLE OF 06 DEGREES 30 MINUTES AND A CHORD DISTANCE OF 68 FEET WHICH BEARS SOUTH 61 DEGREES 57 MINUTES EAST; THENCE SOUTHEASTERLY 96 FEET ALONG A REVERSE CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 700 FEET, A DELTA ANGLE OF 07 DEGREES 53 MINUTES AND A CHORD DISTANCE OF 96 FEET WHICH BEARS SOUTH 62 DEGREES 38 MINUTES EAST, TO THE POINT OF BEGINNING.

CONTAINING 0.19 ACRES MORE OR LESS.

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

- REVISIONS:
- 1)
 - 2)
 - 3)
 - 4)
 - 5)
 - 6)
 - 7)

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PROJECT NAME: OUTLOT X, WHITE PINE PRAIRIE PLAT 1
POLK CITY, IOWA

PROPOSED ZONING EXHIBIT: C-2

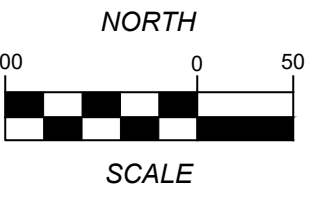
NAI NO: 21255

DATE:	11/24/21
DRAWN BY:	TJH
CHECKED BY:	RJS
SHEET SIZE:	22" X 34"
SHEET TITLE:	RZ-C2
SHEET NO.:	1/1



LEGEND

- SUBJECT COMP PLAN & RE-ZONING AREA
- POLK CITY CORPORATE LIMITS
- EXISTING ZONING BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- 250 FEET BUFFER AREA



PARCEL 2021-226 OF LOT 3 RED CEDAR PRAIRIE PLAT 1
OWNER: ANDREW & MARY SNETSELAAR
1920 E SOUTHSIDE DR
POLK CITY, IA 50226-5703

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

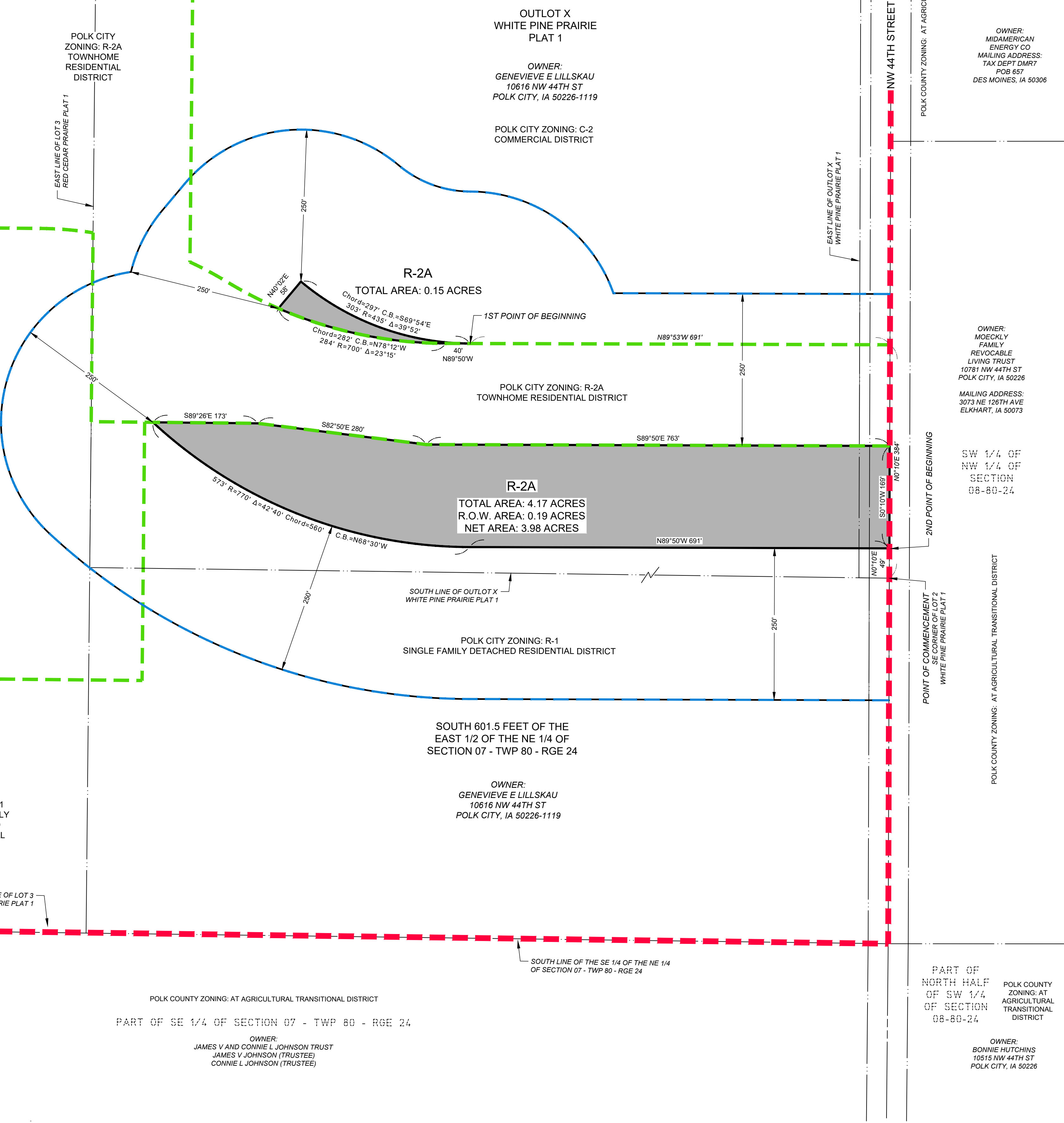
POLK CITY ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT

OUTLOT X WHITE PINE PRAIRIE PLAT 1
OWNER: GENEVIEVE E LILLSKAU
10616 NW 44TH ST
POLK CITY, IA 50226-1119

POLK CITY ZONING: C-2 COMMERCIAL DISTRICT

LOT 3 RED CEDAR PRAIRIE PLAT 1 EXCEPT PARCEL 2021-226
OWNER: ANDREW & MARY SNETSELAAR
1920 E SOUTHSIDE DR
POLK CITY, IA 50226-5703

POLK CITY ZONING: R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT



PARCEL B OF NORTH HALF OF NW 1/4 OF SECTION 08-80-24
OWNER: MIDAMERICAN ENERGY CO
MAILING ADDRESS: TAX DEPT DMR7 POB 657 DES MOINES, IA 50306

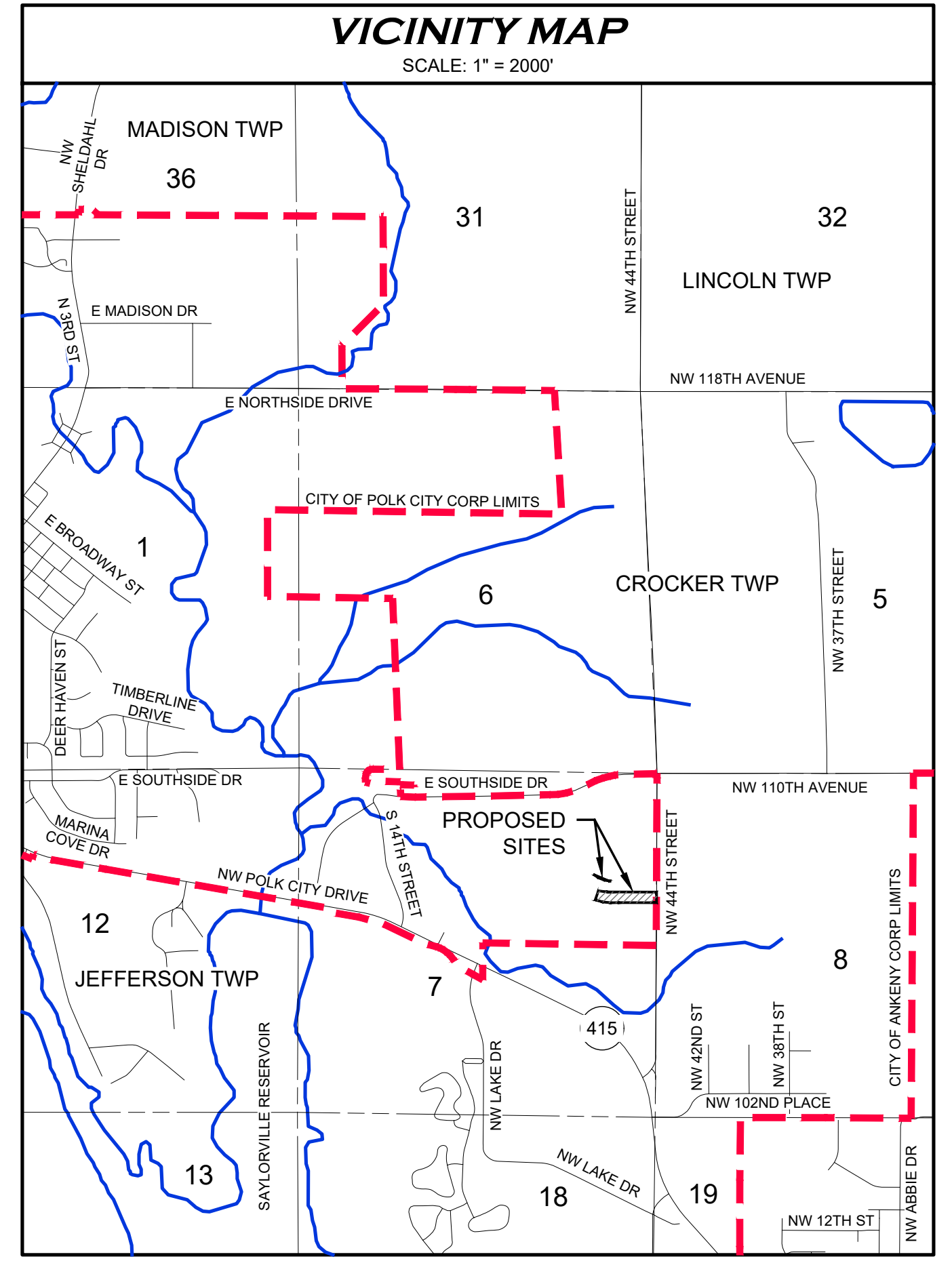
OWNER: MOECKLY FAMILY REVOCABLE LIVING TRUST
10781 NW 44TH ST
POLK CITY, IA 50226
MAILING ADDRESS: 3073 NE 126TH AVE ELKHART, IA 50073

SW 1/4 OF NW 1/4 OF SECTION 08-80-24

POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT

PART OF NORTH HALF OF SW 1/4 OF SECTION 08-80-24
POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT

OWNER: BONNIE HUTCHINS
10515 NW 44TH ST
POLK CITY, IA 50226



ADJACENT PROPERTY OWNERS

PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	GENEVIEVE E LILLSKAU	OUTLOT X WHITE PINE PRAIRIE PLAT 1	17.78	93.2%
#2	ANDREW & MARY SNETSELAAR	LOT 3 RED CEDAR PRAIRIE PLAT 1	1.13	6.8%

OWNER / DEVELOPER
GENEVIEVE E LILLSKAU
10616 NW 44TH STREET
POLK CITY, IA 50226

ZONING NOTES
EXISTING ZONING : C-2 COMMERCIAL DISTRICT AND R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT
PROPOSED ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT

PROPOSED ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT DESCRIPTION

THAT PART OF OUTLOT X, WHITE PINE PRAIRIE PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK CITY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SAID WHITE PINE PRAIRIE PLAT 1; THENCE NORTH 00 DEGREES 10 MINUTES EAST, A DISTANCE OF 384 FEET; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 691 FEET, TO THE 1ST POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 40 FEET; THENCE NORTH-WESTERLY 284 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 700 FEET, A DELTA ANGLE OF 23 DEGREES 15 MINUTES AND A CHORD DISTANCE OF 282 FEET WHICH BEARS NORTH 78 DEGREES 12 MINUTES WEST; THENCE NORTH 40 DEGREES 02 MINUTES EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 58 FEET; THENCE SOUTHEASTERLY 303 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 435 FEET, A DELTA ANGLE OF 39 DEGREES 52 MINUTES AND A CHORD DISTANCE OF 297 FEET WHICH BEARS SOUTH 69 DEGREES 54 MINUTES EAST, TO SAID POINT OF BEGINNING.

AND
COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SAID WHITE PINE PRAIRIE PLAT 1; THENCE NORTH 00 DEGREES 10 MINUTES EAST, A DISTANCE OF 49 FEET, TO THE 2ND POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 691 FEET; THENCE NORTH-WESTERLY 573 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 770 FEET, A DELTA ANGLE OF 42 DEGREES 40 MINUTES AND A CHORD DISTANCE OF 560 FEET WHICH BEARS NORTH 68 DEGREES 30 MINUTES WEST; THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 173 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES EAST, A DISTANCE OF 280 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST, A DISTANCE OF 763 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES WEST, A DISTANCE OF 169 FEET, TO SAID POINT OF BEGINNING.

CONTAINING 4.32 ACRES MORE OR LESS, INCLUDING 0.19 ACRES OF ROAD RIGHT-OF-WAY.

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

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 - 6)
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PROJECT NAME: OUTLOT X, WHITE PINE PRAIRIE PLAT 1
POLK CITY, IOWA

DESCRIPTION: PROPOSED ZONING EXHIBIT: R-2A

PLAN NO:	21255
DATE:	11/24/21
DRAWN BY:	TJH
CHECKED BY:	RJS
SHEET SIZE:	22" X 34"
SHEET TITLE:	RZ-R2A
SHEET NO.:	1/1

ORDINANCE NO. 2022-1200

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF POLK CITY, IOWA, BY REZONING PORTIONS OF THE LILLSKAU PROPERTY LOCATED WEST OF NW 44TH STREET, POLK CITY, IOWA TO INCLUDE 0.19 ACRES FROM ZONING CLASSIFICATION OF R-2A TOWNHOME RESIDENTIAL DISTRICT TO C-2 COMMERCIAL DISTRICT AND 4.13 ACRES FROM C-2 COMMERCIAL DISTRICT AND R-1 SINGLE FAMILY DETACHED RESIDENTIAL TO R-2, TOWNHOME RESIDENTIAL DISTRICT

WHEREAS, on the 17th day of January 2022, the Planning and Zoning Commission of the City of Polk City, Iowa, recommended to the City Council that the property legally described as:

THAT PART OF OUTLOT X, WHITE PINE PRAIRIE PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK CITY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SAID WHITE PINE PRAIRIE PLAT 1; THENCE NORTH 00 DEGREES 10 MINUTES EAST, A DISTANCE OF 384 FEET; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 731 FEET;

THENCE NORTHWESTERLY 284 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 700 FEET, A DELTA ANGLE OF 23 DEGREES 15 MINUTES AND A CHORD DISTANCE OF 282 FEET WHICH BEARS NORTH 78 DEGREES 12 MINUTES WEST, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 02 MINUTES WEST, A DISTANCE OF 77 FEET; THENCE NORTHWESTERLY 114 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 570 FEET, A DELTA ANGLE OF 11 DEGREES 26 MINUTES AND A CHORD DISTANCE OF 114 FEET WHICH BEARS NORTH 44 DEGREES 15 MINUTES WEST; THENCE NORTHWESTERLY 48 FEET ALONG A REVERSE CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 280 FEET, A DELTA ANGLE OF 09 DEGREES 55 MINUTES AND A CHORD DISTANCE OF 48 FEET WHICH BEARS NORTH 43 DEGREES 29 MINUTES WEST; THENCE NORTH 41 DEGREES 33 MINUTES EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 25 FEET; THENCE SOUTHEASTERLY 68 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 600 FEET, A DELTA ANGLE OF 06 DEGREES 30 MINUTES AND A CHORD DISTANCE OF 68 FEET WHICH BEARS SOUTH 61 DEGREES 57 MINUTES EAST; THENCE SOUTHEASTERLY 96 FEET ALONG A REVERSE CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 700 FEET, A DELTA ANGLE OF 07 DEGREES 53 MINUTES AND A CHORD DISTANCE OF 96 FEET WHICH BEARS SOUTH 62 DEGREES 38 MINUTES EAST, TO THE POINT OF BEGINNING.

CONTAINING 0.19 ACRES MORE OR LESS; AND

be considered for rezoning from zoning classification of R-2A Townhome Residential District to C-2 Commercial District; and

WHEREAS, on the 17th day of January 2022, the Planning and Zoning Commission of the City of Polk City, Iowa, recommended to the City Council that the properties legally described as:

THAT PART OF OUTLOT X, WHITE PINE PRAIRIE PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK CITY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SAID WHITE PINE PRAIRIE PLAT 1; THENCE NORTH 00 DEGREES 10 MINUTES EAST, A DISTANCE OF 384 FEET; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 691 FEET, TO THE 1ST POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY 284 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 700 FEET, A DELTA ANGLE OF 23 DEGREES 15 MINUTES AND A CHORD DISTANCE OF 282 FEET WHICH BEARS NORTH 78 DEGREES 12 MINUTES WEST; THENCE NORTH 40 DEGREES 02 MINUTES EAST, NOT

TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 58 FEET; THENCE SOUTHEASTERLY 303 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 435 FEET, A DELTA ANGLE OF 39 DEGREES 52 MINUTES AND A CHORD DISTANCE OF 297 FEET WHICH BEARS SOUTH 69 DEGREES 54 MINUTES EAST, TO SAID POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SAID WHITE PINE PRAIRIE PLAT 1; THENCE NORTH 00 DEGREES 10 MINUTES EAST, A DISTANCE OF 49 FEET, TO THE 2ND POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 691 FEET; THENCE NORTHWESTERLY 573 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 770 FEET, A DELTA ANGLE OF 42 DEGREES 40 MINUTES AND A CHORD DISTANCE OF 560 FEET WHICH BEARS NORTH 68 DEGREES 30 MINUTES WEST; THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 173 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES EAST, A DISTANCE OF 280 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST, A DISTANCE OF 763 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES WEST, A DISTANCE OF 169 FEET, TO SAID POINT OF BEGINNING.

CONTAINING 4.32 ACRES MORE OR LESS, INCLUDING 0.19 ACRES OF ROAD RIGHT-OF-WAY.

be considered for rezoning from zoning classification of C-2 Commercial District and R-1 Single Family detached Residential to R-2A Townhome Residential District; and

WHEREAS, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POLK CITY, IOWA:

Section 1: That the Municipal Code of the City of Polk City, Iowa, be and is hereby amended by rezoning the 0.19-acre property described above zoning classification of R-2A Townhome Residential District to C-2 Commercial District.

Section 2: That the Municipal Code of the City of Polk City, Iowa, be and is hereby amended by rezoning the 4.32-acre properties described above from zoning classification of C-2 Commercial District and R-1 Single Family detached Residential to R-2A Townhome Residential District.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ of _____ 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

First Reading:
Second Reading:
Third Reading:
Date of Publication by posting

MEETING MINUTES
The City of Polk City
City Council Meeting
6:00 p.m. January 24, 2022
Virtual Meeting Via Zoom

Polk City, City Council held a virtual meeting via ZOOM with public participation via phone at 6:00 p.m., January 24, 2022.
The agenda was posted at the City Hall office as required by law.
These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Mayor Karsjen called the meeting to order at 6:04 p.m.
2. **Roll Call** | Walters, Dvorak, Vogel, Sarchet | In attendance
Anderson joined 6:10p.m.
3. Mayor Karsjen amended the agenda by removing Item # 4 Swear in Ceremony
MOTION: A motion was made by Walters and seconded by Dvorak to approve the agenda
MOTION CARRIED UNANIMOUSLY
4. ~~**Swear In Ceremony**~~
5. **Public Hearing**
 - a. Mayor Karsjen opened the Public Hearing on the Vacation of Right-of-Way Easement, at 6:05 pm. City Clerk Coffin, said that the notice was published January 14, 2022, and no comments had been received for or against the proposed easement vacation. City Manager Huisman provided a report. No one was present to be heard for or against the easement vacation.
MOTION: A motion was made by Walters and seconded by Sarchet to close the public hearing at 6:07 pm.
MOTION CARRIED UNANIMOUSLY
 - i. **MOTION:** A motion was made by Dvorak and seconded by Vogel to approve Ordinance 2022-2000
MOTION CARRIED UNANIMOUSLY
 - ii. **MOTION:** A motion was made by Walters and seconded by Vogel to waive the second and third readings
MOTION CARRIED UNANIMOUSLY
6. **Public Comments** | None
7. **Consent Items**
 - a. City Council Meeting Minutes for January 10, 2022
 - b. City Council Work Session Meeting Minutes for January 14, 2022
 - c. Receive and file Planning & Zoning Commission Meeting Minutes for January 17, 2022
 - d. Claims listing January 24, 2022
 - e. December 2021 Finance Report
 - f. Appoint Tim McCann to Trails & Greenways Committee and the Board of Adjustments term ending 12/31/2026
 - g. Parks appointment of Jeff Savage term ending 12/31/2026
 - h. Receive and file the December 2021 Water Report
 - i. Receive and file the December 2021 Police Department report
 - j. Receive and file the Police Department Annual Report 2021
 - k. Receive and file December 2021 Fire Department Report
 - l. Reschedule the City Wide Clean Up to Monday April 25, 2022
 - m. Resolution 2022-06 setting Public Hearing on February 28, 2022 at 6pm on the maximum proposed property tax levy for FY 22.23
 - n. Resolution 2022-07 setting Public Hearing on February 14, 2022 at 6pm on the proposed Lillskau rezoning
 - o. Resolution 2022-08 approving 2022 Central Iowa Traffic Safety Task Force 28E Agreement with Polk, Story, and Dallas Counties and municipalities within those Counties
 - p. Resolution 2022-09 accepting Public Improvements associated with Big Creek Technology Campus Plat 4
 - q. Resolution 2022-10 accepting Public Improvements associated with Big Creek Commons Plat 1
 - r. Resolution 2022-11 accepting Public Improvements associated with Kwik Star #1089
 - s. Resolution 2022-12 approving contract and bond for the N. 3rd Street and Vista Lake Avenue Intersection Improvements Project

- t. Set pay for Part-Time Police Officer, Jeff Poen, at \$23.72 per hour effective upon successful completion of the MMPI Psychological Inventory and Pre-employment Physical
- u. Set pay for Part-Time Firefighter/Paramedic, Joseph Patava, at a part-time rate of \$19.26 per hour and paid on call rate of \$16.32 per hour effective upon successful completion of the physical examination and background check
- v. RFP for Mowing & Turf Care Services

MOTION: A motion was made by Dvorak and seconded by Sarchet to approve the consent agenda items

MOTION CARRIED UNANIMOUSLY

8. **Business Items**

- a. **MOTION:** A motion was made by Sarchet and seconded by Dvorak to approve Resolution 2022-13 approving the Preliminary Plat for Forest ridge Estates Plat 3
MOTION CARRIED UNANIMOUSLY
- b. **MOTION:** A motion was made by Walters and seconded by Sarchet to approve Resolution 2022-014 approving Site Plan Amendment for Casey's
MOTION CARRIED UNANIMOUSLY
- c. **MOTION:** A motion was made by Dvorak and seconded by Walters to approve Resolution 2022-04 approving letter of agreement for the new Des Moines International Airport Terminal Project and authorizing City funding contribution in the amount of \$49,610 payable in 4 annual payments of \$12,402.50 beginning in 2023
YES: Walters, Dvorak, Anderson, Vogel
NO: Sarchet
MOTION CARRIED
- d. **MOTION:** A motion was made by Anderson and seconded by Dvorak to Snyder Invoice for November Engineering Services in the amount of \$20,730
YES: Dvorak, Anderson, Vogel, Sarchet
ABSTAIN: Walters
MOTION CARRIED

9. **Reports & Particulars** | Mayor, Council, City Manager, Staff, Boards, and/or Commissions

- City Manager Huisman reported that tonight's Boards/Commissions appointments filled all but 1 vacancy on the Board of Adjustments. She advised the BOA meets only as needed to review special exception and variance requests. She said this would be a great opportunity for someone that is wanting to get more involved in City Government without a monthly commitment.
- Council Member Anderson thanked the Chiefs for the annual reports, and he said they were informative.
- Council Member Dvorak thanked the Chiefs for their continued work keeping drugs and crime off the streets of Polk City and saving lives.
- Council Member Vogel said the PD and FD reports are really eye opening for a community that feels safe and said she believes Citizens would be surprised how much activity comes through our town. Vogel said she attended the Polk City Foundation Gala and it was a great event with a lot of great auction items. She thanked everyone for the work and planning that went into the event and created good donations for the FD & PD that helps the average taxpayer not pay additional money for much needed equipment for the departments. Vogel thanked the Boland Family for their contribution in helping organize the event, their monetary donation and even cleaning up at the end of the event.
- Council Member Sarchet said the PD & FD reports are filled with great information and encouraged the public to go to the city website to read them in detail. He congratulated former Mayor Jason Morse for being recognized at the Gala as the 2021 Person of the Year, he said it was well deserved. Sarchet welcomed Tim and Jeff to the committees.
- Mayor Karsjen said it is great to see active members of the Citizens Academy and Community Visioning Committee get involved in other opportunities.

- 10. **MOTION:** A motion was made by Anderson and seconded by Walters at 6:25 pm to enter into **Closed Session** under Code of Iowa; Chapter 21 Official Meetings open to Public; **section 5 Closed Session;** sub paragraph 1.j To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

MOTION CARRIED UNANIMOUSLY

11. *(AFTER CLOSED SESSION ENDED AT 6:48 pm)* No action was taken on closed session item

12. ***Adjournment***

MOTION: A motion was made by Anderson and seconded by Walters to adjourn at 6:48 p.m.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date –February 14, 2022

Steve Karsjen, Mayor

Attest

Jenny Coffin, City Clerk

MEETING MINUTES
The City of Polk City
Work Session
5:00 p.m., Monday, January 24, 2022
Virtual Meeting via ZOOM

A Council Work Session was held on January 24, 2022 at 6:00 p.m. virtually via ZOOM

<u>Mayor and City Council Members Present:</u>	<u>Staff Members Present:</u>
Steve Karsjen Mayor Ron Anderson Pro Tem Jeff Walters City Council Member Dave Dvorak City Council Member Mandy Vogel City Council Member Robert Sarchet City Council Membe	Chelsea Huisman City Manager Jenny Coffin City Clerk/Treasurer Mike Schulte Public Works Director Jeremy Siepker Police Chief Jamie Noack Library Director Jim Mitchell Fire Chief Jason Thraen Parks & Recreation Director

Minutes

City Manager, Chelsea Huisman reviewed facility needs and timing on how to accomplish projects in the upcoming budget years, including the proposed FY 22/23 Budget.

Adjournment – Meeting adjourned at 5:59 p.m.

Steve Karsjen, Mayor

Jenny Coffin, City Clerk

MEETING MINUTES
The City of Polk City
Parks Commission
6:00 p.m., Monday, February 7, 2022
City Hall

The Polk City Parks Commission held a meeting at 6:00 pm, on February 7, 2022. The agenda was posted at the City Hall office as required by law. **These tentative minutes reflect all action taken at the meeting.**

1. **Call to Order** /*The meeting was called to order at 6:00 p.m.*
2. **Roll Call** | Delaney, Converse, Savage, Reed, Otis | In attendance.
Bentley, Haaland | Absent.
3. Commission Chair Delaney introduced new member Jeff Savage, serving through 12-31-2026.
4. ***MOTION:*** A motion was made by Otis and seconded by Converse to approve the November 1, 2021 meeting minutes.
MOTION CARRIED UNANIMOUSLY
5. **Audience Items** | None
6. Tyler Stubbs, Iowa DNR Community Fishing Biologist, presented to the commission. Fishing license holders in Polk City the past 4 years have been 803-2018, 719-2019, 1005-2020, and 920-2021. Electro-fishing sampling was done at Marina Cove and Twelve Oaks ponds in 2021. Both showed average fish populations of bluegill, largemouth bass, and channel catfish. Both ponds have good max depth with Marina Cove at 20ft and Twelve Oaks at 11ft. Both ponds appear to be fished regularly with the better opportunity for success at Twelve Oaks. Stubbs also mentioned Marina Cove has more aquatic vegetation than desired. Delaney asked what could be done at a high level to improve the algae problem. Stubbs recommended a rain-barrel program. Less run-off from the neighborhood would lessen the nutrients finding their way to the pond. Stubbs also recommended the use of a phosphorous-free fertilizer to be used in the pond's watershed. Stubbs also recommended the planting of tall grass prairie and trees around the pond. Both would help reduce run-off and help reduce soil erosion. The tall grass would also help deter geese, who also bring their own version of fertilizer to the area. Delaney asked if any other measures could be used to deter geese. Stubbs recommended the tall grass approach as several others require much more red tape. Stubbs also recommended Polk City adopt a low impact ordinance with builders for future ponds in the event Polk City acquires them. Some programs and partners that could help Polk City with these ponds are Iowa Stormwater Education and Department of Ag and Land Stewardship. Grants exist for rain-barrel programs as well. Converse inquired about water quality requirements in Polk City. Council Liaison Vogel stated this is a newer initiative Polk City is developing that started with last year's soil quality restoration program. Stubbs also urged Polk City to take a stance on ice fishing for Marina Cove and Twelve Oaks ponds. Having an actual stance will be advantageous to Polk City. Stubbs also shared his enjoyment of working with Parks and Recreation Director Thraen. Lastly, Delaney asked about other species of fish being stocked in Polk City ponds. Stubbs replied that in smaller ponds, certain species will have trouble establishing and maintaining. Species that tend to do well together in small ponds are bluegill, largemouth bass, and channel catfish. Iowa DNR is testing yellow perch in some DSM Metro ponds with inconclusive results to date.
7. Thraen gave an update on Lost Lake Park Phase II. The timeline as of 2-7-2022 is a late May install of equipment. The color scheme will be "Earth", consisting of spring green, blue, brown, and iced coffee. Thraen shared an updated concept based on 11-1-2021 commission feedback that included a stand-alone climbing structure. A recent \$3,000 private donation to the project brings the total amount of project alternative revenue to \$38,000.
8. Thraen summarized Q4 2021 cost recovery for programs. Several programs were canceled due to COVID-19 related issues. Senior programming is still getting established. This is a trend the entire DSM Metro is seeing. Thraen will continue to find opportunities to market these demographic specific programs. The library does already offer some of

the programs requested such as social groups and cards. Thraen shared analysis of Start Smart BBALL and Youth Flag Football. Flag Football is a shorter program than what is offered by NPCSD and is designed for younger participants. 2021 cost recovery was higher than predicted, so a 2022 fee decrease will be reviewed. Delaney asked about winter break trip performance. Thraen replied none of the trips met minimum registration requirements. Similar trips are being offered during Spring Break and are already seeing better registration numbers. Delaney also mentioned a citizen request for late start Monday programming.

9. **MOTION:** Converse made a motion that Nick Otis serve as Park Commission Chair for 2022. Motion was seconded by Reed. **MOTION CARRIED UNANIMOUSLY**

10. **MOTION:** Reed made a motion that Josh Reed serve as Park Commission Vice-Chair for 2022. Motion was seconded by Otis. **MOTION CARRIED UNANIMOUSLY**

11. **MOTION:** Reed made a motion that Monica Converse serve as Park Commission Secretary for 2022. Motion was seconded by Savage. **MOTION CARRIED UNANIMOUSLY**

12. **Reports & Particulars** | Council Liaison, City Manager, Staff, and Commission

- Council Liaison Vogel expressed appreciation to the commission and welcomed Jeff as a new member. Vogel is starting her 5th year on City Council and has been a Polk City resident since 2010. Vogel stated FY'23 budget is the council's focus right now.
- Parks and Recreation Director Thraen shared his happiness with Light Up Polk City 2021. 3300 people visited the event, spending an average of 90 minutes. Six total trees were spaded in three Polk City parks 11-18-2021. Thraen also shared the Polk City Friends of the Parks 501c3 group met for the first time on 1-25-2022. Their focus is advocating and fundraising for Polk City parks. They intend to offer a spring and fall fundraising event each year.

13. **MOTION:** A motion was made by Reed and seconded by Converse to adjourn at 6:49 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date –March 7, 2022

Attest: _____
Jason Thraen, Parks & Recreation Director

CLAIMS REPORT		
CITY OF POLK CITY	DATED	2/14/2022
VENDOR	REFERENCE	AMOUNT
ACCUJET LLC	SEWER CAMERA WORK	\$ 636.80
ALAN HEBERER, DO	MEDICAL DIRECTOR 2ND QTR FEES	\$ 500.00
AMAZON BUSINESS	DIGITAL CAMERA FOR PATROL	\$ 676.45
ANKENY HARDWARE	SHELVES/SHRINK WRAP	\$ 95.46
ARNOLD MOTOR SUPPLY	HYDRAULIC OIL & SUPPLIES	\$ 1,063.75
AT&T MOBILITY	MBD DATA CARDS	\$ 1,499.39
AXON ENTERPRISE INC	TASER CARTRIDGES	\$ 643.06
BAKER & TAYLOR	LIBRARY BOOKS	\$ 201.80
BOMGAARS	CITY SUPPLIES	\$ 784.38
BONNIE'S BARRICADES	BARRICADES FOR MAIN BREAK	\$ 162.80
Bound Tree Medical	MEDICAL SUPPLIES	\$ 1,081.97
BRANDY YOUNG	CHAIR YOGA	\$ 200.00
BRICK LAW FIRM	ATTORNEY FEES	\$ 7,640.00
BUSINESS PUBLICATIONS CORP	PUBLICATIONS	\$ 498.40
CANINE TACTICAL	K9 TRAINING/BOARDING	\$ 380.00
CAPITAL SANITARY SUPPLY	BUILDING SUPPLIES	\$ 58.02
CAROL THORNBURG	GYM MEMBERSHIP REIMBURSEMENT	\$ 190.80
CENTURY LINK	PHONE SERVICE	\$ 304.32
CFI TIRE SERVICE	REAR TIRES FOR M-4	\$ 1,185.00
CHR TIRE AND AUTO	TRUCK REPAIR	\$ 291.00
City of Ankeny	CHANGE OF QUARTERS 2021	\$ 450.00
CITY OF DES MOINES	WRA HOOK-UP	\$ 31,732.25
CITY OF POLK CITY	UB ASSISTANCE - FEBRUARY 2022	\$ 698.89
Crystal Clear Water Co	PURCHASED WATER	\$ 90.75
CURTIS REES	TREE/BRUSH REMOVAL	\$ 2,400.00
Custom Awards & Embroidery Inc	PLASTIC SIGNAGE - PRINGNITZ	\$ 27.00
CYBRARIAN CORPORATION	ANNUAL SUBSCRIPTION	\$ 749.95
Delta Dental	CITY DENTAL INSURANCE	\$ 1,179.78
Des Moines Water Works	PURCHASED WATER	\$ 30,537.86
ED M. FELD EQUIPMENT CO., INC.	IO SPANNER WRENCHES	\$ 269.40
Electrical Eng & Equipment Co	ELECTRICAL SUPPLIES	\$ 10.60
EMSLRC	CPR CARDS - KLINGE/FELLERS	\$ 17.00
ETECH SOLUTIONS LLC	PRO-IT FEBRUARY 2022	\$ 4,499.67
Fire Service Training Bureau	DRIVER OPERATOR TEST FEES	\$ 50.00
FIRST BANKCARD	CITY CREDIT CARD	\$ 4,726.90
GREATAMERICA FINANCIAL	SHARED COPIER LEASE	\$ 495.40
HAWKINS INC	CHLORINE	\$ 676.82
HOTSY CLEANING SYSTEMS INC.	SALT REMOVER	\$ 368.25
HY-VEE PHARMACY	FLU SHOT CLINIC	\$ 64.00
I.A.M.U.	2022-23 WATER MEMBER DUES	\$ 962.00
INTERSTATE ALL BATTERY CENTER	BARRICADE BATTERIES	\$ 193.96

IOWA PLAINS SIGNING INC	BARRICADE RENTAL - MAIN BREAK	\$ 520.00
IRON MOUNTAIN	SHREDDING SERVICE	\$ 179.98
JENNY COFFIN	GYM MEMBERSHIP REIMBURSEMENT	\$ 200.00
JOHN MITCHELL	HDMI ADAPTER FOR MAC	\$ 31.79
KANSAS CITY LIFE INS. CO	CITY LIFE INSURANCE	\$ 1,048.00
KEYSTONE LABORATORIES INC.	WATER TESTING	\$ 86.00
KIMBALL MIDWEST	CHLORINE INJECTORS	\$ 1,332.65
KLOCKE'S EMERGENCY VEHICLE	REPLACE HUBCAP TO M4	\$ 325.12
LYNN PEAVEY COMPANY	DNA SWABS	\$ 77.74
MALLORY SAFETY & SUPPLY LLC	NITRIL GLOVES	\$ 127.49
MARTIN MARIETTA AGGREGATES	ROCK FOR MAIN BREAKS	\$ 517.83
MATT AICHER	REIMBURSEMENT WIPER BLADES	\$ 8.05
MELISSA ULBRICH	PROGRAMMING MATERIALS	\$ 137.30
MENARD'S	CITY SUPPLIES	\$ 270.89
METRO WASTE AUTHORITY	CURB IT RECYLING - JAN 2022	\$ 7,799.45
MI-FIBER	CITY INTERNET	\$ 59.95
MICROMARKETING, LLC	BOOKS ON CD	\$ 35.69
MIDAMERICAN ENERGY	ELECTRIC CHARGES	\$ 229.38
Miracle Recreation Equipment	INCLUSIVE SWING	\$ 2,812.00
MMIT BUSINESS SOLUTIONS GROUP	PRINTER PAPER FOR MAPS	\$ 81.43
NELSON AUTOMOTIVE	FRONT SUSPENSION REPAIR C461	\$ 280.23
ONESOURCE	BACKGROUND CHECK	\$ 88.75
OVERDRIVE INC	DIGITAL EBOOKS	\$ 983.24
PCC AMBULANCE BILLING	OCT2021 AMBULANCE BILLING FEE	\$ 893.81
PHILIP L ASCHEMAN, PHD	MMPI/PSYCHOLOGICAL TEST - POEN	\$ 215.00
POLK CITY FIREFIGHTERS ASSOC	CPR/AED/FIRST AID TRAINING	\$ 440.00
POLK CITY FRIENDS OF THE PARKS	START UP FUNDING	\$ 5,000.00
POLK COUNTY TREASURER	BLOOD DRAW-WARRANT #22-0029	\$ 150.00
PORTABLE PRO, INC.	PORTABLE SERVICE	\$ 450.00
POS SUPPLY SOLUTIONS	PATROL CAR PRINTER PAPER	\$ 289.95
POSTMASTER	WATER BILL MAILING POSTAGE	\$ 2,000.00
Protex Central Inc	ALARM SERVICE	\$ 525.00
RANGEMASTERS TRAINING CENTER	UNIFORMS - OFFICER POEN	\$ 328.45
RENEWABLE ENERGY GROUP	SNOW FUEL	\$ 937.04
RUAN, INCORPORATED	T10901 VEHICLE LEASE	\$ 1,588.04
Safe Building Comp. & Tech	BUILDING INSPECTIONS	\$ 9,135.27
SBS SERVICES GROUP LLC	JANITORIAL - FEBRUARY 2022	\$ 1,160.38
SCHOLASTIC	BOOK CLUB BOOKS	\$ 42.30
SIMMERING-CORY INC.	CODIFICATION FINAL	\$ 1,400.00
STAPLES	CITY SUPPLIES	\$ 76.54
STEW HANSEN	#25 LOF/CABIN FILTER	\$ 102.85
SUBSURFACE SOLUTIONS	LOCATOR REPAIRS	\$ 316.30
TAPCO	RETRO KIT/BROADWAY FLASHER	\$ 5,220.00
Titan Machinery	END LOADER REPAIR	\$ 727.56
TRUCK EQUIPMENT INC.	SANDER REPAIRS	\$ 484.11
USPCA	REGION 21 DETECTION TRIALS	\$ 100.00
VERIZON WIRELESS	LIFEPACK DATA CARDS	\$ 17.04

Accounts Payable Total		\$ 147,126.48
GENERAL		\$ 54,231.81
ROAD USE		\$ 11,600.34
L.M.I		\$ 698.89
CAPITAL EQUIPMENT/VEHICLE		\$ -
WATER		\$ 37,825.13
SEWER		\$ 34,970.86
SOLID WASTE/RECYCLING		\$ 7,799.45
TOTAL FUNDS		\$ 147,126.48

Polk City Water Department

Monthly Report

Month Jan.

Year 2022

Total Water Pumped 11,328,187 Gallons

Monthly Daily Avg 365,425 Gallons

Testing Results

- **SDWA Bacteriological Coliform Analysis** Duqu University Hygienic Lab.
Fecal Coliform Analysis- Sample incubated 35c for 48 hrs then examine for gas production. Gas production verifies presence of fecal coliform organisms.
- **Fluoride Analysis** .6 University Hygienic Lab.
A fluoride concentration of approx. 1mg/l in drinking water effectively reduces dental caries without harmful effects on health. MCL for fluoride is 4.0 mg/l.
Fluoride at Plant- Monthly Average .64 mg/l Polk City Lab.
Fluoride in System- Monthly Average .68 mg/l Polk City Lab.
- **Chlorine Free At Plant- Monthly Average** 1.35 mg/l Polk City Lab.
Chlorine Total at plant- Monthly Average 3.12 mg/l Polk City Lab.
Chlorine Free in System- Monthly Average .70 mg/l Polk City Lab.
Chlorine Total in System- Monthly Average .94 mg/l Polk City Lab.
Chlorine requirement is the quantity of chlorine that must be added to H₂O to achieve complete disinfection of pathogens and protozoa. Chlorine residuals will vary widely depending on organic loading. We also use chlorine to oxidize iron prior to filtration.
- **Iron Raw Water- Monthly Average** 6.43 mg/l Polk City Lab.
Iron Finish Water- Monthly Average .02 mg/l Polk City Lab.
Iron System Water- Monthly Average .04 mg/l Polk City Lab.
Iron occurs in rocks and minerals in the earth's crust. It's the 4th most abundant element respectively. Iron has no effect on human health; its main objection is aesthetics. Concentrations of Iron in finish H₂O should be between 0.03-0.06mg/l.
- **Manganese Raw Water- Monthly Average** .33 mg/l Polk City Lab.
Manganese Finish Water- Monthly Average .16 mg/l Polk City Lab.
Manganese System Water- Monthly Average .07 mg/l Polk City Lab.
Manganese also occurs in rocks and the earth's crust. It is the 7th most abundant element. Manganese is extremely difficult to remove. Concentrations of Manganese in finish H₂O should not exceed 0.05mg/l or black staining of plumbing fixtures may occur. No effect on human health.
- **pH Raw Water Monthly Average** 7.8 mg/l Polk City Lab.
pH Finish Water-Monthly Average 8.1 mg/l Polk City Lab.
pH System Water- Monthly Average 8.5 mg/l Polk City Lab.
pH scale ranges from 0-14 with 7 being considered neutral. Below 7 becomes corrosive to plumbing, above 7 tends to deposit minerals in plumbing. We add caustic soda to maintain proper pH, which should range between 7.5-7.9 in finish water.

Total Tests Performed- Polk City Lab _____

Total Hours to perform tests _____

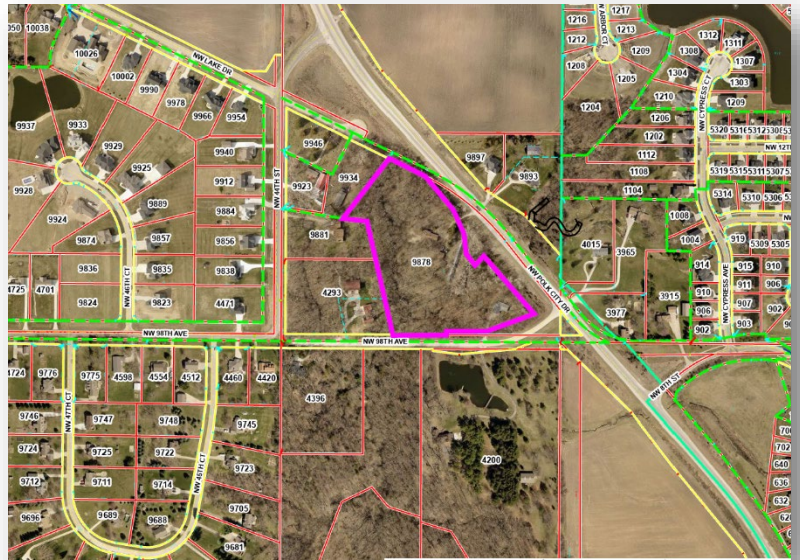
FINAL PLAT REVIEW

Date: February 8, 2022
Project: Forest Ridge Estates Plat 3

Prepared by: Kathleen Connor, Planner
Project No.: 121.0830.01

GENERAL INFORMATION:

Owner: Druppel Investments LLC
Applicant: CER Inc.
Location: 9878 NW Polk City Dr.
& 4201 MW 98th Ave.
(within 2-mile area)
Plat Size: 9.82 acres
Polk County Zoning:
RR – Rural Residential
Polk City Equivalent Zoning:
R-1 Single Family Residential



PROJECT DESCRIPTION:

The subject property is located within Polk City’s 2 mile area, on Polk City Drive, north of NW 98th Avenue. (The parcel’s location is outlined in magenta above.) The property contains two existing residences, one constructed in 1954 and the other in 1990. The property owner wishes to subdivide this parcel so the homes could be sold separately.

Polk County’s zoning for this property is RR – Rural Residential. Since the new lot is smaller than the 10 acres, the city’s equivalent zoning becomes R-1 Single Family residential. Both Lot 1 and 2 exceed the city’s R-1 requirements for lot size and width; including additional requirements for properties where no sanitary sewer service is available. This plat will also need to exceed the city’s R-1 requirements for setbacks which requires principal residences to meet setbacks of 35’ front yard, 35’ side yard, and 8’’ rear yard.

NW Polk City Drive is a future arterial street. Since the existing right-of-way adjacent to this parcel exceeds 100’ feet wide, no future right-of-way will need to be set aside. No new driveways will be permitted for either lot.

Both homes are connected to private wells or the DMWW’s 16’’ water line, but will be required to connect to Polk City water when available. Both homes have their own private septic system but

will be required to connect to Polk City sanitary sewers when available. A 33' sanitary sewer easement will be provided to facilitate connection.

The Final Plat is in conformance with the approved Preliminary Plat, therefore there is no need for this Final Plat to be presented to P&Z for their recommendation prior to Council approval per Polk City code.

REVIEW COMMENTS:

All review comments were addressed on Submittal #2.

RECOMMENDATION:

Based on the satisfactory resolution of each of the foregoing issues, staff recommends City Council approval of the Final Plat for Forest Ridge Estates Plat 3 subject to the following:

1. Payment of all fees to the City of Polk City.

RESOLUTION NO. 2022-15

**A RESOLUTION APPROVING A FINAL PLAT FOR FOREST RIDGE
ESTATES PLAT 3**

WHEREAS, Civil Engineering Consultants, Inc (CEC), on behalf of Druppel Investments LLC, submitted a Final Plat for approval for Forest Ridge Estates Plat 3 that lies within the 2 miles Extra-territorial Jurisdiction of Polk City, Iowa; and

WHEREAS, the City Engineer has reviewed this Final Plat and finds that the Final Plat is in conformance with the approved Preliminary Plat for Forest Ridge Estates Plat 3 and that all review comments have been satisfactorily addressed and therefore recommends approval of said Final Plat.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa, hereby accepts the recommendations of the City Engineer and deems it appropriate to approve the Final Plat for Forest Ridge Estates Plat 3.

PASSED AND APPROVED the 14 day of February 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

FINAL PLAT OF FOREST RIDGE ESTATES PLAT 3

9878 NW POLK CITY DRIVE, POLK CITY, IA 50226

INDEX LEGEND					
COUNTY:	POLK	SECTION	TOWNSHIP	RANGE	¼ ¼ ¼
ALIQUOT PART:		17	80	24	SW¼ NW¼
SUBDIVISION: MINK ACRES (AUDITORS PLAT)					
LOT: 5					
GEOPARCEL: 80-24-17-151-006					
PROPRIETOR (S): DRUPPEL INVESTMENTS LLC					
REQUESTED BY: DRUPPEL INVESTMENTS LLC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS RETURN TO: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322					

BOUNDARY CLOSURE REPORT

POINT OF BEGINNING:
NORTH: 633614.3314' EAST: 1543256.9001'

SEGMENT #1 : LINE
COURSE: N84°32'58"W LENGTH: 780.23'
NORTH: 633625.4733' EAST: 1542416.6453'

SEGMENT #2 : LINE
COURSE: N11°35'17"W LENGTH: 570.62'
NORTH: 634184.4540' EAST: 1542362.0125'

SEGMENT #3 : LINE
COURSE: N80°57'09"W LENGTH: 112.47'
NORTH: 634202.1462' EAST: 1542250.9911'

SEGMENT #4 : LINE
COURSE: N85°17'43"E LENGTH: 381.81'
NORTH: 634513.7736' EAST: 1542471.6020'

SEGMENT #5 : LINE
COURSE: S63°52'09"E LENGTH: 126.23'
NORTH: 634458.1770' EAST: 1542584.9346'

SEGMENT #6 : LINE
COURSE: S40°44'40"E LENGTH: 275.34'
NORTH: 634244.7472' EAST: 1542764.9800'

SEGMENT #7 : LINE
COURSE: S19°42'55"E LENGTH: 134.80'
NORTH: 634122.9004' EAST: 1542810.4535'

SEGMENT #8 : LINE
COURSE: S10°42'33"E LENGTH: 87.40'
NORTH: 634037.0244' EAST: 1542826.6440'

SEGMENT #9 : LINE
COURSE: S41°13'11"E LENGTH: 59.62'
NORTH: 633942.1636' EAST: 1542865.9555'

SEGMENT #10 : LINE
COURSE: N82°16'23"E LENGTH: 54.30'
NORTH: 633944.4649' EAST: 1542414.7665'

SEGMENT #11 : LINE
COURSE: S11°34'11"E LENGTH: 508.09'
NORTH: 633614.3314' EAST: 1543256.9001'

PERIMETER: 3040.96' AREA: 427664.37 SQ. FT.

NATURAL GAS UTILITY

MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50304
CONTACT: JIM KEISLAR
PHONE: 515-252-6412

ELECTRIC

MIDAMERICAN ENERGY CORPORATION
SARA LULLON
1201 20th Street
PHONE: (515) 221-2241
EMAIL: SLULLON@MIDAMERICAN.COM

MIDLAND POWER COOPERATIVE

NORM FANDEL
1005 E. LINCOLN WAY
JEFFERSON, IA 50124
515-386-4111
NFANDEL@MIDLANDPOWER.COOP

TELEPHONE

CENTURY LINK
2103 E UNIVERSITY
DES MOINES, IA 50317
CONTACT: DAVE HARRIS
PHONE: 303-263-1250

BUILDING DEPARTMENT

112 3RD STREET
PO BOX 426
POLK CITY, IA 50226
PHONE: 515-484-6233
FAX: 515-484-6171
SUPPORT@POLKCIITYIA.GOV

HEALTH DEPARTMENT

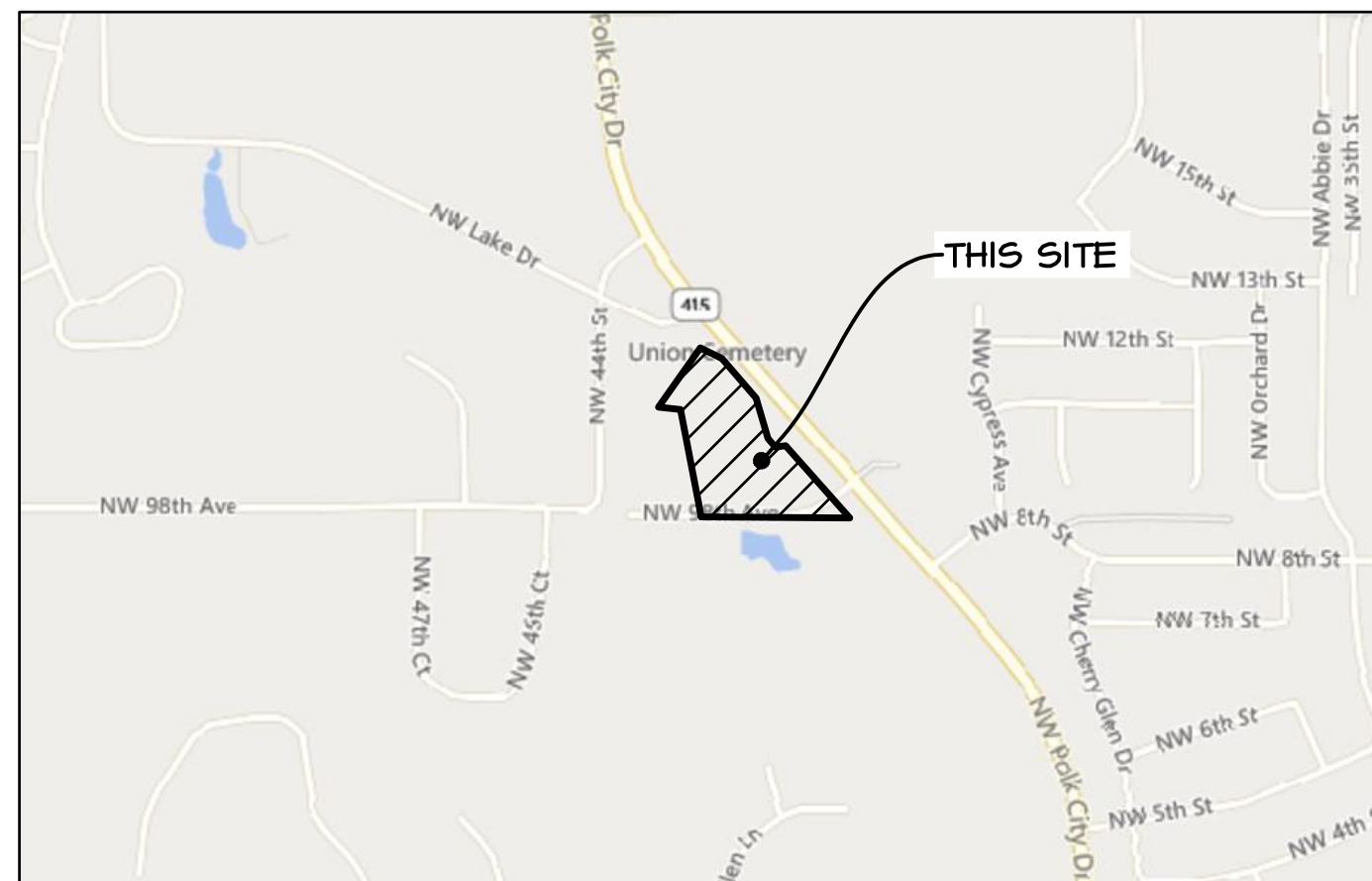
POLK COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 1901 CARPENTER AVE,
DES MOINES, IA 50314
PHONE: (515) 286-3798
TOLL FREE: 866-209-1300
EMAIL: HEALTHDEPT@POLKCOUNTYIOWA.GOV

FIRE DEPARTMENT

112 3RD STREET
PO BOX 426
POLK CITY, IA 50226
FIRE CHIEF - JIM MITCHELL
STATION PHONE NUMBER - 515-984-6304
FIREDEPARTMENT@POLKCIITYID.COM
WWW.POLKCIITYID.COM

DES MOINES WATER WORKS

112 3RD STREET
2201 GEORGE FLAG PARKWAY
DES MOINES, IOWA 50321
PHONE NUMBER - 515-283-8784
ED CLARK
EMAIL: ECLARK@DMWW.COM



VICINITY SKETCH
SCALE 1"=1000'

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-216-4884, EXT. 221
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION:

LOT 5, MINK ACRES AN OFFICIAL AUDITORS PLAT RECORDED IN BOOK 'R', PAGE 623 AT THE POLK COUNTY RECORDER'S EXCEPT THAT PART DEFINED IN THE JUDGEMENT UPON DECLARATION OF TAKING RECORDED IN BOOK 6361, PAGE 804 AT THE POLK COUNTY RECORDER'S OFFICE, ALL BEING IN THE SW¼ NW¼ OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

LAND AREA

4.82 ACRES

PROFESSIONAL LAND SURVEYOR NOTES:

- ALL SET MONUMENTS WILL BE 3/4" I.R. W/BLUE CAP #18381 UNLESS SITE CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT. A CUT 'X' IN CONCRETE OR A MAGNAIL IN ASPHALTIC CEMENT CONCRETE (HMA) WILL BE SET UNLESS OTHERWISE NOTED
- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS ***(PROPOSED)**.

POLK COUNTY PLANNING NOTES:

- LOT 'A' WILL BE DEDICATED TO POLK COUNTY FOR ROAD PURPOSES.
- MAILBOXES WITHIN ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- CULVERTS TO BE USED FOR CROSSING OVERLAND FLOWAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- BOTH RESIDENCES SHALL CONNECT TO POLK CITY SANITARY SEWER SYSTEM WHEN AVAILABLE.
- ACCESS TO LOT 1 SHALL BE RESTRICTED TO THE EXISTING DRIVEWAY WITH ACCESS FROM NW POLK CITY DRIVE. ACCESS TO LOT 2 SHALL BE RESTRICTED TO THE EXISTING DRIVEWAY WITH NW 98TH AVENUE. NO ADDITIONAL ACCESS LOCATIONS SHALL BE PERMITTED FOR EITHER LOT.
- THE TWO EXISTING HOMES ARE ON PRIVATE WELL WATER. BOTH RESIDENCES SHALL CONNECT TO POLK CITY WATER SYSTEM WHEN AVAILABLE.
- BOTH THE 100 FOOT AND 50 FOOT DRAINAGE EASEMENTS ARE FOR CONVEYING WATER THROUGH THE SITE.

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	FINAL PLAT
3	EASEMENT DETAIL

PROPERTY OWNER:

DRUPPEL INVESTMENTS LLC
7509 BENTON DRIVE
URBANDALE, IA 50322-4611
TOM DAVIES
515-208-0464
TOM@CERSOLD.COM

LAND USE

EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL

ZONING

PROPOSED: RR - RURAL RESIDENTIAL

APPLICANT:

DRUPPEL INVESTMENTS LLC
7509 BENTON DRIVE
URBANDALE, IA 50322-4611
TOM DAVIES
515-208-0464
TOM@CERSOLD.COM

SETBACKS

LOT WIDTH MINIMUM: 140'
• FRONT: 50'
• SIDEYARD: 15'
• REAR: 50'
• MAXIMUM BUILDING HEIGHT: 35'

PROJECT MANAGER:

SHANE DEVICK
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-216-4884, EXT. 222
EMAIL: DEVICK@CECLAC.COM

LEGEND

▲	FOUND SECTION CORNERS
△	SET SECTION CORNER (3/4" I.R. W/BLUE CAP #18381 - SEE LAND SURVEYOR NOTES)
●	FOUND CORNERS
○	SET PROPERTY CORNER (3/4" I.R. W/BLUE CAP #18381 - SEE LAND SURVEYOR NOTES)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.R.	POINT OF REFERENCE
P.O.B.	POINT OF BEGINNING
XXXX	PROPERTY ADDRESS

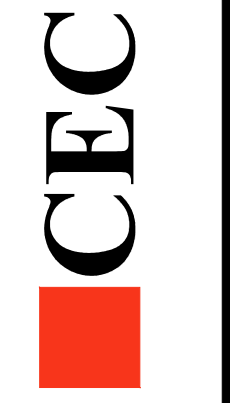
CERTIFICATION

	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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. February 8, 2022 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE BY LICENSE RENEWAL DATE IS FEBRUARY 8, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 3

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-216-4884
EMAIL: GADDIS@CECLAC.COM



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com



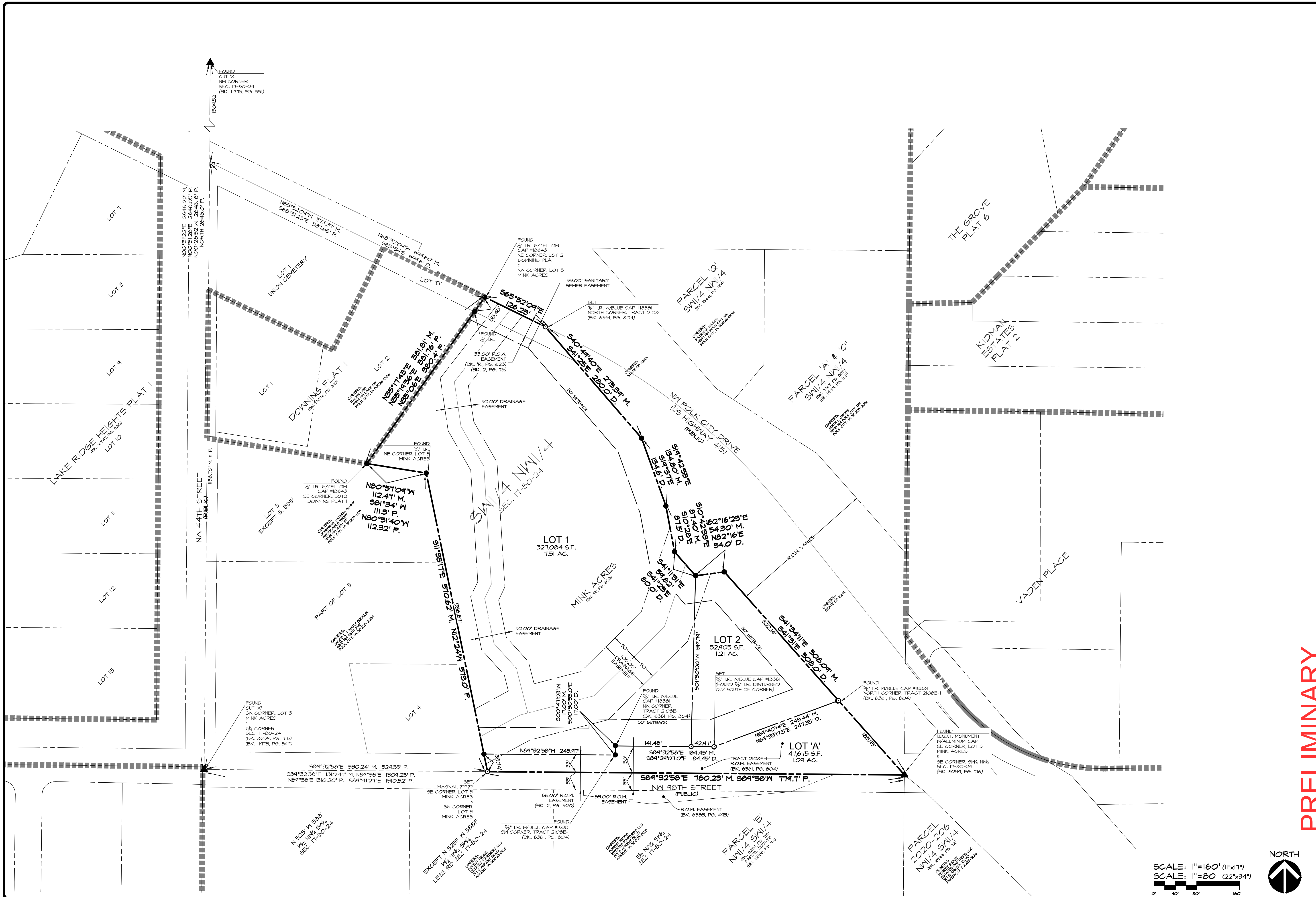
DATE: 3RD SUB. 02-08-2022
2ND SUB. 01-18-2022
1ST SUB. 01-18-2022
DATE OF SURVEY: NOV. 17, 2021
DESIGNED BY: SJD
DRAWN BY: JAG

PRELIMINARY

FOREST RIDGE ESTATES PLAT 3
9878 NW POLK CITY DRIVE, POLK CITY, IA 50226

COVER

SHEET
OF 3
E-8731



PRELIMINARY

FOREST RIDGE ESTATES PLAT 3

987B N POLK CITY DRIVE, POLK CITY, IA 50226

FINAL PLAT

DATE:	3RD SUB. 02-08-2022
DATE OF SURVEY:	1ST SUB. 01-18-2022
DESIGNED BY:	NOV. 11, 2021
DRAWN BY:	SJD
	JAG

CEC

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com

SCALE: 1"=160' (11"x17")
SCALE: 1"=80' (22"x34")

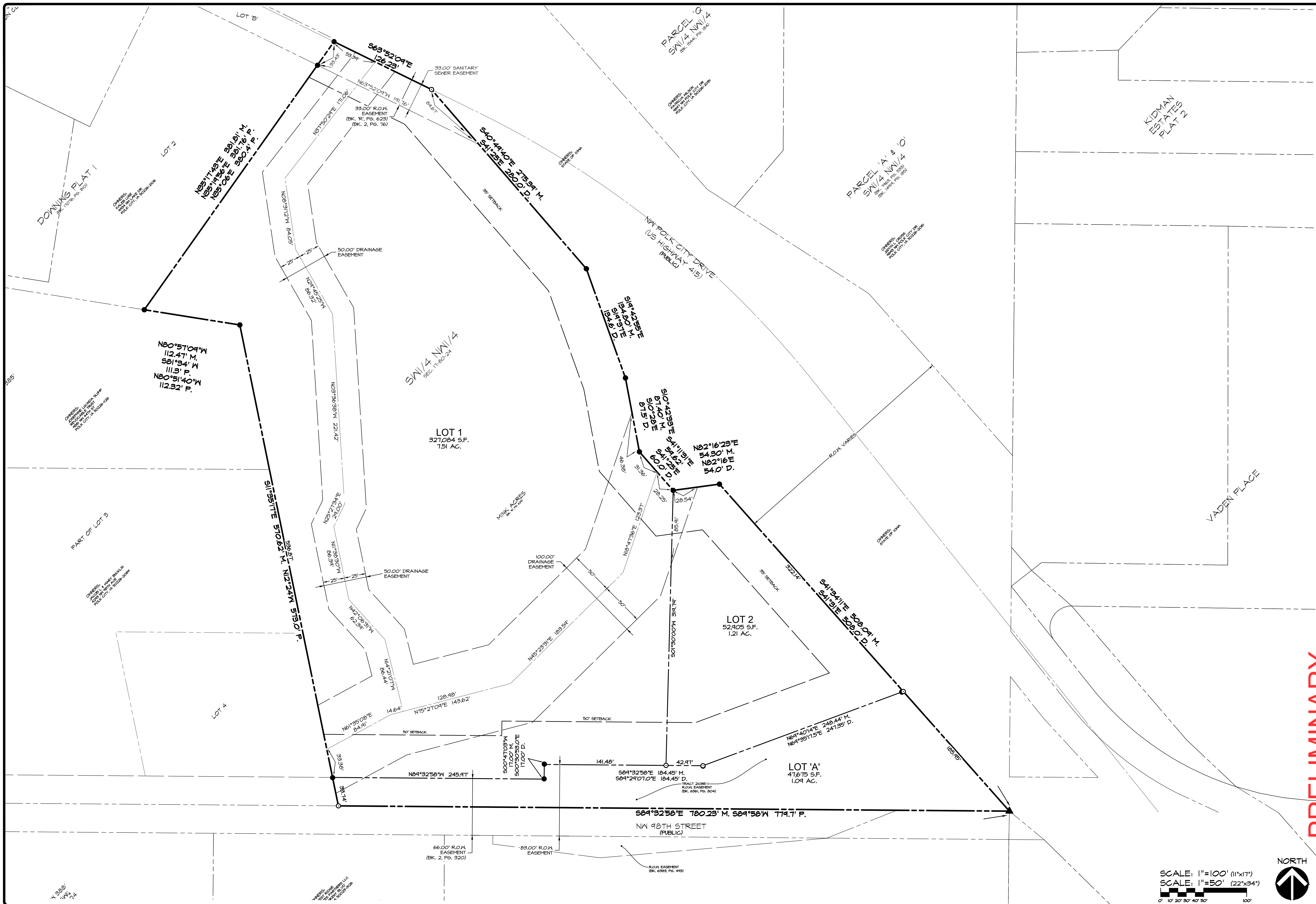


SHEET
2
OF 3

E-8731

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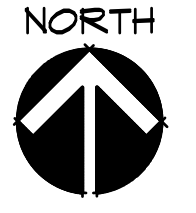


PRELIMINARY

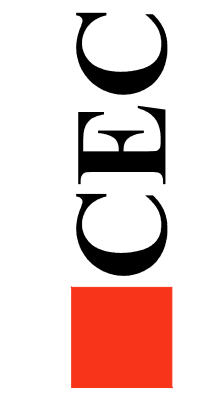
FOREST RIDGE ESTATES PLAT 3
 4878 NW POLK CITY DRIVE, POLK CITY, IA 50226
EASEMENT DETAIL

SHEET
 OF 3
 E-8731

SCALE: 1"=100' (11"x17")
 SCALE: 1"=50' (22"x34")



DATE:	3RD SUB. ... 02-08-2022
DATE OF SURVEY:	1ST SUB. 01-18-2022
DESIGNED BY:	NOV. 11, 2021
DRAWN BY:	SJD
	JAG



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · mail@ceclac.com



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
POLK CITY SPORTS LLC	POLK CITY PUB	(515) 984-9388

ADDRESS OF PREMISES	CITY	COUNTY	ZIP
217 West Broadway Street	Polk City	Polk	50226

MAILING ADDRESS	CITY	STATE	ZIP
3939 Grand AvenueNorth of Grand	Des Moines	Iowa	50312

Contact Person

NAME	PHONE	EMAIL
TOM BALDWIN	(515) 771-6900	anniebaldwin@me.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Liquor License	12 Month	Pending Dramshop Review

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Feb 14, 2022	Feb 13, 2023	

SUB-PERMITS

Class C Liquor License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service, Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Thomas Baldwin	Des Moines	Iowa	50312	MEMBER	50.00	Yes
Theodore R. Hawley	Des Moines	Iowa	50312	MEMBER	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

Badger Mutual Insurance
Company

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



City of Polk City, Iowa

City Council Agenda Communication

Date: February 14, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager

Subject: Setting the date for public hearing on urban renewal plan amendment

BACKGROUND: On Monday evening, I will be asking for the City Council to set a Public Hearing for March 14, 2022 at 6PM on a proposed amendment to the City's Urban Renewal Plan-Polk City Area II Urban Renewal Area. The plan amendment is to 1) Add the City Hall project to the plan 2) Add the MOVE project and 3) Add trail gaps along the City's commercial corridor.

1. We are amending our Urban Renewal plan for the new City Hall project. The city can declare the City Hall project an urban renewal project. We will borrow funds for the project, up to \$2,750,000. The City will not utilize Tax Increment Financing to fund the project.
2. MOVE project-The City has received a TIF request from ACG Properties for a Youth Community Center project. (located in old funeral home). Before the City can approve a development agreement with the developer, the project needs to be added to the City's Urban Renewal Plan.
3. Trail connections in the City's commercial corridor. I have identified 3 trail gaps in the City's commercial corridor to add to the Urban Renewal Plan. Two of the gaps are located along Bridge Road, near the new KwikStar property, and the 3rd gap will connect the Neal Smith Trail at Southside Drive to the new proposed Hy-Vee Store. The City has 2 of the 3 trails outlined as priorities in the CIP, and I recommend we utilize TIF for these projects.

ALTERNATIVES: Do not set the public hearing

FINANCIAL CONSIDERATIONS: There are no financial considerations at this time as the Council is just setting the public hearing.

RECOMMENDATION: It is my recommendation that the Council set the public hearing for the regularly scheduled Council meeting on Monday, March 14, 2022.

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT

511493-8

Polk City, Iowa

February 14, 2022

The City Council of the City of Polk City, Iowa, met on February 14, 2022, at 6 o'clock, p.m., at the City Hall Council Chambers in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the urban renewal plan for the Polk City Area II Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2022-16

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Polk City, Iowa (the “City”) by resolution previously established the Polk City Area II Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (1) constructing, furnishing and equipping a new City Hall; (2) using tax increment financing to pay the costs of constructing recreational trail extensions on and along the City’s commercial corridor recreational trail; and (3) providing tax increment financing support to ACG Properties, LLC in connection with the renovation of an existing building for use as a youth community center; and

WHEREAS, it is now necessary that a date be set for a public hearing on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Polk City, Iowa, as follows:

Section 1. This City Council will meet at the City Hall Council Chambers in Polk City, Iowa, on March 14, 2022, at 6 o’clock p.m., at which time and place it will hold a public hearing on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Manager is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Polk County and the North Polk Community School District be invited to participate in the consultation.

Passed and approved February 14, 2022.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT

Notice Is Hereby Given: That at 6 o'clock p.m., at the City Hall Council Chambers in Polk City, Iowa, on March 14, 2022, the City Council of the City of Polk City, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Polk City Area II Urban Renewal Area to authorize the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (1) constructing, furnishing and equipping a new City Hall; (2) using tax increment financing to pay the costs of constructing recreational trail extensions on and along the City's commercial corridor recreational trail; and (3) providing tax increment financing support to ACG Properties, LLC in connection with the renovation of an existing building for use as a youth community center.

A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

City Clerk
Jenny Coffin

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

RESOLUTION 2022-03L

**A RESOLUTION HIRING CANDIDATES FOR LIBRARY PAGES FOR
THE POLK CITY, IOWA LIBRARY**

WHEREAS, the Polk City Community Library has an established positions for Library Pages; and

WHEREAS, there are currently Library Page positions vacant; and

WHEREAS, required advertising and vetting of candidates has been completed;

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of the Polk City Community Library recommends hiring Claire Anderson and Lucas Bakken with a start date determined upon a successful completion of required background checks at a starting wage of \$9.50 per hour.

PASSED AND APPROVED the 7th day of February 2022.



Lisa Mart, Library Board President

ATTEST:



Jamie Noack, Library Director

RESOLUTION 2022-02L

**BE IT RESOLVED BY THE BOARD OF TRUSTEES FO THE POLK CITY
COMMUNITY LIBRARY**

The following persons and positions named shall be paid the salary or wages indicated and the City Clerk is authorized to issue warrants/checks/electronic payments, less legally required or authorized deductions from the amounts set out below, and make such contribution to I.P.E.R.S. and Social Security or other purposes as required by law or authorization of the Council, all subject to audit and review by the Council.

**A RESOLUTIONS UPDATING AND CONFIRMING THE SALARIES FOR THE STAFF
OF THE POLK CITY COMMUNITY LIBRARY**

Part time employees	Position	Hourly Rate
Madeline Bequeaith	Library Page	\$9.50
Peer, Betty	Library Page	\$9.77
Claire Anderson	Library Page	\$9.50
Lucas Bakken	Library Page	\$9.50

BY ORDER OF THE BOARD OF TRUSTEES, the new salaries as set above will go into effect February 7, 2022.

PASSED AND APPROVED this 7th day of February 2022.

ATTEST:



Lisa Mart, Board President



RESOLUTION 2022-04L

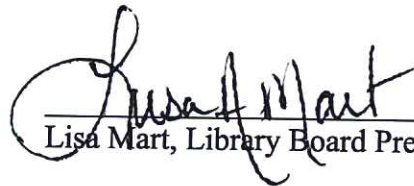
**A RESOLUTION ACCEPTING DONATION ITEMS FOR
THE POLK CITY COMMUNITY LIBRARY**

WHEREAS, the Friends of the Polk City Library has collected funds through grants and fund-raising activities; and

WHEREAS, the Friends of the Polk City Library wishes to donate a new After-Mouse Interactive Play Table; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of the Polk City Community Library hereby accepts the donation of the After-Mouse Interactive Play Table.

PASSED AND APPROVED the 7th day of February 2022.



Lisa Mart, Library Board President

ATTEST:



Jamie Noack, Library Director

POLK CITY LIBRARY SPECIAL BOARD MEETING NOTES
Polk City Community Library Meeting Room
1500 W. Broadway, Polk City, IA
Monday, January 3, 2022 at 6:30 pm

I. Call to Order – President Lisa Mart called meeting to order at 6:30pm.

II. Approval of the Agenda

MOTION: A motion was made by Rod Bergren and seconded by Sara Olson to approve Meeting Agenda.
MOTION PASSED unanimously.

<u>Board Members Present:</u>	Rod Bergren, Angie Conley, Corey Hoodjer, Lisa Mart, Sara Olson
<u>Board Members Absent:</u>	None
<u>Library Director Present:</u>	Jamie Noack
<u>City Council Liaison Present:</u>	Rob Sargent
<u>Guests Present:</u>	None

III. Consent Items

MOTION: A motion was made by Angie Conley and seconded by Rod Bergren to approve Consent Items.
MOTION PASSED unanimously.

1. Approve the November 2021 Board Minutes
2. Approve October 2021 financial statements
 - a. October 2021 History
 - b. October 2021 Budget
 - c. October 2021 Revenue & Expenses
3. Approve November 2021 financial statements
 - a. November 2021 History
 - b. November 2021 Budget
 - c. November 2021 Revenue & Expenses

IV. Communication from the Public – None

V. Director's report

1. November 2021 Stats

LIBRARY -NOVEMBER 2021 STATS SNAPSHOT	November 2019	November 2020 (COVID-19)	November 2021	October 2021
Total Visitors	2,293	50	1,558	1,395
People Checking Out	426	208	351	338
Polk City Cardholders	370	179	302	292
Polk City Checkouts	3,376	1,543	2900	2,575
Open Access Cardholders	30	10	22	22

Open Access Checkouts	214	119	211	142
Rural Cardholders	26	19	27	24
Rural Checkouts	261	193	286	296
Bridges E-book/Audiobook Checkouts	497	638	800	779
Outgoing ILL Books	40	18	20	23
Total Checkouts (incl. Bridges & Outgoing ILL)	4,388	2,511	4,217	3,815
Auto Renewals (began in September 2018)	770	320	702	595
Total Checkouts (adjusted for auto-renewal)	3,618	2,191	3,515	3,220
Incoming ILL Books	47	18	23	14
Reserves Placed	234	1,387	365	393
Materials Added	202	70	82	90
Materials Withdrawn	450	46	5	1
New Cards Issued	19	6	18	21
Computer Users	58	1	38	17
WiFi Users (on site)-Whofi counter started end of 10/19	225	176	293	281
Reference Questions	100	0	25	25
AWE Station Usage	110	0	74	80
AWE Games Played	282	0	183	209
Adult Programs	26	27	29	28
Adult Program Attendance	206	682-diy video (549)	206	195
Youth Programs	18	18	19	18
Youth Program Attendance	565	408	232	192
Tutoring	13	0	0	0
No. of Meeting Room Uses by Outside Groups	3	0	3	2
Patron Savings (physical materials only)	\$45,726	\$25,315.00	\$40,917	\$35,108
Passports	NA	NA	34	23
Blank Park Zoo Adventure Pass (\$44)	3	0	0	2
Science Center of Iowa Adventure Pass (\$44)	2	0	2	1
Botanical Gardens Adventure Pass (\$34)	0	0	0	1
Brenton Skating Plaza (\$46.50)	0	0	NA	NA
Des Moines Children's Museum (\$36)	1	0	0	1

Reiman Gardens (\$34)	NA	NA	0	0
TOTAL ADVENTURE PASS SAVINGS	\$256	\$0	\$88	\$202
Summer Reading Signups (0-11) as of 6/30				
Summer Reading Signups (12-18) as of 6/30				
Adult Reading Participation as of 6/30				
Facebook Page Views (Nov 3-30)		196	117	303
Facebook Post Reach (Nov. 3-30)		4,434	2,997	7,525
New Facebook Page Followers(Nov 3-30)		12	13	9
New Facebook Page Likes (Nov 3-30)		12	11	7
Website Views		2,510	2,132	1,067

2. December 2021 Stats

LIBRARY -DECEMBER 2021 STATS SNAPSHOT	December 2019	December 2020 (COVID-19)	December 2021	November 2021
Total Visitors	1,911	0	1,447	1,558
People Checking Out	387	217	327	351
Polk City Cardholders	335	188	284	302
Polk City Checkouts	3,084	1,415	2,457	2900
Open Access Cardholders	27	13	22	22
Open Access Checkouts	258	106	199	211
Rural Cardholders	25	16	21	27
Rural Checkouts	204	173	191	286
Bridges E-book/Audiobook Checkouts	561	669	714	800
Outgoing ILL Books	32	18	24	20
Total Checkouts (incl. Bridges & Outgoing ILL)	4,139	2,381	3,585	4,217
Auto Renewals (began in September 2018)	814	272	498	702
Total Checkouts (adjusted for auto-renewal)	3,325	2,109	3,087	3,515
Incoming ILL Books	28	25	22	23
Reserves Placed	223	1,292	407	365
Materials Added	177	142	104	82
Materials Withdrawn	48	59	3	5
New Cards Issued	15	4	18	18
Computer Users	59	0	25	38

WiFi Users (on site)-Whofi counter started end of 10/19	240	178	352	293
Reference Questions	69	2	25	25
AWE Station Usage	122	0	82	74
AWE Games Played	295	0	257	183
Adult Programs	21	24	32	29
Adult Program Attendance	178	148	209	206
Youth Programs	12	13	14	19
Youth Program Attendance	304	281	233	232
Tutoring	22	0	0	0
No. of Meeting Room Uses by Outside Groups	1	0	4	3
Patron Savings (physical materials only)	\$42,884	\$24,201	\$36,658	\$40,917
Passports	NA	NA	41	34
Blank Park Zoo Adventure Pass (\$44)	2	1	0	0
Science Center of Iowa Adventure Pass (\$44)	NA	NA	4	2
Botanical Gardens Adventure Pass (\$34)	1	0	2	0
Brenton Skating Plaza (\$46.50)	5	NA	NA	NA
Des Moines Children's Museum (\$36)	0	NA	0	0
Reiman Gardens (\$34)	NA	NA	1	0
TOTAL ADVENTURE PASS SAVINGS	\$442.50	\$44	\$278	\$88
Summer Reading Signups (0-11) as of 6/30				
Summer Reading Signups (12-18) as of 6/30				
Adult Reading Participation as of 6/30				
Facebook Page Views (Dec. 6-Jan 2)		158	100	117
Facebook Post Reach (Dec. 6-Jan 2)		1,912	1,626	2,997
New Facebook Page Followers(Dec. 6-Jan 2)		10	10	13
New Facebook Page Likes (Dec. 6-Jan 2)		9	10	11
Website Views		2,815	1,977	2,132

Library Director's Report November December 2021

Library Statistics:

- November Circulation and library usage
 - November 2021 circulation increased by 295 compared to October 2021 and increased by 1,324 compared to November 2020. Circulation was only down 103 (approximately 3%) compared to November 2019 (pre-pandemic).
 - 1,558 individuals visited the library in November. This is an increase of 163 compared to October 2021. It is a decrease of 735 (approximately 22%) compared to November 2019 (pre-pandemic).

- Library patrons saved \$40,917 in November by borrowing materials from the library versus purchasing them (does not include digital ebook/audiobook downloads or hotspot loans).
- 34 Passport applications were processed
- 2 Adventure passes were used saving patrons \$88.
- December Circulation and library usage
 - December 2021 decreased by 428 compared to November 2021 and increased by 978 compared to December 2020. Circulation was down 238 (approximately 7%) compared to December 2019 (pre-pandemic)
 - 1,447 individuals visited the library in December. This is a decrease of 111 compared to November 2021. It is a decrease of 464 (approximately 23%) compared to December 2019 (pre-pandemic).
 - Library patrons saved \$36,658 in December by borrowing materials from the library versus purchasing them (does not include digital ebook/audiobook downloads or hotspot loans).
 - 41 Passport application were processed
 - 7 Adventure Passes were used saving patrons \$278.

What's New:

- The city has contracted with Stratus for cleaning services. The current agreement has city buildings being cleaned once a week, but I have told city hall that we will need twice a week cleaning during the summer. We will see how winter goes, but I am concerned about only getting cleaned once a week with snow and sand being tracked in.
- The After-Mouse Interactive PlayTable arrived on December 27. It was purchased by the Friends of the Library and has been very popular.
- Our holiday Giving Tree was very successful and we were able to donate an overwhelming number of items to the nursing home.
- The Friends of the Library have opted not to purchase Adventure Passes for Brenton Skating Plaza this year. The venue was limiting passes to weeknights only (M-Th) for January and February without reducing the cost from previous years when it was available November-March whenever the facility was open. It was determined that there likely wouldn't be enough usage to warrant the expense of the pass.
- The Friends of the Library are sponsoring a build-your-own-bear workshop program on February 12 at the Methodist Church. They have purchased 100 bear kits. Registration is required and cost is a donation to the Comet Cupboard.
- Department heads and city council members will meet January 14 for a budget workshop.

VI. Liaison Report – Rob Sargent – City is in middle of budget season. Talks about buildings and future city needs but no concrete plans yet. New mayor started yesterday, worked with Jason for a smooth transition.

VII. Board Education – None

VIII. Agenda Items

1. Review Tier Standards Section 1: Library Governance – reviewed; no changes.
2. Review Collection Development Policy – reviewed; no changes.
3. Approve Resolution 2022-01L hiring a Youth Services Librarian.
MOTION: A motion was made by Angie Conley and seconded by Sara Olson to approve Resolution 2022-01L.
MOTION PASSED unanimously.
4. Approve Library Closings for 2022

MOTION: A motion was made by Corey Hoodjer and seconded by Rod Bergren to approve Library Closings for 2022.

MOTION PASSED unanimously.

5. Review FY23 Budget Request
6. Discuss how to proceed with the Accreditation process due February 2023.
 - Will want to work with City on building needs
 - Plan to be done by December.
 - We do not feel the need at this time to have MaryAnne come and discuss the process with us.

IV. Adjourn – Meeting adjourned at 7:02pm.

MOTION: A motion was made by Rod Bergren and seconded by Sara Olson to adjourn meeting.

MOTION PASSED unanimously.

Next Meeting Monday, February 7, 2022

Mission Statement: The Polk City Community Library provides a place where all can meet, learn, and grow.

Library Director's Report January 2022

Library Statistics:

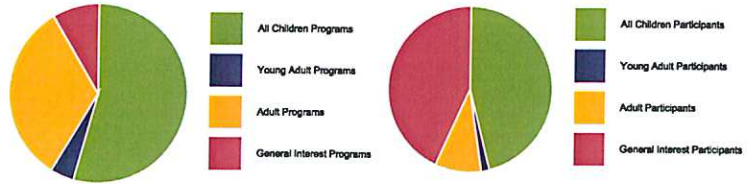
- January Circulation and library usage
 - January 2022 circulation increased by 232 compared to December 2021 and increased by 1,102 compared to January 2021. Circulation was down 682 (approximately 17%) compared to January 2020 (pre-pandemic).
 - 1,323 individuals visited the library in January 2022. This is a decrease of 124 compared to December 2021 and is attributed to us suspending in-person programming for the second half of January. It is a decrease of 929 (approximately 41%) compared to January 2020 (pre-pandemic).
 - Library patrons saved \$36,890 in January 2022 by borrowing materials from the library versus purchasing them (does not include digital ebook/audiobook downloads or hotspot loans).
 - 55 Passport applications were processed
 - 3 Adventure passes were used saving patrons \$88.

What's New:

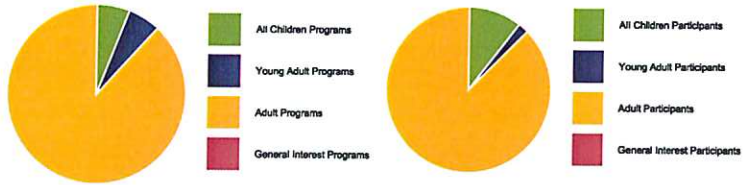
- Alexa Minasian, our new Youth Services Librarian, started on Jan 24, 2022 .
- The library closed early on January 14, 2022 due to weather and remained closed on January 15.
- The Teddy Bear Storytime on February 12 was filled within the week. Over 60 spots were reserved in the first hour that registration was open.
- Polk City Nutrition will be sponsoring a fundraiser for the Friends of the Library on Sunday, February 27 from 9:00-1:00.
- The library has received a \$10,000 National Endowment for the Humanities grant from the American Library Association as part of the American Rescue Plan.
- The library will participate in National Library Giving Day on Apr 6, 2022 . It is a nationwide program during National Library Week encouraging people to donate to their local library.
- We have been having significant issues with our fire alarm system. The alarm itself does not go off, but the alarm telling us there is a problem with the system goes off almost daily. Per Mar calls each time saying it is a communication failure on Line 2. We have had Centurylink out twice and Protex Central (alarm company) out once and they are returning tomorrow. At this point, we have been unsuccessful in pinpointing the problem, but there is a new direction the alarm company is looking at tomorrow.

LIBRARY -JANUARY 2022 STATS SNAPSHOT	January 2020	January 2021 (COVID-19)	January 2022	December 2021
Total Visitors	2,252	0	1,323	1,447
People Checking Out	399	209	311	327
Polk City Cardholders	350	183	268	284
Polk City Checkouts	3,484	1,421	2,470	2,457
Open Access Cardholders	27	11	22	22
Open Access Checkouts	241	164	200	199
Rural Cardholders	22	15	21	21
Rural Checkouts	232	124	246	191
Bridges E-book/Audiobook Checkouts	702	759	902	714
Outgoing ILL Books	43	22	24	24
Total Checkouts (incl. Bridges & Outgoing ILL)	4,702	2,490	3,842	3,585
Auto Renewals (began in September 2018)	701	273	523	498
Total Checkouts (adjusted for auto-renewal)	4,001	2,217	3,319	3,087
Incoming ILL Books	29	19	21	22
Reserves Placed	251	1,461	407	407
Materials Added	179	104	93	104
Materials Withdrawn	187	10	4	3
New Cards Issued	17	4	17	18
Computer Users	69	0	23	25
WiFi Users (on site)-Whofi counter started end of 10/19	285	146	264	352
Reference Questions	12	0	5	25
AWE Station Usage	127	0	61	82
AWE Games Played	413	0	198	257
Adult Programs	29	22	21	32
Adult Program Attendance	213	163	173	209
Youth Programs	16	14	15	14
Youth Program Attendance	279	261	200	233
Tutoring	24	0	0	0
No. of Meeting Room Uses by Outside Groups	6	0	1	4
Patron Savings (physical materials only)	\$51,697	\$24,018	\$36,890	\$36,658
Passports	NA	11	55	41
Blank Park Zoo Adventure Pass (\$44)	0	1	0	0
Science Center of Iowa Adventure Pass (\$44)	3	0	1	4
Botanical Gardens Adventure Pass (\$34)	2	2	1	2
Brenton Skating Plaza (\$46.50)	3	NA	NA	NA
Des Moines Children's Museum (\$36)	1	NA	1	0
Reiman Gardens (\$34)	NA	NA	0	1
TOTAL ADVENTURE PASS SAVINGS	\$375.50	\$112.00	\$114	\$278
Summer Reading Signups (0-11) as of 6/30				
Summer Reading Signups (12-18) as of 6/30				
Adult Reading Participation as of 6/30				
Facebook Page Views (Jan. 4-31)	285	199	248	100
Facebook Post Reach (Jan. 4-31)	2,689	8,417	3,789	1,626
New Facebook PageFollowers(Jan. 4-31)	18	21	16	10
New Facebook Page Likes (Jan. 4-31)	18	18	13	10
Website Views	3,130	3,183	2,627	1,977

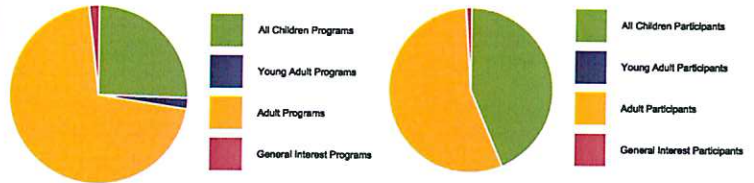
July					
Overview					
All Children Programs	38	54.29%	All Children Participants	708	46.06%
Young Adult Programs	3	4.29%	Young Adult Participants	24	1.56%
Adult Programs	23	32.86%	Adult Participants	140	9.11%
General Interest Programs	6	8.57%	General Interest Participants	665	43.27%
Total Programs	70		Total Participants	1537	



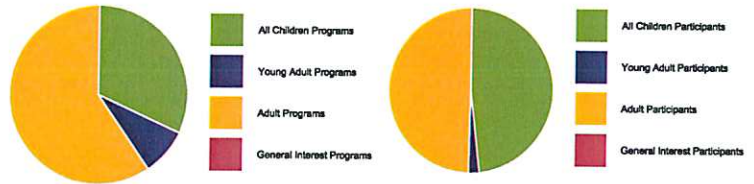
August					
Overview					
All Children Programs	1	5.88%	All Children Participants	10	10.42%
Young Adult Programs	1	5.88%	Young Adult Participants	2	2.08%
Adult Programs	15	88.24%	Adult Participants	84	87.5%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	17		Total Participants	96	



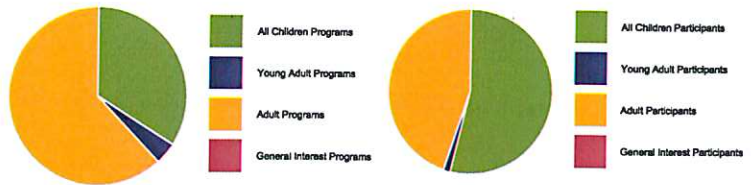
September					
Overview					
All Children Programs	13	25.49%	All Children Participants	156	43.58%
Young Adult Programs	1	1.96%	Young Adult Participants	0	0%
Adult Programs	36	70.59%	Adult Participants	198	55.31%
General Interest Programs	1	1.96%	General Interest Participants	4	1.12%
Total Programs	51		Total Participants	358	



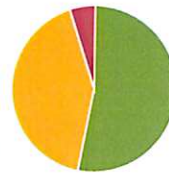
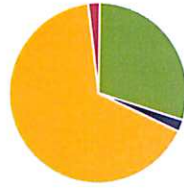
October					
Overview					
All Children Programs	15	31.91%	All Children Participants	185	48.18%
Young Adult Programs	4	8.51%	Young Adult Participants	8	2.08%
Adult Programs	28	59.57%	Adult Participants	191	49.74%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	47		Total Participants	384	



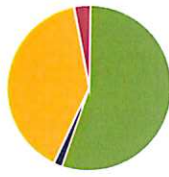
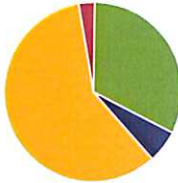
November					
Overview					
All Children Programs	17	34%	All Children Participants	238	53.72%
Young Adult Programs	2	4%	Young Adult Participants	6	1.35%
Adult Programs	31	62%	Adult Participants	199	44.92%
General Interest Programs	0	0%	General Interest Participants	0	0%
Total Programs	50		Total Participants	443	



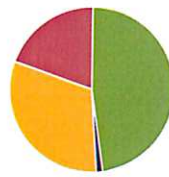
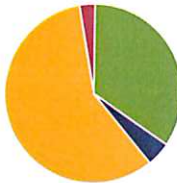
December					
Overview					
All Children Programs	14	29.79%	All Children Participants	233	52.95%
Young Adult Programs	1	2.13%	Young Adult Participants	0	0%
Adult Programs	31	65.96%	Adult Participants	185	42.05%
General Interest Programs	1	2.13%	General Interest Participants	22	5%
Total Programs	47		Total Participants	440	



January					
Overview					
All Children Programs	11	32.35%	All Children Participants	171	55.16%
Young Adult Programs	2	5.88%	Young Adult Participants	5	1.61%
Adult Programs	20	58.82%	Adult Participants	124	40%
General Interest Programs	1	2.94%	General Interest Participants	10	3.23%
Total Programs	34		Total Participants	310	



Year in Review					
Overview					
All Children Programs	109	34.49%	All Children Participants	1701	47.67%
Young Adult Programs	14	3.8%	Young Adult Participants	45	1.12%
Adult Programs	184	51.9%	Adult Participants	1121	27.94%
General Interest Programs	9	2.53%	General Interest Participants	701	19.37%
Total Programs	316		Total Participants	3568	





City of Polk City, Iowa City Council Agenda Communication

Date: February 14, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Jason Thraen, Parks & Recreation Director

Subject: **Parks & Recreation Department Updates for January 2022**

1. Staff began planning for Summer 2022. Brochure is scheduled to be available Monday, March 14th. Registration for Polk City residents will open Monday, March 21st at 8am. Registration for non-residents will open Monday, March 28th at 8am.
2. Staff interviewed candidates for the 2022 Summer Intern position. Allison Scheel, a senior at Northwest Missouri State University, was offered and accepted the position. Allison is majoring in Recreation and Park Management.
3. Polk City Friends of the Parks 501c3 had their first Board of Directors meeting on 1-25-2022. Members include Jessica Faue (Chair), Sarah Hoodjer (Vice-Chair), Monica Converse (Treasurer), Erin Flemmer (Secretary), Dani Scott, Jeremy Huisman, Justin Vogel, and Jason Thraen (Ex-Officio).
4. Staff, in partnership with the Polk City Community Library, sent out letters to local businesses for 2022 sponsorships. Parks and Recreation opportunities include movies in the park, special event activities, and yoga in the park. Department received 15 sponsorships in 2021.
5. No January programming to report.
6. Sports Complex baseball/softball fields had 0 reservations in January. 0 total field reservations in 2022.
7. Community Center had 1 private rentals in January. 1 total rental in 2022.
8. Miller Park Shelter House had 1 private rental in January. 1 total rental in 2022.

Youth Programs Report: October, November, December 2021

Program	Participants	Expenses	Revenue	Cost Recovery
Flag Football	17	\$396.63	\$735.00	185.31%
Start Smart Basketball	15	\$632.70	\$750.00	118.54%
TOTALS	32	\$1,029.33	\$1,485.00	144.27%

Final Analysis: Q4 for 2021 represented great cost recovery for our youth programs. With a quarterly cost recovery of 144.27%, we exceeded our cost recovery goal of 70-100%. Our programs are consistently in line with the GreenPlay, LLC youth programs cost recovery model. The cost recovery for flag football is on the high-end for an introductory youth program. Future flag football offerings will likely see an adjusted, lower price.

Adult Programs Report: October, November, December 2021

Program	Participants	Expenses	Revenue	Cost Recovery
TOTALS				

Final Analysis: No adult programs took place this quarter.

Senior Programs Report: October, November, December 2021

Program	Participants	Expenses	Revenue	Cost Recovery
TOTALS				

Final Analysis: No senior programs took place this quarter.

FINAL PLAT REVIEW

Date: February 7, 2022
Project: Creekview Estates Plat 2

Compiled by: Kathleen Connor
Project No.: 119.0842.01

GENERAL INFORMATION:

Applicant: North Polk Development LLC.
Request: Approval of Final Plat
Location: Southwest corner of Hugg Drive
and N 3rd Street
Size: 4.46 Acres
Zoning: R-2
Proposed use: 15 Single Family lots
1 Lot – Public Right-of-way



BACKGROUND & DECSRIPTION:

The subject parcel (outlined in red above) represents the second phase of development of the Creekview Estates subdivision. Plat 2 includes 15 single family lots and is consistent with the approved Preliminary Plat and construction drawings. The lots range in size from 8,250 sf for a 66’ wide lot to 17,105 square feet for a lot on the knuckle.

The public improvements include paving of Wolf Creek Drive and Meadows Court along with the associated water main, sanitary sewer, storm sewer and services. Detention is provided by the existing private basin on Outlot Z of Plat 1. This Private Storm Water Management Facility will be maintained by the Homeowners Association, which will be modified to include the Plat 2 lots.

The Parkland Dedication for this subdivision will be fulfilled in part by upsizing the required 4’ sidewalk along N. 3rd Street to a 10’ shared use path to be constructed with Creekview Estates Plat 3. The parkland dedication will be based on the additional cost for a 10-foot wide, 5” thick pcc trail over a 4-foot wide, 4” thick pcc sidewalk. The remaining dedication, if any, will be a cash donation equivalent to the fair market value of the land, paid in at the time Plat 3 is final platted.

Public Works has indicated construction of the public improvements is complete in substantial conformance with the approved construction drawings and SUDAS. P&Z recommended approval of the Final Plat at their November 14, 2021 meeting.

FINAL PLAT REVIEW COMMENTS:

- A. **Final Plat Drawing.** All review comments have been addressed.
- B. **Legal Documents.** Prior to City Council consideration of this Final Plat, all legal documents, shall be approved by the City Attorney. These documents include:

1. *Easement documents* for all public and private easements as follows:
 - a. Public Sanitary Sewer Easement
 - b. Public Utility Easement
2. *Parkland Dedication agreement* acknowledging the amount of the parkland dedication fee based on fair market value of the land, with a credit for the incremental cost of the 10' wide recreational trail along N. 3rd Street over the cost of a 4' sidewalk.
3. *Covenants and Homeowners Association*, modifying the recorded Plat 1 documents to include Plat 2 so these lots are also responsible for maintenance of the Storm Water Management Facility.
4. *Platting legal documents* including Title Opinion, Consent(s) to Plat, and Certificate of Treasurer.
5. A *Warranty Deed* for dedication of Lot A (Street) with Groundwater Hazard Statement.
6. *Engineering Exhibit* to establish MOE and MBE for recordation with the Final Plat.
7. *Contract with Midland Power Cooperative* for streetlights and the electrical distribution system or a letter indicating the developer is responsible for such installation.
8. *Sidewalk Completion* which will be covered by the developer's a check in the amount of \$7,560.00 covering the developer's responsibility to pave any uncompleted sidewalks that remain unpaved four years after final plat approval.

C. **Public Improvements Construction.** The public improvements will be accepted prior to Council approval of the Final Plat, with the exception of seeding. The developer has signed an Agreement to Complete the seeding and provided a check to cover seeding that will be reimbursed once grass is established.

Alliance Construction Group LLC has provided a 4-year maintenance bond in the amount of \$88,693.00 for paving. Legacy Excavation LLC has provided a 4-year Maintenance bond in the amount of \$87,552.34 for sanitary sewer, storm sewer, water main and services. The start date of these bonds shall be the date of acceptance of the public improvements.

CDA certified that all property corners have been set and provided as-built Record Drawings.

RECOMMENDATION:

Based on the foregoing comments, P&Z and staff recommend Council approval of the Final Plat for Creekview Estates Plat 2, subject to the following:

1. City Council acceptance of the Public Improvements and approval of an Agreement to Complete seeding with security prior to Council action on the Final Plat.
2. The City Attorney's approval of all legal documents prior to Council action.
3. Payment in full of all fees to the City of Polk City.

RESOLUTION NO. 2022-17

**A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR
CREEKVIEW ESTATES PLAT 2**

WHEREAS, the Construction Drawings for Public Improvements associated with Creekview Estates Plat 1 were approved by City Council on May 24, 2021; and

WHEREAS, the Developer, North Polk Development, LLC, has completed the Public Improvements, including punchlist items, installed in connection therewith Creekview Estates Plat 2 with the exception of grass being established; and

WHEREAS, the Developer's contractors have provided a 4-year maintenance bond in the amount of \$87,552.34 for the public storm sewer, public sanitary sewer, and public water main, services and associated appurtenances; and

WHEREAS, the Developer's contractors have provided a 4-year maintenance bond in the amount of \$88,693.00 for the public streets and sidewalk improvements including 6" reinforced PCC paving and 4" non-reinforced PCC paving; and

WHEREAS, the start date for the maintenance period for each of the aforementioned bonds will begin on the date of Council approval of this Resolution; and

WHEREAS, the Developer has provided the developer has provided a Certified Check in the amount of \$7,560.00 in lieu of Sidewalk Bond which shall be deposited and held as security for the completion of any sidewalks that have not been paved on or before February 14, 2026; ; and

WHEREAS, the Developer's engineer, Civil Design Advantage, has provided as-built Record Drawings and the surveyors certification that the pins for all property corners has been set; ; and

WHEREAS, the City Engineer has reviewed the materials submittals, shop drawings, storm sewer videos, sanitary sewer videos, compaction test results, cement treatment design, core samples and change orders related to the construction of said public improvements and finds them to be in order; and

WHEREAS, the Polk City Public Works Department has observed the construction of said public improvements and finds them to have been completed in substantial compliance with the approved plans and specifications and recommends acceptance of said public improvements.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa that the Public Improvements completed by the Developer, North Polk Development, LLC, connection with Creekview Estates Plat 2 are hereby accepted.

BE IT FURTHER RESOLVED, the 4-year maintenance bonds provided by said developer's contractors are hereby accepted, with the date of this Resolution serving as the start date for the maintenance bonds.

PASSED AND APPROVED the 14th day February 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

RESOLUTION NO. 2022-18

A RESOLUTION APPROVING THE FINAL PLAT INCLUDING ENGINEERING EXHIBIT, AGREEMENT TO COMPLETE, EASEMENTS, WARRANTY DEED AND LEGAL DOCUMENTS FOR CREEKVIEW ESTATES PLAT 2

WHEREAS, Civil Design Advantage, on behalf of North Polk Development, LLC., submitted a Final Plat including an agreement to complete, easements, warranty deed and legal documents for Creekview Estates Plat 2; and

WHEREAS, the developer has completed the public improvements except for seeding and the developer has signed an Agreement to Complete which covers their responsibility for installing public sidewalks adjacent to all public streets and for completing the seeding ; and

WHEREAS, the developer has provided a Certified Check in the amount of \$7,560.00 in lieu of Sidewalk Bond which shall be deposited and held as security for the completion of any sidewalks that have not been paved on or before February 14, 2026; and

WHEREAS, the developer has provided a Certified Check in the amount of \$900.00 to cover the cost of establishing of seeding, said check to be returned by the City Manager once grass is established and all fees are paid; and

WHEREAS, the City Engineer and City Attorney have reviewed the Final Plat and all necessary legal documents including warranty deeds, agreements, and easements and finds that all review comments have been satisfactorily addressed and therefore recommends approval of said Final 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 and the City Engineer and the City Attorney and deems it appropriate to approve the Final Plat including Engineering Exhibit, Agreement, Easements and Warranty Deed for Creekview Estates Plat 2.

PASSED AND APPROVED the 14th day February 2022.

Steve Karsjen Mayor

ATTEST:

Jenny Coffin, City Clerk

CREEKVIEW ESTATES PLAT 2

FINAL PLAT

INDEX LEGEND
 LOCATION: OUTLOT 'Q', CREEKVIEW ESTATES PLAT 1
 POLK CITY, POLK COUNTY, IOWA
 REQUESTOR: NORTH POLK DEVELOPMENT
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325
 PROPRIETOR: NORTH POLK DEVELOPMENT
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER

NORTH POLK DEVELOPMENT
 CONTACT: BRUCE GATES
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

PLAT DESCRIPTION

OUTLOT 'Q', CREEKVIEW ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA CONTAINING 4.46 ACRES (194,453 SQUARE FEET.)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

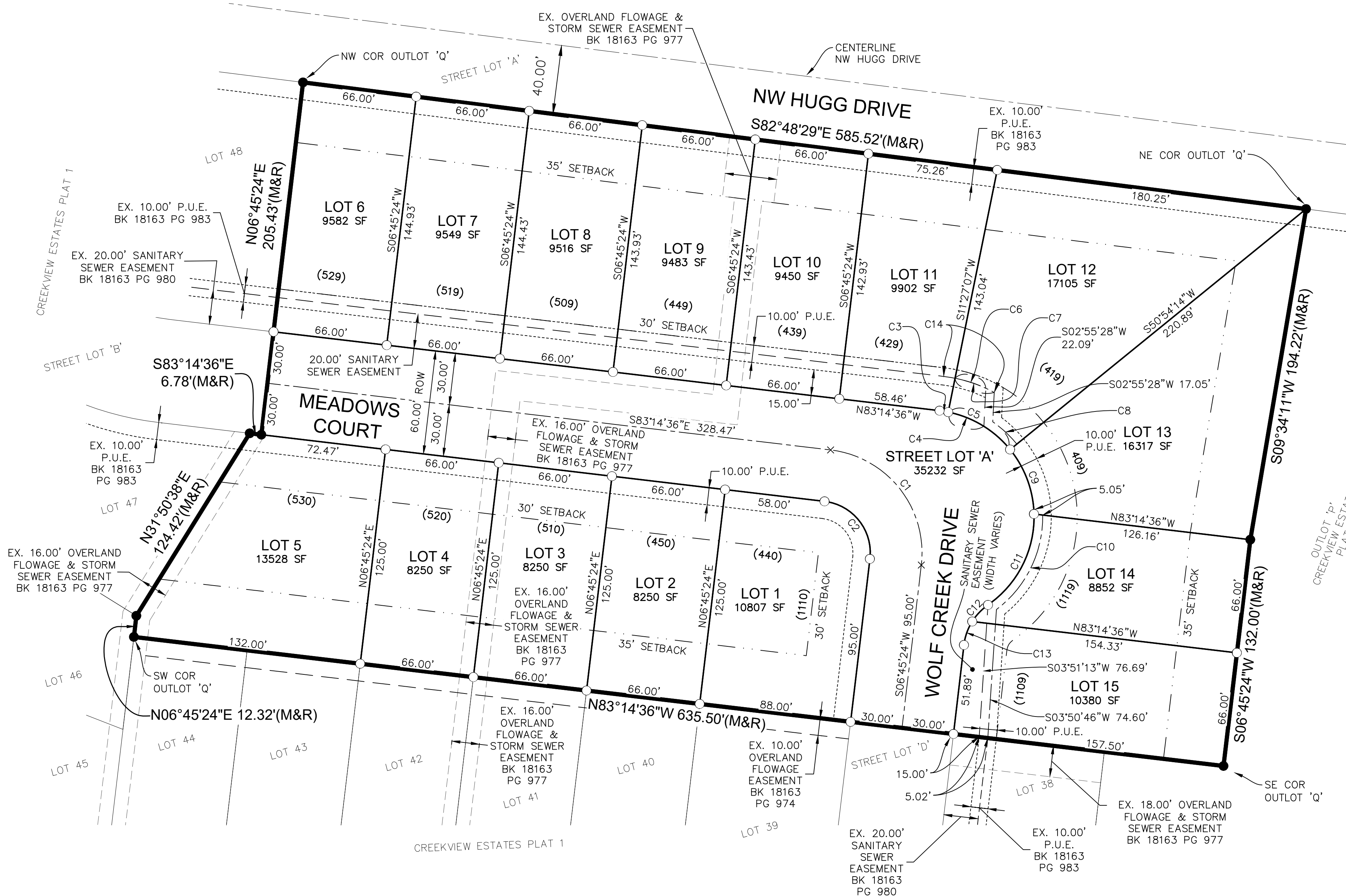
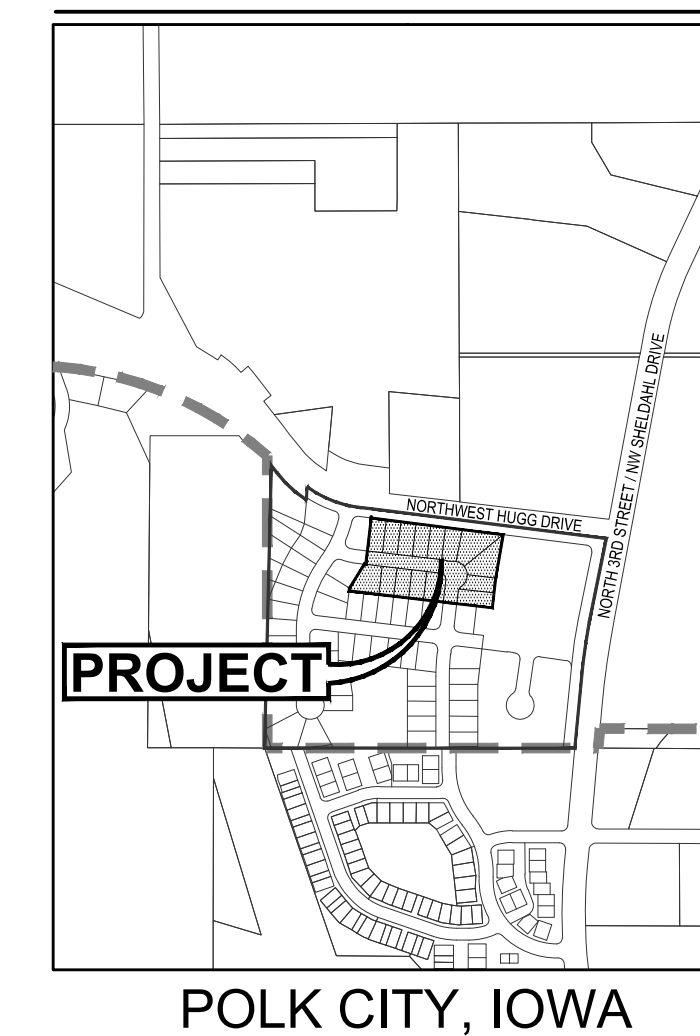
NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING EXHIBIT WHICH SHALL BE RECORDED WITH THE FINAL PLAT.
- NO LOT WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE A DRIVEWAY OFF NW HUGG DRIVE.
- NO LOT WITHIN THIS PLAT SHALL BE PERMITTED MORE THAN ONE DRIVEWAY.
- NO LOT WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE AN INDIVIDUAL MAILBOX.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY, INCLUDING ASSOCIATED PRIVATE STORM SEWERS, LOCATED IN CREEKVIEW ESTATES PLAT 1.
- THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE DRAINAGE OBSTRUCTIONS FROM OVERLAND FLOWAGE EASEMENT AREAS.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EMBANKMENTS, INCLUDING REPAIR OF ANY DAMAGE DUE TO EROSION, WITHIN ALL DETENTION EASEMENTS OR OVERLAND FLOWAGE EASEMENTS.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND SIDEWALK REPAIR AT THE CLUSTER MAILBOX ADJACENT TO THEIR LOT, IF ANY.
- LOT A SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR STREET RIGHTS-OF-WAY.
- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (P.U.E.) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER, THE USE OF THE P.U.E. IS SUBORDINATE TO THE USE OF THE DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE P.U.E. THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE OF THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE P.U.E. IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.

CURVE DATA

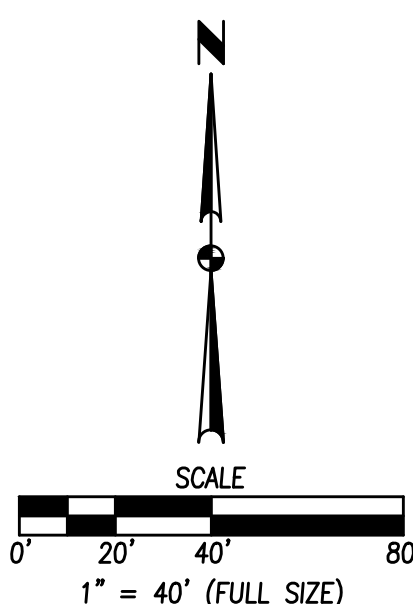
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	60.00'	94.25'	S38°14'36"E	84.85'
C2	90°00'00"	30.00'	47.12'	S38°14'36"E	42.43'
C3	4°42'19"	62.00'	5.09'	N80°54'02"W	5.09'
C4	20°38'07"	62.00'	22.33'	N68°13'49"W	22.21'
C5	39°27'07"	62.00'	42.69'	N58°49'19"W	41.85'
C6	13°05'32"	82.00'	18.74'	S72°00'08"E	18.70'
C7	16°54'10"	82.00'	24.19'	S70°05'48"E	24.10'
C8	16°16'26"	67.00'	19.03'	S47°13'59"E	18.97'
C9	37°30'22"	62.00'	40.59'	N20°20'35"W	39.86'
C10	54°05'31"	67.00'	63.25'	S26°04'58"W	60.93'
C11	56°48'20"	62.00'	61.47'	N26°48'46"E	58.98'
C12	23°09'13"	33.00'	13.34'	N43°38'19"E	13.24'
C13	25°18'19"	33.00'	14.57'	N19°24'33"E	14.46'
C14	21°35'28"	82.00'	30.90'	N72°26'26"W	30.72'

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS (1234)	(1234)	
CENTERLINE	—	
SECTION LINE	—	
EASEMENT LINE	—	
BUILDING SETBACK LINE	—	
PLAT BOUNDARY	—	



BULK REGULATIONS

R-2 REGULATIONS SHALL APPLY:

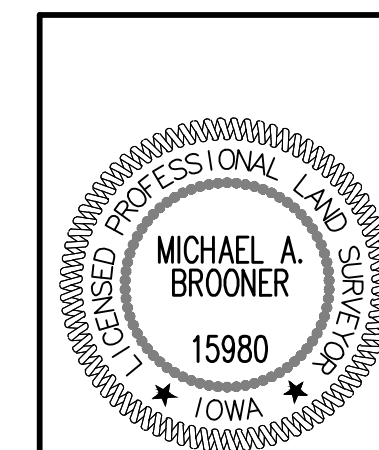
MINIMUM LOT AREA	= 8,000 SF
MINIMUM LOT WIDTH	= 65 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 35 FT
SIDE YARD	= 8 FT

DATE OF SURVEY

JUNE 18, 2021

ZONING

EXISTING: R-2



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

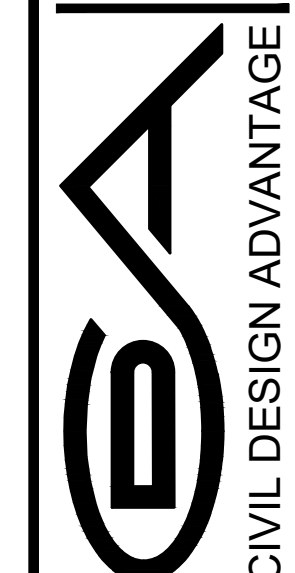
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

REVISIONS	DATE
FIRST SUBMITTAL	11/02/21
REVISED PER LETTER DATED 11-01-21	11/05/21
REVISED PER EMAIL DATED 11-15-21	11/15/21

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: REVIEW:
 TECH:

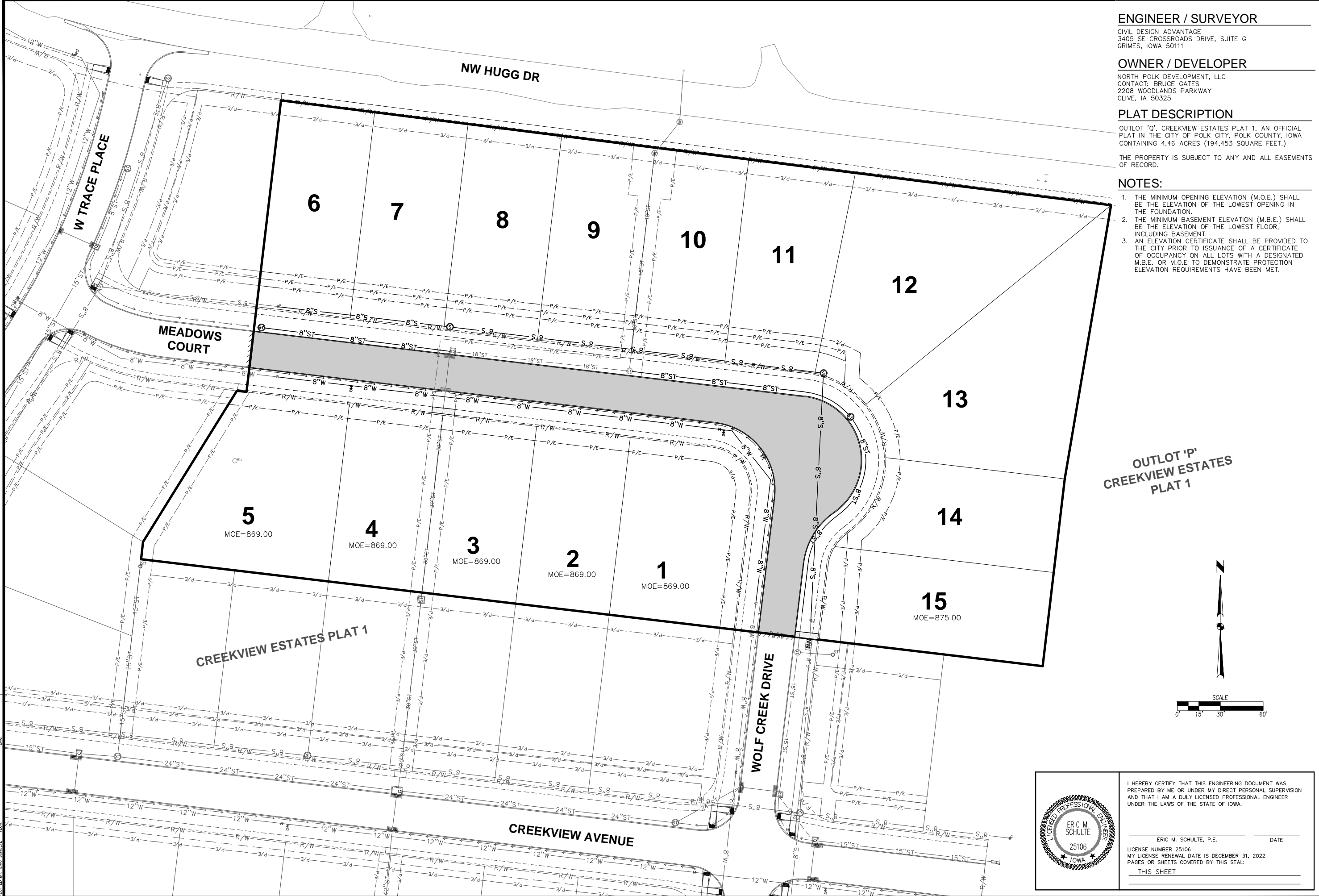


CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

CREEKVIEW ESTATES PLAT 2
 FINAL PLAT

2101.048

FILED IN POLK COUNTY IOWA UNDER PLAT 2101.048
 DATE: 11/15/21 1:35 PM
 COMMENTS:
 DRAWN BY: JOSH WINGSTAD
 CHECKED BY: JOSH WINGSTAD
 PLOTTED BY: JOSH WINGSTAD



ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

OWNER / DEVELOPER

NORTH POLK DEVELOPMENT, LLC
 CONTACT: BRUCE GATES
 2208 WOODLANDS PARKWAY
 CLIVE, IA 50325

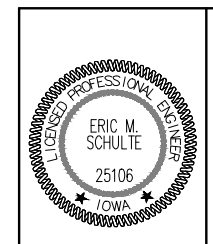
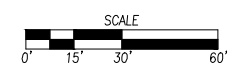
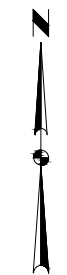
PLAT DESCRIPTION

OUTLOT 'O', CREEKVIEW ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA CONTAINING 4.46 ACRES (194,453 SQUARE FEET.)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:

1. THE MINIMUM OPENING ELEVATION (M.O.E.) SHALL BE THE ELEVATION OF THE LOWEST OPENING IN THE FOUNDATION.
2. THE MINIMUM BASEMENT ELEVATION (M.B.E.) SHALL BE THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT.
3. AN ELEVATION CERTIFICATE SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON ALL LOTS WITH A DESIGNATED M.B.E. OR M.O.E. TO DEMONSTRATE PROTECTION ELEVATION REQUIREMENTS HAVE BEEN MET.



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.

ERIC M. SCHULTE, P.E. _____ DATE _____
 LICENSE NUMBER 25106
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET _____

COMMENT: ERIC M. SCHULTE
 FILE: H:\2021\210048\210048-ENGINEERING EXHIBIT.DWG
 PLOTTED BY: ERIC SCHULTE
 DATE: 11/14/2021 2:44 PM

DATE	11/04/2021
REVISIONS	
PREPARED BY	ENGINEER:
TECH:	
 CIVIL DESIGN ADVANTAGE POLK CITY, IOWA	
CREEKVIEW ESTATES - PLAT 2 ENGINEERING EXHIBIT	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400	
1 / 1 2101.048	

RESOLUTION NO. 2022-19

**RESOLUTION APPOINTING POLK CITY'S REPRESENTATIVES TO IOWA
COMMUNITIES' ASSURANCE POOL**

WHEREAS, the City of Polk City is a member of the Iowa Communities Assurance Pool (ICAP); and,

WHEREAS, ICAP requires the City of Polk City, Iowa to designate an individual and alternate representative to act as liaison with ICAP; and,

WHEREAS, the Member Proxy sets forth the process for the appointment of a primary and an alternate to serve as liaison between the City of Polk City, Iowa and ICAP for the purposes of relating risk reduction and loss control information.

NOW THEREFORE BE IT RESOLVED that the City Council of Polk City, Iowa hereby appoints Jenny Coffin, City Clerk/Treasurer as primary representative to Iowa Communities Assurance Pool (ICAP) and Chelsea Huisman, City Manager as an alternate representative.

PASSED AND APPROVED this 14th day of February 2022.

Steve Karsjen, Mayor

Attest:

Jenny Coffin, City Clerk



Member Proxy

Be it known, that the undersigned representative of the Governmental Sub-Division (hereafter referred to as MEMBER) by resolution of the governing body, a copy of which is attached hereto, hereby nominates and appoints the following individual and alternate to represent the MEMBER with the Iowa Communities Assurance Pool (hereinafter referred to as the POOL). The individual and alternate shall act as liaison between MEMBER and the POOL for the purposes of relating risk reduction and loss control information, and any other loss information or instructions concerning the obligations of the MEMBER imposed by signing the Iowa Risk Management Agreement and the rules and regulations established thereunder, to the same extent and with like effect as the undersigned thereunder, to the same extent as the undersigned could do if personally present and the undersigned does hereby ratify and confirm and adopt all action done or taken by the individual or alternate.

Primary Contact:	<u>Jenny Coffin</u>	Alternate Contact:	<u>Chelsea Huisman</u>
Title:	<u>City Clerk/City Treasurer</u>	Title:	<u>City Manager</u>
Address:	<u>PO Box 426</u>	Address:	<u>PO Box 426</u>
Address:	<u></u>	Address:	<u></u>
City, State, Zip:	<u>Polk City, IA 50226</u>	City, State, Zip:	<u>Polk City, IA 50226</u>
Email:	<u>jcoffin@polkcityia.gov</u>	Email:	<u>chuisman@polkcityia.gov</u>
Telephone:	<u>515-984-6233</u>	Telephone:	<u>515-984-6233</u>

In witness whereof, this proxy was executed on the 14 day of February in the year 2022, by the undersigned duly authorized officers of the Governmental Subdivision indicated below:

Governmental Subdivision: City of Polk City

Member ICAP #: 0084

By: Jenny Coffin
 Title: City Clerk
 By: Jenny Coffin
 (City Clerk/County Auditor/Board Secretary)

SITE PLAN AMENDMENT REVIEW

Date: February 9, 2022

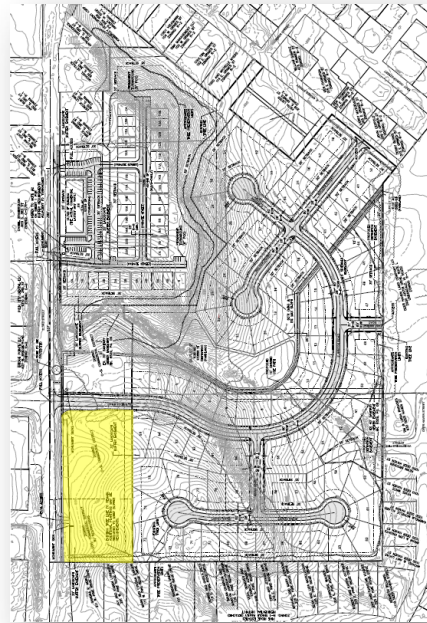
Prepared by: Travis Thornburgh, P.E.

Project: HyVee Dollar Fresh

Project No.: 121.0436.01

GENERAL INFORMATION:

Applicant:	Hy-Vee Inc.
Property Owners:	Lot 39: Hy-Vee Inc. Outlot Z: Kimberly Development Corp.
Requested Action:	Approval of Site Plan
Location	Lot 39 and Outlot Z of Crossroads at the Lakes Plat 2
Size:	3.99 acres
Zoning:	C-2 (Restricted)
Propose Use:	Grocery Store



PROJECT DESCRIPTION:

On November 8, 2021, Hy-Vee presented a site plan to the Polk City Council. This site plan was approved. The included site plan is a proposed amendment to the approved site plan. The amendment alters the proposed parking lot layout to be constructed concurrently with the proposed Hy-Vee Dollar Fresh grocery store. The alteration to the parking lot is minor, with adjustments to locations of parking stalls. As part of this amendment, Hy-Vee is proposing a reduction in the overall paved area of the parking lot and is removing the dedicated truck lane originally proposed along the south edge of the property.

Access points from public streets will not change as part of this amendment, nor will the overall function of the site.

Public improvements are required with the site plan. These improvements include a public storm sewer beginning at S. 3rd Street and running across HyVee's property to the existing public storm sewer manhole installed with Crossroads at the Lakes Plat 2. This project also requires traffic-related public improvements on S. 3rd Street including installation of a center median island and a paving of a northbound right-turn lane for HyVee's access on that street.

GENERAL INFORMATION:

- A. ***Construction Drawings for Public Storm Sewer.*** The Construction Drawings for the public storm sewer were prepared by LT Leon for review by the City Engineer. All review comments have been addressed. The City Engineer is awaiting provision of signed plans for public storm sewer improvements.
- B. ***Construction Drawings for S. 3rd Street (IA 415) Improvements.*** The Construction Drawings for the S. 3rd Street Improvements were prepared by Shive-Hattery for review. Once all review comments are addressed, these Construction Drawings will need to be approved by Council and the Iowa DOT Access Permit must be issued prior to commencing construction within the right-of-way and must be approved prior to issuance of a full Building Permit for the grocery store.

Note: For all public improvements, including both the Public Storm Sewer and S. 3rd Street Improvements, the developer is responsible for reimbursing the city for construction observation and for providing 4-year maintenance bonds and as-built Record Drawings prior to Council acceptance of said public improvements. All public improvements will need to be accepted by the City Council prior to issuance of a temporary or Permanent Certificate of occupancy for the grocery store.

REVIEW COMMENTS:

Submittal #9 of the site plan addresses all review comments provided by City Staff.

Comments on the Construction Drawings for public storm sewer and S. 3rd Street Public Improvements have been provided and addressed separately.

RECOMMENDATION:

Based on the satisfactory resolution of the above Review Comments, staff recommends approval of the Site Plan Amendment to the Site Plan for Hy-Vee Dollar Fresh, subject to:

1. No temporary or permanent Certificate of Occupancy will be issued for the Dollar Fresh until all public improvements are ready for acceptance by City Council and the required 4-year maintenance bonds have been provided by the developer's contractors.
2. No construction shall be permitted in the Highway 415 right-of-way until the applicant has obtained the required permit from Iowa DOT.
3. Payment in full of all fees to the City of Polk City.

RESOLUTION NO. 2022-20

**A RESOLUTION APPROVING THE SITE PLAN AMENDMENT
FOR HY-VEE DOLLAR FRESH**

WHEREAS, City Council approved a site Plan for Hy-Vee on November 8, 2021, for a proposed Dollar Fresh grocery store to be located at the southeast corner of S. 3rd Street and Bridge Road on Lot 39 of Crossroads at the Lakes Plat 2, Polk City, Iowa; and

WHEREAS, Hy-Vee has submitted a proposed amendment to the approved site plan which alters the proposed parking lot layout to be constructed concurrently with the proposed Hy-Vee Dollar Fresh Grocery store; and

WHEREAS, the parking lot alterations are minor, including removal of the dedicated truck lane originally proposed along the east side of the parking lot resulting in adjustments to the locations of parking stalls and trash enclosure; and

WHEREAS, the City Engineer has reviewed the Site Plan Amendment and accompanying documents and recommend its approval subject to the following

- No issuance of a full Building Permit until the Developer provides a signed contract with MidAmerican Energy for the installation of streetlights on S. 3rd Street.
- Provision of an Entrance Permit and Utility accommodation Permit, approved by Iowa DOT, is required prior to construction of the south driveway onto Highway 415 or the public storm sewer in DOT's right-of-way.
- No temporary or permanent Certificate of Occupancy will be issued for the Dollar Fresh store until all Public Improvements have been accepted by the City Council of the City of Polk City and the required 4-year maintenance bond have been provided.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the City Engineer and deems it appropriate to approve the Site Plan for Hy-Vee Dollar Fresh subject to provision of a signed contract with MidAmerican Energy for streetlights prior to issuance of a full Building Permit, provision of an Iowa DOT permit prior to commencing work within the Highway 415 right-of-way, and acceptance of the public improvements prior to issuance of a temporary or permanent Certificate of Occupancy.

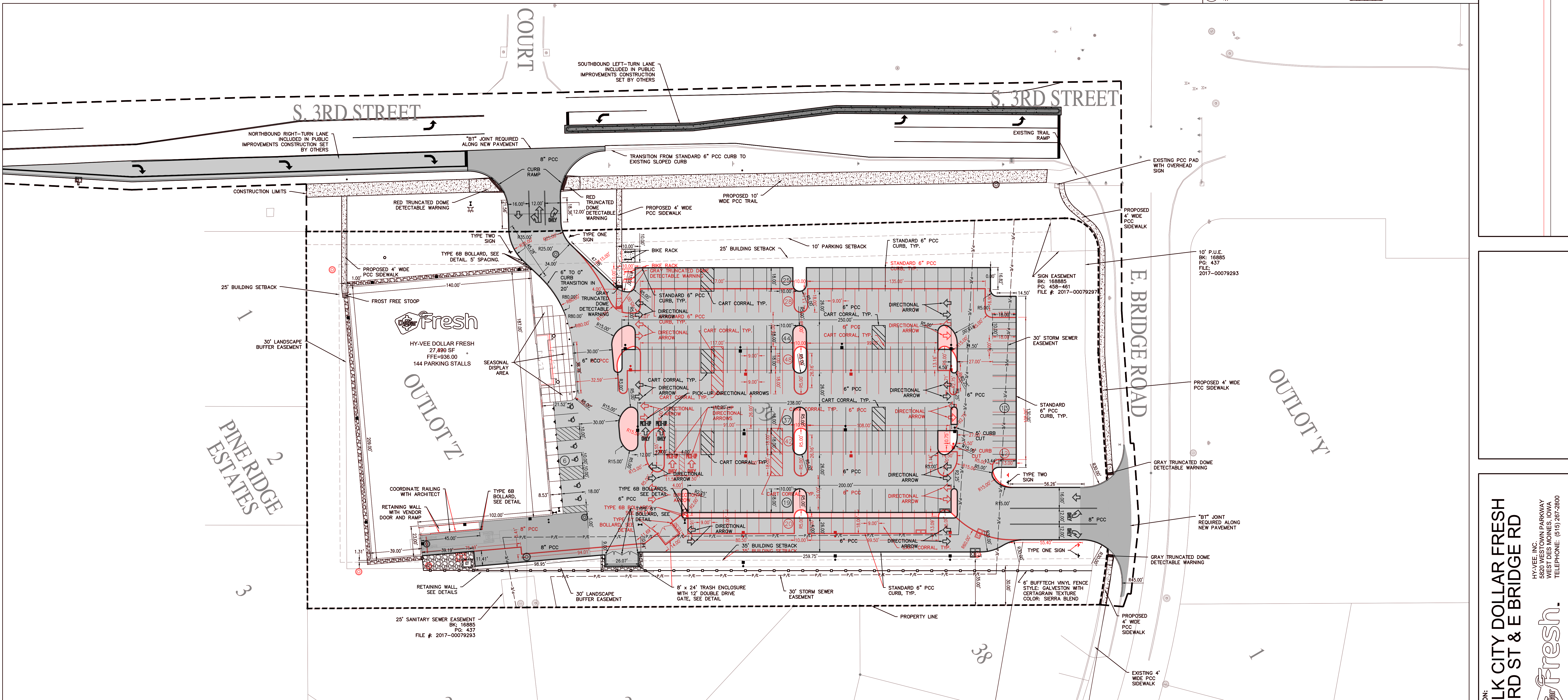
PASSED AND APPROVED the 14 day of February 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

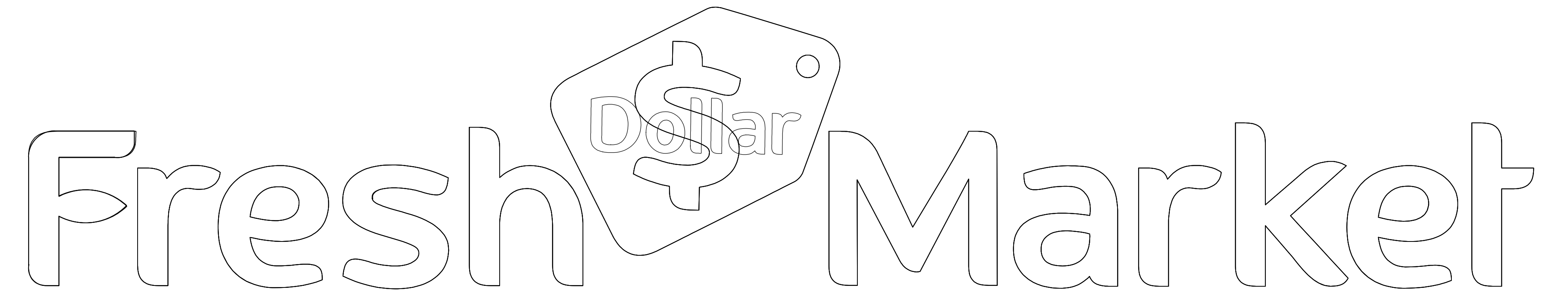
OWNER/APPLICANT HY-VEE, INC. 5820 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266	CIVIL ENGINEER LT LEON ASSOCIATES, INC. 500 EAST LOCUST STREET, SUITE 400 DES MOINES, IOWA 50309 (515) 422-7016 CONTACT: LUIS LEON, P.E.	PAVEMENT SPECIFICATIONS CONCRETE: 1. CONCRETE MIX BY UNIT VOLUME. MATCH IOWA SUDAS C-SUD MIX DESIGN. TYPE IP BLENDED CEMENT: 10.6% POTABLE WATER: 13.3% AIR ENTRAINMENT: 06.0% FINE AGGREGATE (No. 20): 31.5% COURSE AGGREGATE (No. 10): 38.6% A. MAXIMUM SUBSTITUTION OF FLY ASH SHALL BE 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. B. MAXIMUM SLUMP USING SLIP-FORM PLACEMENT IS 1 1/2". MAXIMUM SLUMP USING OTHER PLACEMENT METHODS IS 4". C. AGGREGATE SHALL BE CLEAN SAND AND CLEAN CRUSHED STONE OR CLEAN GRAVEL FOR HIGH DURABILITY. 2. INSTALL ROADS, PARKING SURFACES, SIDEWALKS AND CURBS WHERE INDICATED ON PLAN. CONCRETE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS. 3. FOR CONCRETE PAVEMENTS, PROVIDE CONTROL JOINTS AT 12'-0" OVER CENTER EACH WAY MAXIMUM UNLESS NOTED OTHERWISE ON PLAN.	4. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO AC308 DURING HOT WEATHER AND AC0 306.1 DURING COLD WEATHER. 5. CONCRETE FINISH: MEDIUM BROOM PERPENDICULAR TO THE PATH OF TRAVEL. 6. CONCRETE CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1. 7. CONCRETE SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY. 8. CONCRETE ROADS, PARKING LOT, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL. DO NOT USE BACKER ROD.	HAZARDOUS SUBSTANCE NOTES 1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA. 2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.	LEGEND 	REVISION DATE BY
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SITE PLAN NOTES 1. SIDEWALKS: INSTALL WHERE INDICATED ON PLANS. ALL NEW SIDEWALK SLABS SHALL BE A MINIMUM OF 4 INCHES THICK CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4" MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 6'-0" O/C MAXIMUM UNLESS OTHERWISE NOTED. 2. ROADS, PARKING SURFACES, AND CURBS: INSTALL WHERE INDICATED ON PLANS. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE 1-1/2 INCH MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS NOTED OTHERWISE. 3. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI 305 DURING HOT WEATHER AND ACI 306.1 DURING COLD WEATHER. 4. CONCRETE FINISH: MEDIUM BROOM 5. BACKER ROD: DO NOT USE BACKER ROD 6. CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1 7. SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY. 8. ROADS, PARKING, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL.	9. CONCRETE TESTING: CORE COMPRESSIVE AND DEPTH TESTING AT 10 RANDOM LOCATIONS CHOSEN BY OWNER REPRESENTATIVE AT COMPLETION OF EXTERIOR CONCRETE WORK. TESTING SHALL BE DONE FOR COMPLIANCE WITH ACI 318 AND IN ACCORDANCE WITH ASTM C243/C242M. 10. SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS. BOLLARD LOCATIONS MUST BE COORDINATED WITH AND APPROVED BY THE HY-VEE SITE WORK REPRESENTATIVE PRIOR TO BEGINNING WORK. 11. SEE STRUCTURAL PLANS AND SOILS REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS. 12. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO FORMING PAVEMENTS. 13. NO OUTDOOR STORAGE IS PERMITTED, OTHER THAN AS DESIGNATED ON THE APPROVED SITE PLAN. 14. PRIOR TO ISSUANCE OF BUILDING PERMIT, DEVELOPER SHALL PROVIDE PLANS AND SPECIFICATIONS FOR RETAINING WALLS THAT HAVE BEEN CERTIFIED BY A STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER. HANDRAIL MAY BE REQUIRED ON TOP OF RETAINING WALL BY BUILDING INSPECTOR. 15. MAIL WILL BE DELIVERED VIA A POSTAL PICK UP UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR AS PART OF A CLUSTER MAILBOX UNIT. NO INDIVIDUAL MAILBOX SHALL BE PERMITTED. 16. DELIVERY HOURS WILL BE IN CONFORMANCE WITH THE CITY OF POLK CITY'S NOISE ORDINANCE. 17. NO MONUMENT SIGN IS PROPOSED ON THIS SITE. 18. A PERMIT SHALL BE OBTAINED FROM WRA FOR THE FATS, OILS, AND GREASE SEPARATOR PRIOR TO ISSUANCE OF BUILDING PERMIT.	GENERAL NOTES 1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION. 2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION. 3. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT. 4. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED. 5. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. 6. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING. 7. UNLESS DETAILED OR NOTED OTHERWISE, PROVIDE 1" PRE-MOLDED EXPANSION JOINT MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST EXISTING CONCRETE. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR CONCRETE TO ELIMINATE VOIDS. 8. FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE. 9. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER. 10. CONFIRM ALL DIRECTIONAL SIGNS, ORDER BOARD, MENU, CLEARANCE BAR, DETECTOR LOOPS, ELECTRICAL, AND PAVEMENT MARKING LOCATIONS WITH APPROVED SHOP DRAWINGS FOR THE COFFEE VENDOR PRIOR TO STARTING INSTALLATION OF EQUIPMENT. 11. IOWA DEPARTMENT OF TRANSPORTATION SHALL APPROVE ACCESS PERMIT PRIOR TO START OF CONSTRUCTION.	SIGNAGE, STRIPING AND PAINTING SPECIFICATIONS: 1. PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS 'TRAFFIC YELLOW'. UNLESS OTHERWISE NOTED ON PLANS AND DETAILS. 2. PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT UNLESS OTHERWISE NOTED ON PLANS AND DETAILS. 3. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-8-1325, TYPE 1, GRADATION A. 4. BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR. 5. APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS. 6. MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED. 7. APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAYMENT. 8. TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS AT 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAYMENT. 9. PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY. 10. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136.	ZONING ZONING: LOT 39: C-2 COMMERCIAL DISTRICT OUTLOT Z: C-2 COMMERCIAL DISTRICT PROPOSED USE: DOLLAR FRESH STORE PARKING SETBACKS 10' FROM ADJACENT STREET 5' ALL OTHER LANDSCAPE BUFFER 30' LANDSCAPE BUFFER EASEMENT FROM EAST AND SOUTH PROPERTY LINE	LEGAL DESCRIPTION LOT 39, IN CROSSROADS AT THE LAKE PLAT 2, AN OFFICIAL PLAT, NO INCLUDED IN AND FORMING A PART OF POLK CITY, POLK COUNTY, IOWA OUTLOT Z CROSSROADS AT THE LAKES PLAT 2 BUILDING SETBACKS FRONT YARD: 25' REAR YARD: 35' SIDE YARD: NONE (ADJACENT TO COMMERCIAL) SIDE YARD: 20' (ADJACENT TO RESIDENTIAL) MAX BUILDING HEIGHT: 4 STORIES (60') IMPERVIOUS SURFACE CALCULATIONS DOLLAR FRESH STORE: TOTAL AREA = 174,061 SF IMPERVIOUS BUILDING = 27,490 SF (15.8%) PAVING = 80,739 SF (46.8%) OPEN SPACE: TOTAL = 66,832 SF (37.8%) INTERIOR = 3,983 SF (1.8%)	PARKING REQUIREMENTS DOLLAR FRESH: 1/200 RATIO REQUIRED SPACES: 138 PROVIDED SPACES: 144 MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES: 4 PROVIDED ACCESSIBLE SPACES: 6 SITE PLAN DRAWN: IOM DATE: 11/08/2021 SCALE: 1"=30' JOB NUMBER: 007.077 SHEET: C2.0 IOWA ONE CALL CALL 811 / 1-800-292-8989 2 Working Days BEFORE YOU DIG DigSafeWait48.com
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HY-VEE INC.

5820 Westown Parkway West Des Moines, Iowa 50266



PROJECT LOCATION:

POLK CITY, IA

102 E. BRIDGE RD.

DEVELOPER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

OWNER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

CIVIL ENGINEER

LT LEON ASSOCIATES, INC.
500 E LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

LANDSCAPE ARCHITECT

LT LEON ASSOCIATES, INC.
500 E LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

SITE SURVEY

THOMAS LAND SURVEYING, LLC
6230 90TH AVENUE
INDIANOLA, IOWA 50125
515-494-6663

REGULATORY AGENCIES

CITY ADMINISTRATOR
CHELSEA HUISMAN
515-984-6233

PUBLIC WORKS
MIKE SCHULTE
515-984-6233

FIRE CHIEF
JIM MITCHELL
515-984-6304

POLICE CHIEF
JEREMY SIEPKER
515-84-6565

UTILITY CONTACTS

STATE ONE CALL
1-800-292-8989

GAS
MIDAMERICAN ENERGY COMPANY
1-888-427-5632

ELECTRIC
MIDAMERICAN ENERGY COMPANY
1-888-427-5632

TELEPHONE
CENTURYLINK
1-800-244-1111

CABLE
MEDIACOM
1-800-262-3843

WATER
CITY OF POLK CITY
515-984-6223

SHEET INDEX

- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING PLAN
- C3.1 EROSION CONTROL PLAN
- C4.0 UTILITY PLAN
- C4.1 PHOTOMETRIC PLAN
- C5.0 PLANTING PLAN
- C5.1 PLANTING DETAILS
- C6.0 CONSTRUCTION DETAILS
- C6.1 CONSTRUCTION DETAILS
- C6.2 CONSTRUCTION DETAILS
- C6.3 CONSTRUCTION DETAILS
- C6.4 CONSTRUCTION DETAILS

SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

DIVISION 31 - EARTHWORK

(312323) FILL:
PRODUCT DATA
MATERIAL SOURCE

DIVISION 32 - EXTERIOR IMPROVEMENTS

(321216) ASPHALT PAVING:
LIGHT DUTY MIX DESIGN
HEAVY DUTY MIX DESIGN

(321313) CONCRETE PAVING:
6" PCC MIX DESIGN
8" PCC MIX DESIGN
PAVING PHASING PLAN LAYOUT
PAVING JOINT PLAN LAYOUT
CURE COMPOUND PRODUCT DATA

(321316) DECORATIVE CONCRETE PAVING:
CONCRETE STAIN PRODUCT DATA

(321373) CONCRETE PAVING JOINT SEALANTS:
TAR JOINT SEALANT PRODUCT DATA

(321613) CURBS AND GUTTERS:
CURB AND GUTTER DESIGN MIX

(321623) SIDEWALKS:
SIDEWALK MIX DESIGN

(321723) PAVEMENT MARKINGS:
PAVEMENT MARKING PRODUCT DATA

(323100) FENCES AND GATES:
FENCE AND GATE PRODUCT DATA

(323200) RETAINING WALLS:
RETAINING WALL PRODUCT DATA
RETAINING WALL SHOPS

(323913) BOLLARDS:
PRODUCT DATA

(328000) IRRIGATION:
IRRIGATION CONTROLS PRODUCT DATA
IRRIGATION LAYOUT

SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

(329000) PLANTINGS:
PLANT SUBSTITUTION SCHEDULE
MULCH PRODUCT DATA

(329113) SOIL PREPARATION:
AMEND SOIL MIX

(329219) SEEDING:
SEEDING PRODUCT DATA

(329223) SOD:
SOD PRODUCT DATA

DIVISION 33 - UTILITIES

(331400) WATER MAIN APPURTENANCES:
WATER MAIN AND APPURTENANCES

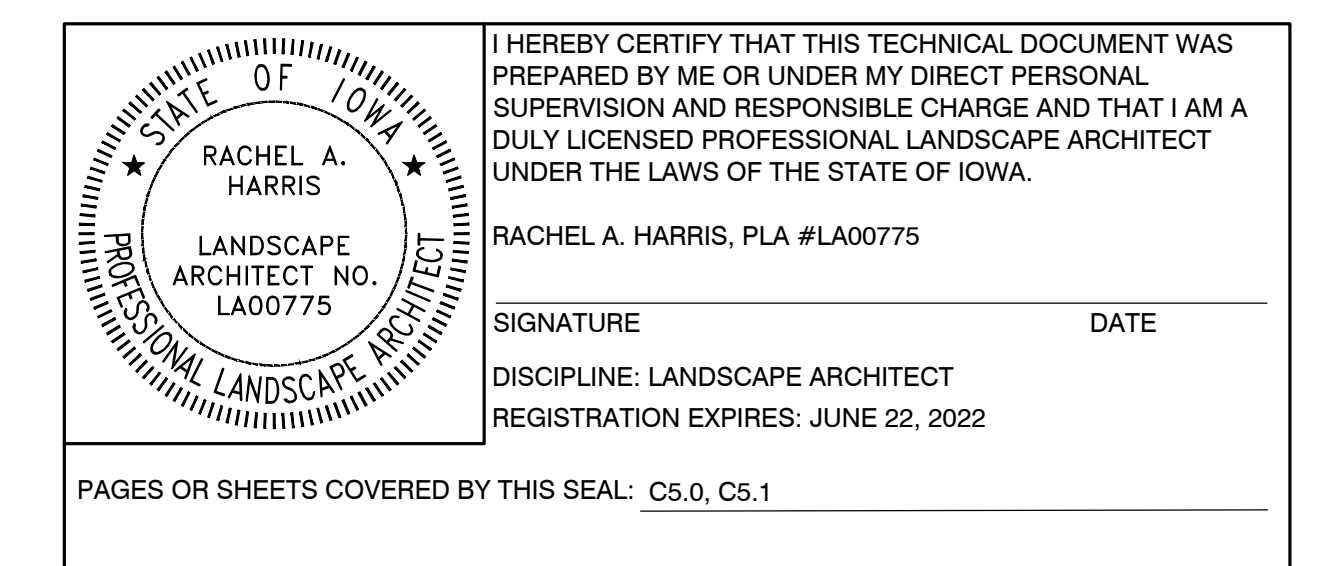
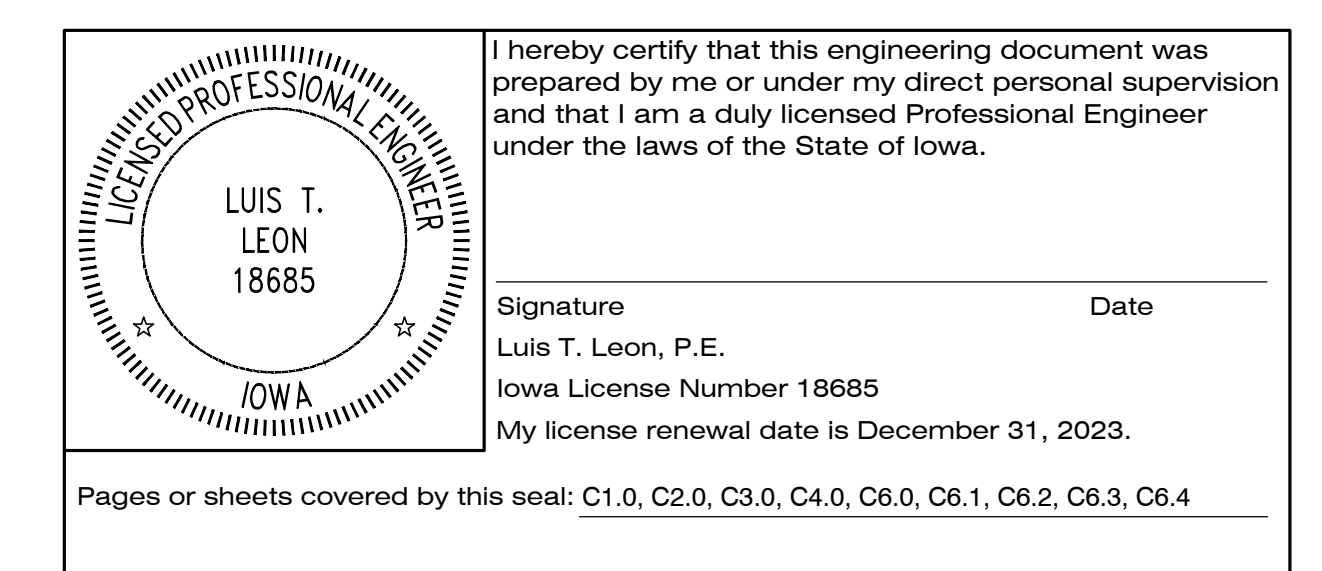
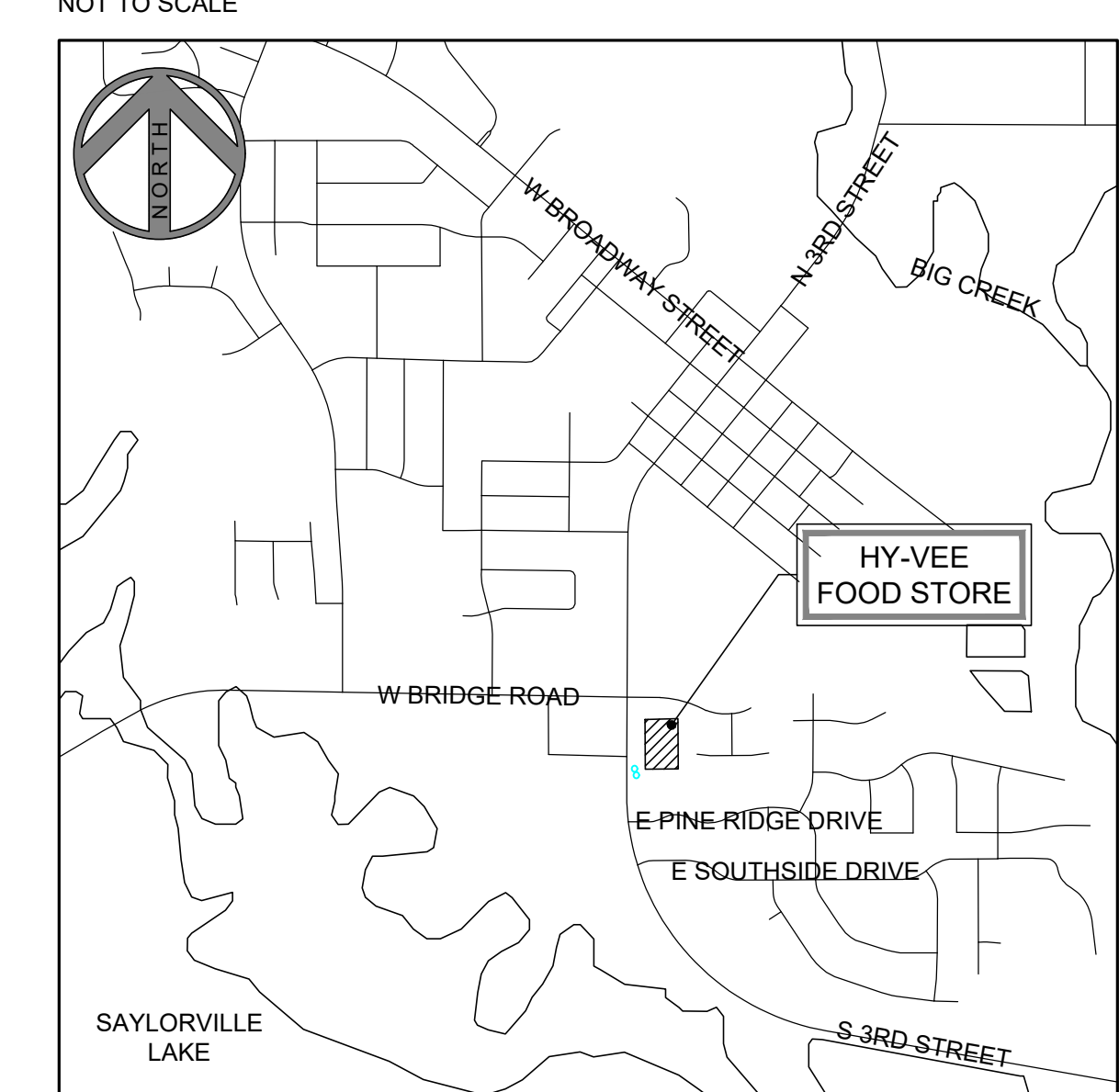
(333100) SANITARY SEWER:
SANITARY SEWER AND
MANHOLES

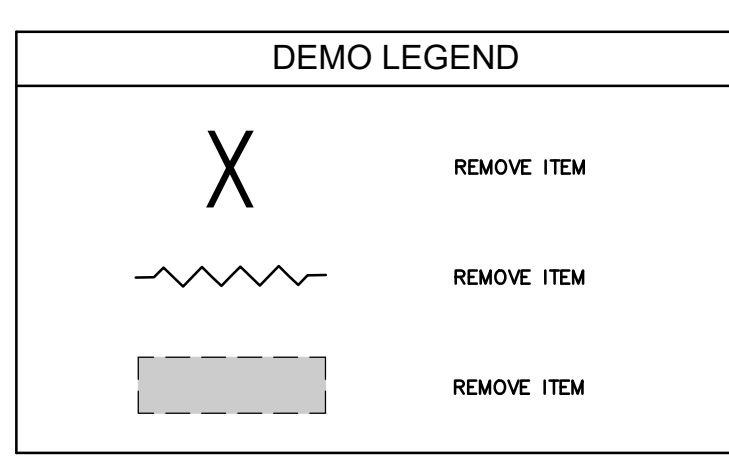
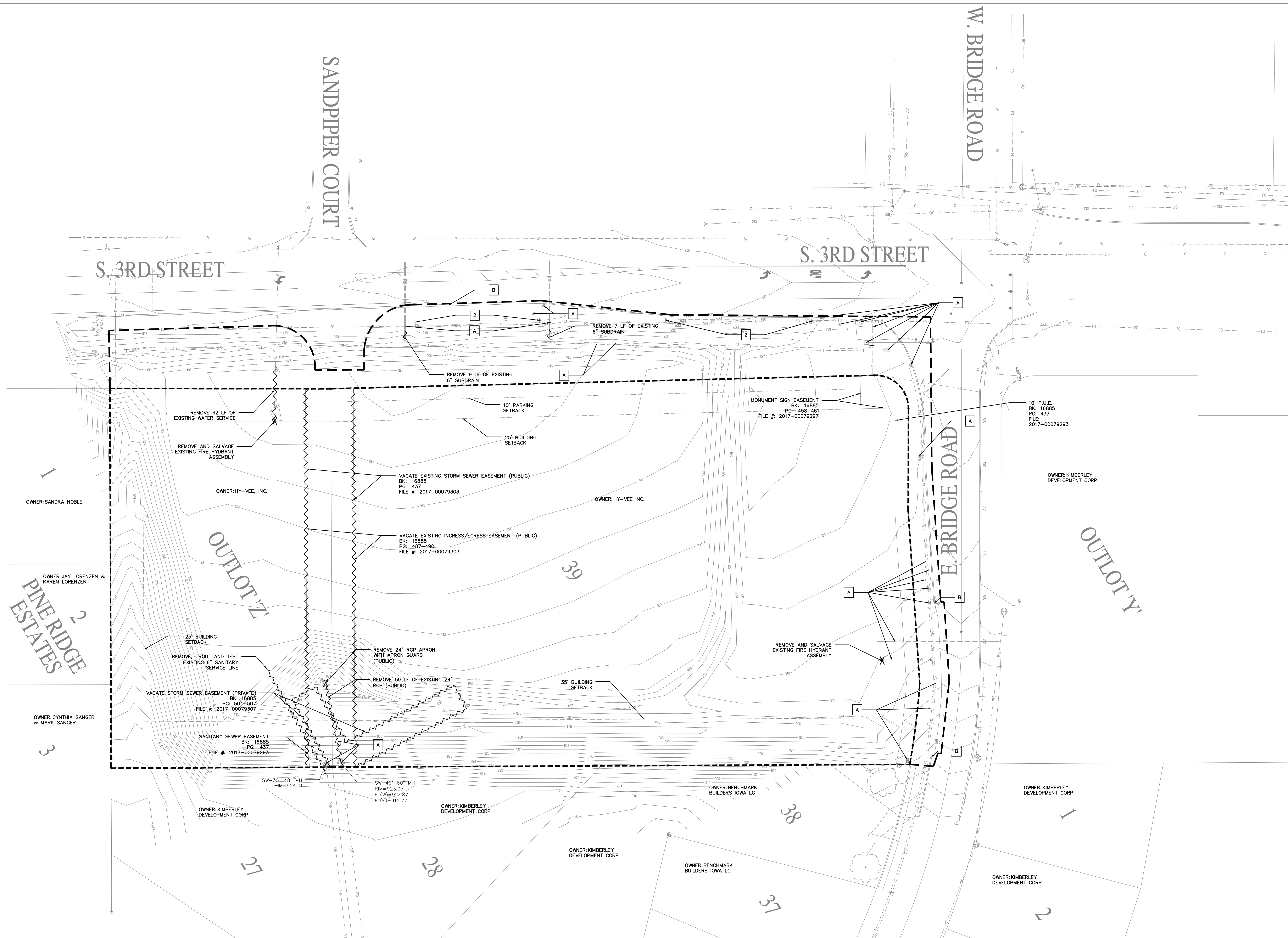
(334100) STORM DRAIN PIPING:
STORM SEWER MANHOLES
TRENCH DRAINS
DRAIN TILE

NOTES

1. TRAFFIC-RELATED PUBLIC IMPROVEMENTS SHOWN ON S. 3RD STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS AS APPROVED BY CITY COUNCIL AND IOWA DOT.
2. THE PUBLIC STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS AS APPROVED BY CITY COUNCIL.

SITE LOCATION MAP





DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY THE CITY OF POLK CITY A MINIMUM OF TWO WEEKS IN ADVANCE PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT TO THE CITY A TRAFFIC CONTROL PLAN AND CONSTRUCTION SCHEDULE AND RECEIVE APPROVAL AND ANY NECESSARY PERMITS FROM THE CITY PRIOR TO WORKING IN THE PUBLIC WAY.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 88% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
- ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.
- ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. LIMB UP EXISTING TREES SO THAT MINIMUM CLEARANCE FOR A PEDESTRIAN IS 7 FOOT ABOVE GRADE. PRUNE ALL DEAD, DAMAGED, AND CROSSING BRANCHES AT THE BRANCH COLLAR. PRUNE NO MORE THAN 1/2 OF ANY TREE IN A CALENDAR YEAR. DO NOT PRUNE IN MONTHS OF APRIL OR MAY.
- ALL OPERATIONS ON THIS PROJECT SHALL BE COORDINATED WITH S. 3RD STREET IMPROVEMENT PROJECT AS OUTLINES IN PLANS PREPARED BY SHIVE-HATTERY.
- CONTRACTOR SHALL REFER TO IOWA DOT'S "ENTRANCE TO A HIGHWAY" FOR ADDITIONAL REQUIREMENTS AND DETAILS.

KEYED NOTES:

- REMOVE EXISTING PAVEMENT, CURB AND GUTTER. SAWCUT AT EXISTING JOINT LINE, TYP.
- REMOVE AND REPLACE EXISTING SIGN.
- PAVEMENT MARKINGS REMOVED AS A PART OF S. 3RD STREET IMPROVEMENT PROJECT PLANS PREPARED BY SHIVE-HATTERY.

PROTECT ITEMS:

- A PROTECT EXISTING UTILITY/STRUCTURE.
- B PROTECT EXISTING CURB AND GUTTER.

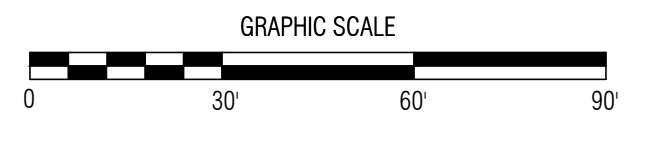
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: Luis T. Leon, P.E.
Iowa License Number 18685
My license renewal date is December 31, 2023.

Date: _____

Pages or sheets covered by this seal: C1.0

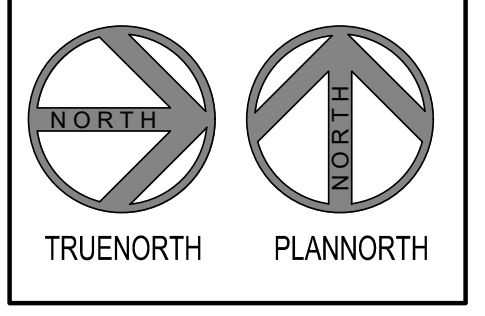
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LOCATION:
POLK CITY, IA
102 E. BRIDGE RD.

Fresh Market
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

DEMOLITION PLAN



DRAWN: IOM
DATE: 02/09/2022
SCALE: 1"=30'
JOB NUMBER: 007.077
SHEET: **C1.0**

OWNER/APPLICANT
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

CIVIL ENGINEER
LT LEON ASSOCIATES, INC.
500 EAST LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
(515) 422-7016

CONTACT: LUIS LEON, P.E.

PAVEMENT SPECIFICATIONS

CONCRETE:

1. CONCRETE MIX BY UNIT VOLUME. MATCH IOWA SUDAS C-SUD MIX DESIGN.
TYPE 1P BLENDED CEMENT: 10.6%
POTABLE WATER: 13.3%
AIR ENTRAINMENT: 06.0%
AIR AGGREGATE (1/8"): 31.5%
COURSE AGGREGATE (3/8" - 1.0"): 38.6%
A. MAXIMUM SUBSTITUTION OF FLY ASH SHALL BE 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C.
B. MAXIMUM SLUMP USING SLIP-FORM PLACEMENT IS 1 1/2". MAXIMUM SLUMP USING OTHER PLACEMENT METHODS IS 4".
C. AGGREGATE SHALL BE CLEAN SAND AND CLEAN CRUSHED STONE OR CLEAN GRAVEL FOR HIGH DURABILITY.

2. INSTALL ROADS, PARKING SURFACES, SIDEWALKS AND CURBS WHERE INDICATED ON PLAN. CONCRETE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.

3. FOR CONCRETE PAVEMENTS, PROVIDE CONTROL JOINTS AT 12'-0" OVER CENTER EACH WAY MAXIMUM UNLESS NOTED OTHERWISE ON PLAN.

4. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO AC308 DURING HOT WEATHER AND AC0 306.1 DURING COLD WEATHER.

5. CONCRETE FINISH: MEDIUM BROOM PERPENDICULAR TO THE PATH OF TRAVEL.

6. CONCRETE CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1.

7. CONCRETE SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY.

8. CONCRETE ROADS, PARKING LOT, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL. DO NOT USE BACKER ROD.

HAZARDOUS SUBSTANCE NOTES

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.

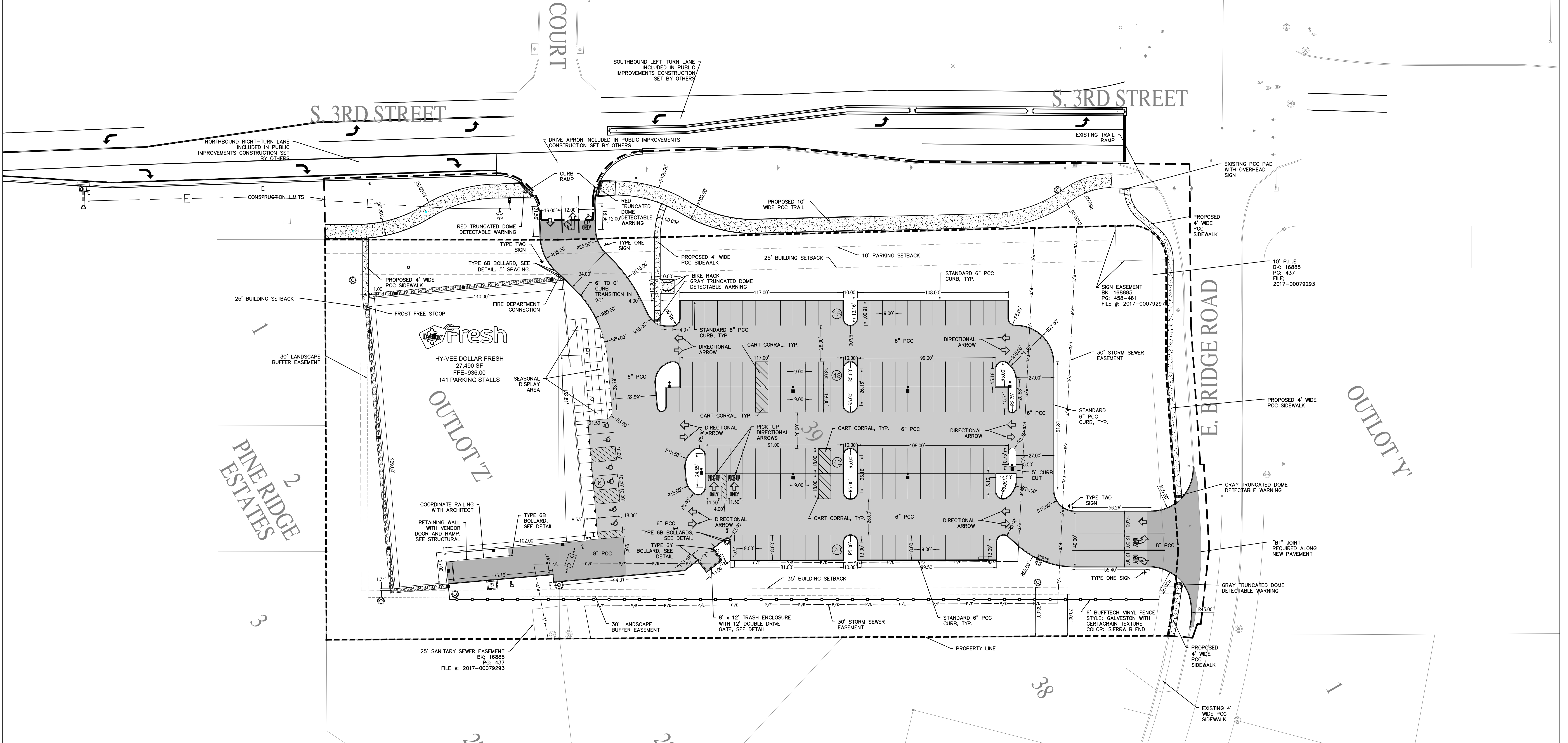
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.

LEGEND

●	PROPOSED BOLLARD	---	PROPOSED EROSION CONTROL FENCE
■	PROPOSED LIGHT FIXTURE AND BASE	---	PROPOSED STORM SEWER
○	PROPOSED SANITARY SEWER MANHOLE	---	PROPOSED SANITARY SEWER
○	PROPOSED CLEANOUT	---	PROPOSED UNDERGROUND TELEPHONE
○	PROPOSED STORM SEWER MANHOLE	---	PROPOSED GAS MAIN
○	PROPOSED STORM SEWER INTAKE	---	PROPOSED WATER MAIN
○	PROPOSED TRAFFIC SIGN	---	PROPERTY LINE
○	PROPOSED FIRE HYDRANT	---	SETBACK LINE
○	PROPOSED WATER VALVE	---	EASEMENT LINE
○	PROPOSED FROST FREE HYDRANT	---	PROPOSED CONTOUR LINE
○	PROPOSED SPOT ELEVATION	---	PROPOSED SIDEWALK
○	700.000 TOP OF CURB ELEVATION	---	PROPOSED 8" PCC
○	700.000U GUTTER ELEVATION	---	PROPOSED 6" PCC
○	TW TOP OF WALL ELEVATION	---	PROPOSED 6" PCC
○	BW BOTTOM OF WALL ELEVATION	---	CRITICAL UTILITY CROSSING
○	TYP TYPICAL	---	PROPOSED CONSTRUCTION ENTRANCE
○	PROPOSED SHRUB	---	
○	PROPOSED TREE	---	

REVISION

NO.	DATE	DESCRIPTION



SITE PLAN NOTES

1. SIDEWALKS: INSTALL WHERE INDICATED ON PLANS. ALL NEW SIDEWALK SLABS SHALL BE A MINIMUM OF 4 INCHES THICK CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4" MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS OTHERWISE NOTED.

2. ROADS, PARKING SURFACES, AND CURBS: INSTALL WHERE INDICATED ON PLANS. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE 1-1/2 INCH MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS NOTED OTHERWISE.

3. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI 308 DURING HOT WEATHER AND ACI 306.1 DURING COLD WEATHER.

4. CONCRETE FINISH: MEDIUM BROOM

5. BACKER ROD: DO NOT USE BACKER ROD

6. CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1

7. SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY.

8. ROADS, PARKING, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL

9. CONCRETE TESTING: CORE COMPRESSIVE AND DEPTH TESTING AT 10 RANDOM LOCATIONS CHOSEN BY OWNER REPRESENTATIVE AT COMPLETION OF EXTERIOR CONCRETE WORK. TESTING SHALL

BE DONE FOR COMPLIANCE WITH ACI 318 AND IN ACCORDANCE WITH ASTM C24/C42M.

10. SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS. BOLLARD LOCATIONS MUST BE COORDINATED WITH AND APPROVED BY THE HY-VEE SITE WORK REPRESENTATIVE PRIOR TO BEGINNING WORK.

11. SEE STRUCTURAL PLANS AND SOILS REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS.

12. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW PRIOR TO FORMING PAVEMENTS.

13. NO OUTDOOR STORAGE IS PERMITTED, OTHER THAN AS DESIGNATED ON THE APPROVED SITE PLAN.

14. PRIOR TO ISSUANCE OF BUILDING PERMIT, DEVELOPER SHALL PROVIDE PLANS AND SPECIFICATIONS FOR RETAINING WALLS THAT HAVE BEEN CERTIFIED BY A STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER. HANDRAIL MAY BE REQUIRED ON TOP OF RETAINING WALL BY BUILDING INSPECTOR.

15. MAIL WILL BE DELIVERED VIA A POSTAL PICK UP UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR AS PART OF A CLUSTER MAILBOX UNIT. NO INDIVIDUAL MAILBOX SHALL BE PERMITTED.

16. DELIVERY HOURS WILL BE IN CONFORMANCE WITH THE CITY OF POLK CITY'S NOISE ORDINANCE.

17. NO MONUMENT SIGN IS PROPOSED ON THIS SITE.

18. A PERMIT SHALL BE OBTAINED FROM WRA FOR THE FATS, OILS, AND GREASE SEPARATOR PRIOR TO ISSUANCE OF BUILDING PERMIT.

19. ALL DUMPSTERS SHALL BE LOCATED WITHIN THE TRASH ENCLOSURE.

GENERAL NOTES

1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.

2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.

3. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.

4. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

5. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

6. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

7. UNLESS DETAILED OR NOTED OTHERWISE, PROVIDE 1" PRE-MOLDED EXPANSION JOINT MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST EXISTING CONCRETE. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR CONCRETE TO ELIMINATE VOIDS.

8. FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE.

9. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.

10. CONFIRM ALL DIRECTIONAL SIGNS, ORDER BOARD, MENU, CLEARANCE BAR, DETECTOR LOOPS, ELECTRICAL, AND PAVEMENT MARKING LOCATIONS WITH APPROVED SHOP DRAWINGS FOR THE COFFEE VENDOR PRIOR TO STARTING INSTALLATION OF EQUIPMENT.

11. IOWA DEPARTMENT OF TRANSPORTATION SHALL APPROVE ACCESS PERMIT PRIOR TO START OF CONSTRUCTION.

SIGNAGE, STRIPING AND PAINTING SPECIFICATIONS:

1. PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW". UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.

2. PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.

3. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-8-1325, TYPE 1, GRADATION A.

4. BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR.

5. APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.

6. MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED.

7. APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAVEMENT.

8. TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS AT 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAVEMENT.

9. PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

10. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136.

ZONING

ZONING: LOT 39: C-2 COMMERCIAL DISTRICT
OUTLOT Z: C-2 COMMERCIAL DISTRICT

PROPOSED USE: DOLLAR FRESH STORE

PARKING SETBACKS

10' FROM ADJACENT STREET
5' ALL OTHER

LANDSCAPE BUFFER

30' LANDSCAPE BUFFER EASEMENT FROM EAST AND SOUTH PROPERTY LINE

LEGAL DESCRIPTION

LOT 39, IN CROSSROADS AT THE LAKE PLAT 2, AN OFFICIAL PLAT, NO INCLUDED IN AND FORMING A PART OF POLK CITY, POLK COUNTY, IOWA

OUTLOT Z CROSSROADS AT THE LAKES PLAT 2

BUILDING SETBACKS

FRONT YARD: 25'
REAR YARD: 35'
SIDE YARD: NONE (ADJACENT TO COMMERCIAL)
SIDE YARD: 20' (ADJACENT TO RESIDENTIAL)
MAX BUILDING HEIGHT: 4 STORIES (60')

IMPERVIOUS SURFACE CALCULATIONS

DOLLAR FRESH STORE:
TOTAL AREA = 174,061 SF

IMPERVIOUS BUILDING = 27,490 SF (15.8%)
PAVING = 70,474 SF (40.4%)

OPEN SPACE:
TOTAL = 76,097 SF (43.7%)
INTERIOR = 2,061 SF (1.2%)

SIGNATURE AND SEAL

LUIS T. LEON, P.E.
IOWA LICENSE NUMBER 18685
My license renewal date is December 31, 2023.

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.

Signature: _____ Date: _____

Professional Engineer Seal: LUIS T. LEON, 18685, IOWA

Pages or sheets covered by this seal: C2.0

PARKING REQUIREMENTS

DOLLAR FRESH: 1/200 RATIO
REQUIRED SPACES: 138
PROVIDED SPACES: 141

MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES: 4
PROVIDED ACCESSIBLE SPACES: 6

SITE PLAN

TRUE NORTH PLAN NORTH

SCALE

1" = 30'

GRAPHIC SCALE

0 30 60 90

DATE

02/09/2022

JOB NUMBER

007.077

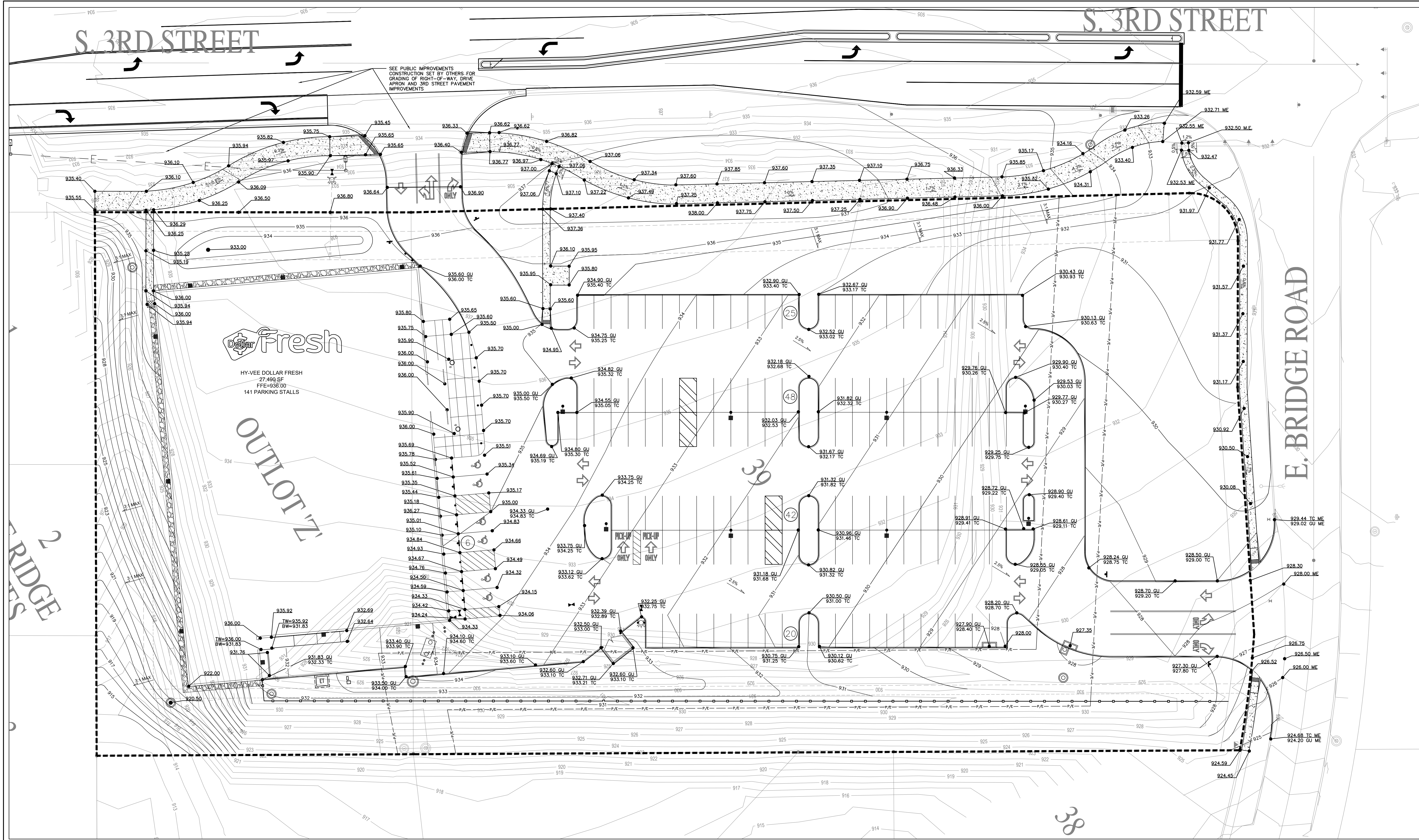
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LOCATION: POLK CITY, IA
102 E. BRIDGE RD.

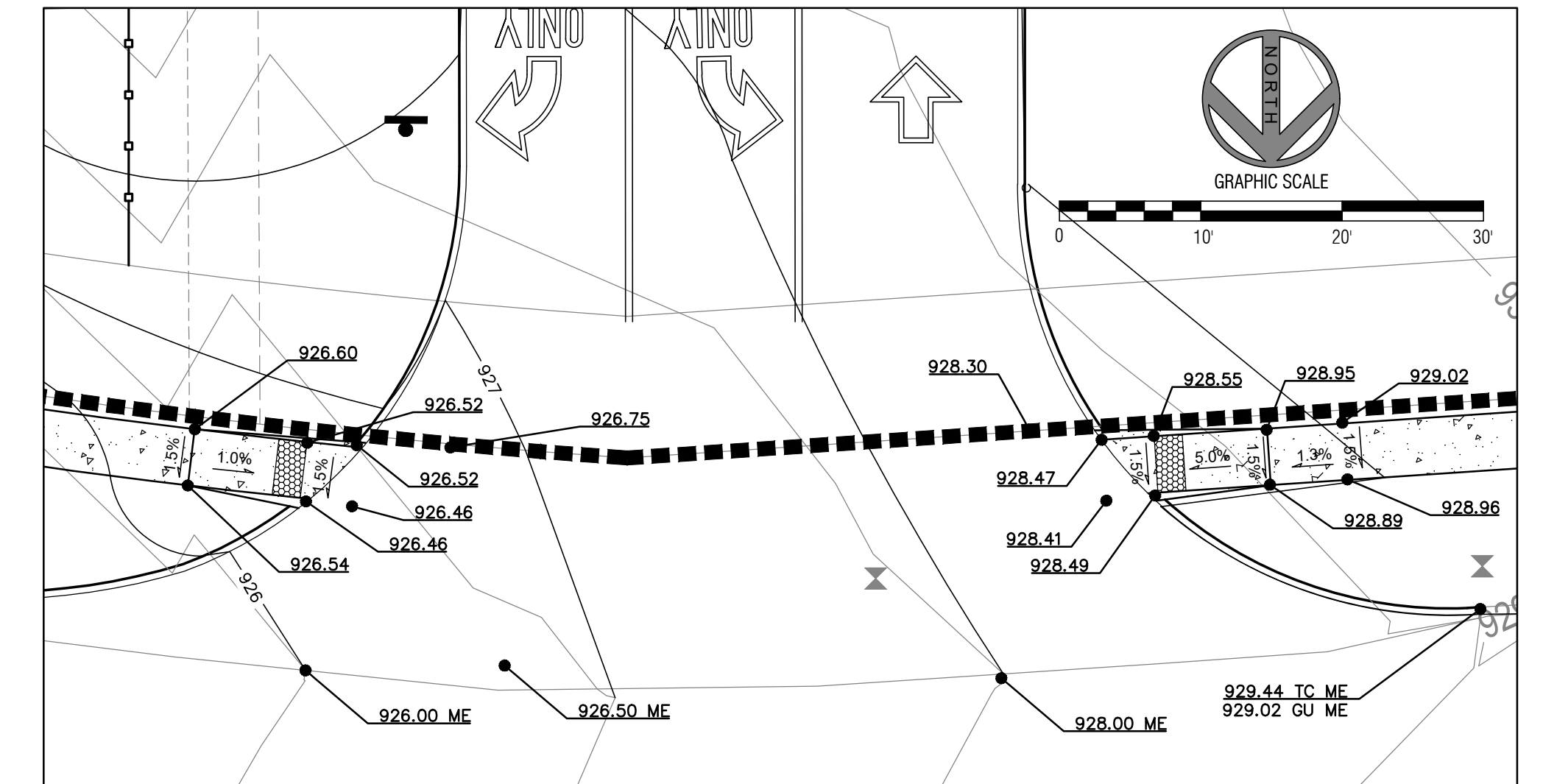
Fresh Market

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 287-2800
FAX: (515) 287-2935

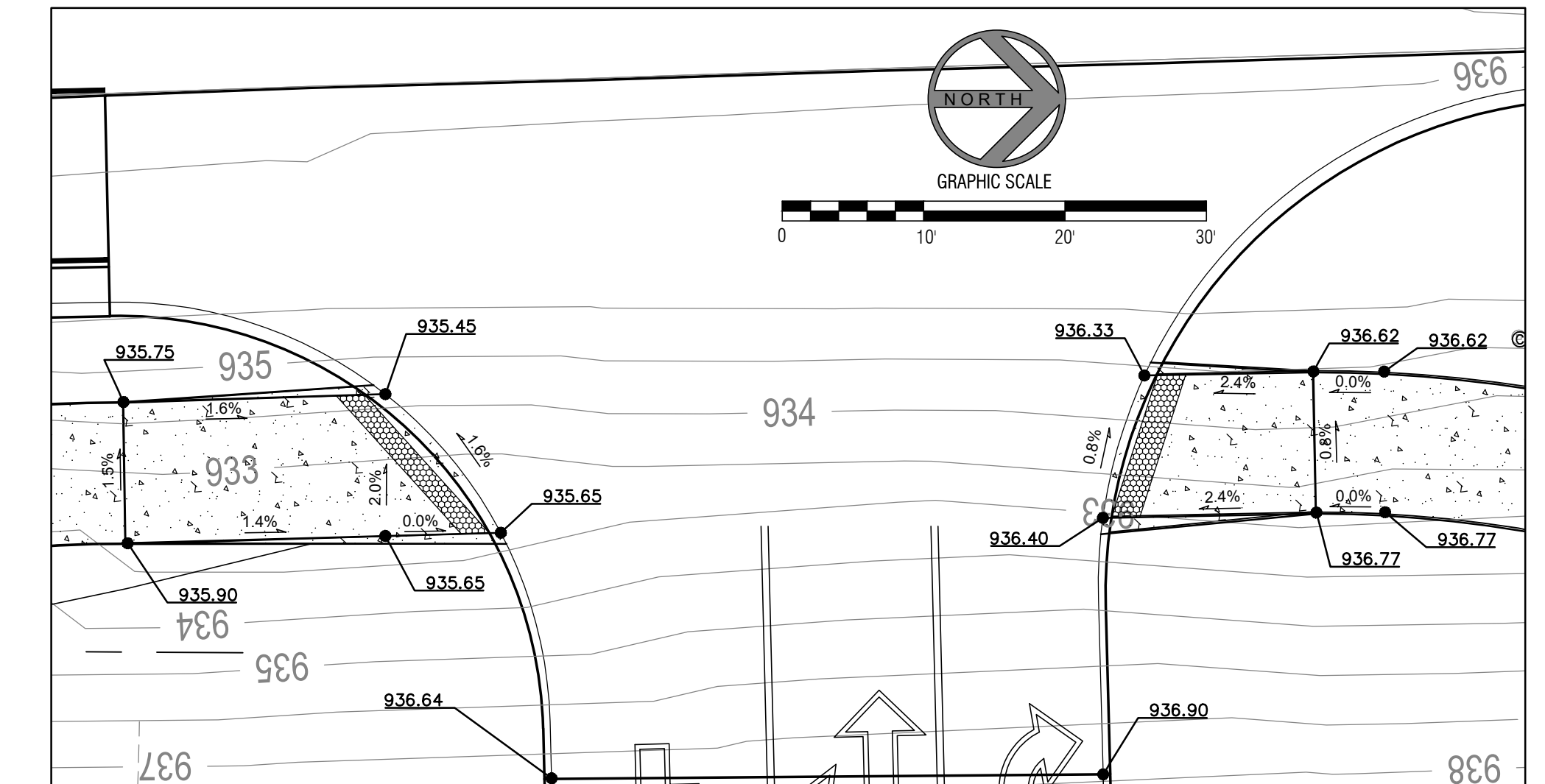


REVISION	DATE BY

- GRADING NOTES**
1. STRIP TOPSOIL (MIN 4") FROM ENTIRE SITE AND STOCKPILE IN AREA DESIGNATED BY OWNER. TOPSOIL TO BE REUSED AS TOP DRESSINGS ON ALL UNSURFACED AREAS UPON COMPLETION OF THE ROUGH GRADING. TOP DRESSING SHALL BE A MINIMUM UNIFORM THICKNESS OF 4".
 2. PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON PLANS. DEVICES TO REMAIN IN PLACE UNTIL PAVEMENT AND INTAKES ARE CONSTRUCTED AND UNTIL A LAWN IS ESTABLISHED.
 3. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
 4. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
 5. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
 6. ALL FILL AND BACKFILL MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER. PLACE ALL FILLS IN LIFTS OF NINE INCHES OR LESS LOOSE THICKNESS. ALL FILL SHALL BE PLACED BETWEEN 1% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT.
 7. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
 8. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
 10. SPOT ELEVATIONS ARE SHOWN AT TOP OF FINISH GRADE. ADD 6" TO ELEVATIONS IN PAVED AREAS TO FIND TOP OF CURB ELEVATIONS.
 11. NO SLOPE SHALL EXCEED A 3:1 SLOPE.



1 PEDESTRIAN RAMP SLOPES - ENTRANCE ON E BRIDGE ROAD
1" = 10'



2 PEDESTRIAN RAMP SLOPES - ENTRANCE ON S 3RD STREET
1" = 10'

LEGEND

- 100 --- CONTOUR LINE
- 100.00 ● SPOT ELEVATION
- 100.50 TC CURB ELEVATION
- 100.00 GU GUTTER ELEVATION
- +— FLOWLINE
- %— SLOPE PERCENT

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.

Signature: Luis T. Leon, P.E.
Date: _____
Iowa License Number 18685
My license renewal date is December 31, 2023.

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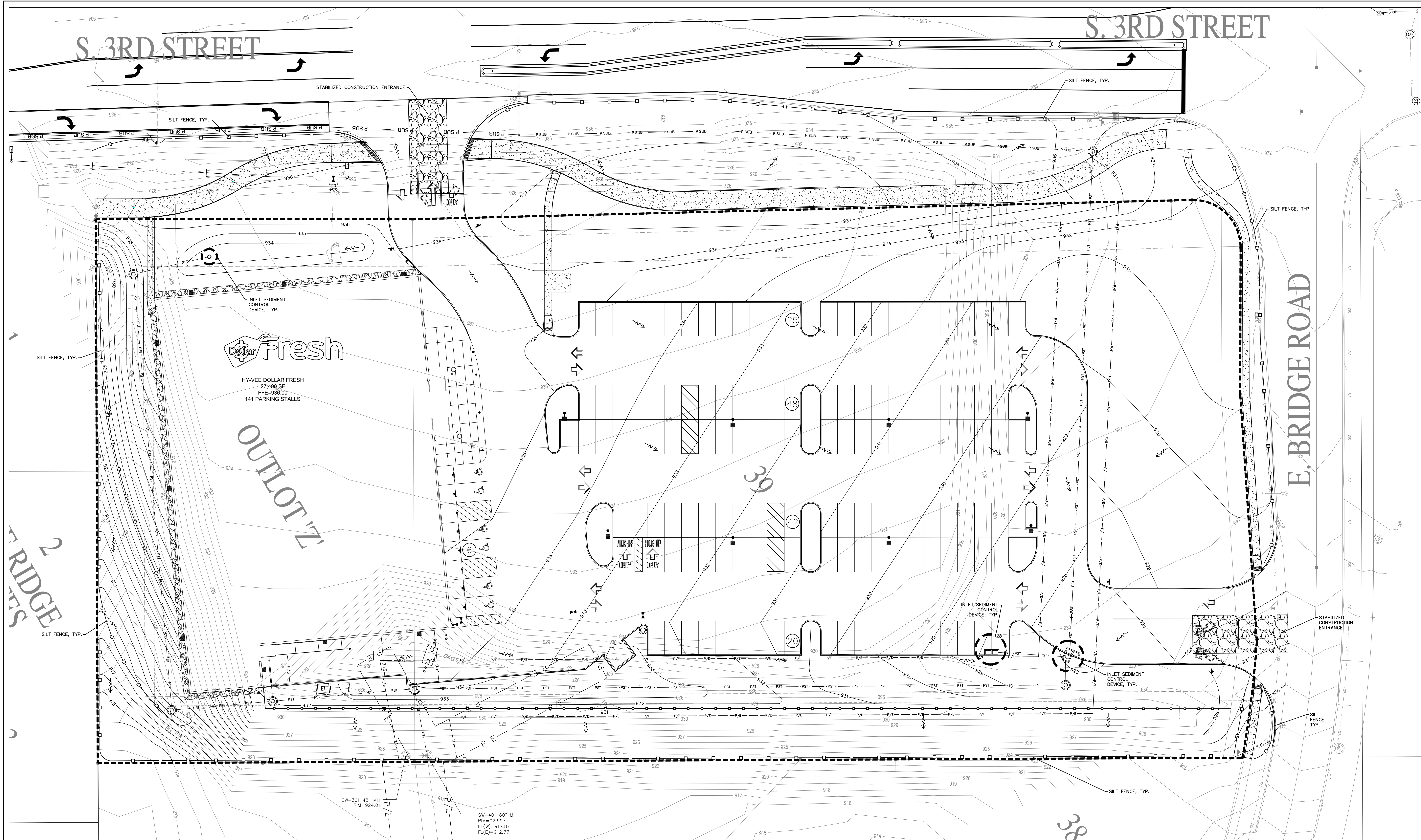
LOCATION:
POLK CITY, IA
102 E. BRIDGE RD.

Fresh Market
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 287-2800
FAX: (515) 287-2835

GRADING PLAN

TRUE NORTH PLAN NORTH

DRAWN: IOM	DATE: 02/09/2022
SCALE: 1" = 20'	JOB NUMBER: 007.077
SHEET: C3.0	



- EROSION CONTROL NOTES**
- THIS EROSION CONTROL PLAN IS PART OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT HAS BEEN ISSUED WITH THE CONSTRUCTION DOCUMENTS. A SWPPP IS REQUIRED AS PART OF THE GENERAL NPDES PERMIT. THE PERMIT IS INCLUDED IN THE SWPPP. A SWPPP IS A LIVING DOCUMENT THAT NEEDS TO BE UPDATED ON A REGULAR BASIS TO MONITOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES IMPLEMENTED ON THE SITE FOR THE DURATION OF THE PROJECT.
 - DISTURB THE LEAST AREA POSSIBLE TO COMPLETE THE SCOPE OF THE PROJECT.
 - ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY.
 - INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSERT COPIES OF THE INSPECTION FORMS INTO THE ONSITE SWPPP AND SEND A COPY TO HY-VEE.
 - FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE BEING PERFORMED.
 - SOIL STABILIZATION SCHEDULE TEMPORARY SEEDING WITH OATS - 2 TO 3 BUSHELS PER ACRE - AND MULCH ALL SLOPES 4:1 AND STEEPER WILL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE THAT WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THIS SEQUENCE SHALL REPEAT AS GROUND COVER IS REMOVED BY SUBSEQUENT CONSTRUCTION ACTIVITY.
 - GENERAL CONTRACTOR SHALL IMPLEMENT ALL POLLUTION PLAN ACTIVITY WITH THE ASSISTANCE OF THE UTILITY SUBCONTRACTORS, BUILDING CONTRACTORS AND SUPPLIERS.
 - APPLY FREQUENT LIGHT WATERING TO GROUND SURFACE, AS REQUIRED TO CONTROL DUST.
 - UPON COMPLETION AT CONSTRUCTION, SOD ALL DISTURBED AREAS PER PROJECT SPECIFICATIONS.
 - MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS. CLEANING OF CONTROL DEVICES SHALL BEGIN WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.

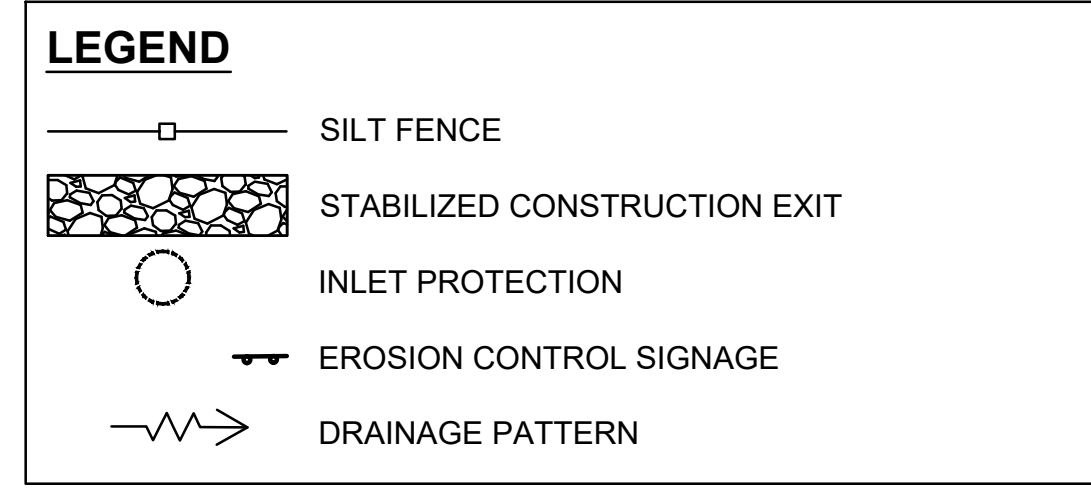
- LOCATION OF SOLID WASTE CONTAINER AND PORTABLE RESTROOM TO BE SPECIFIED BY CONTRACTOR AND UPDATED IN SWPPP.
 - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE IMPLEMENTING AGENCY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENT.
 - LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL. VEGETATE OR MULCH AREAS WITH EXPOSED SOILS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK. ADD SURFACE GRAVEL TO REDUCE THE SOURCE OF DUST EMISSION. LIMIT THE AMOUNT OF FINE PARTICLES (THOSE SMALLER THAN 0.075MM) TO 10 TO 20 PERCENT. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED TO PREVENT CARRYOUT OF MUD ONTO STREET. USE VACUUM STREET SWEEPERS TO SWEEP UP ANY TRACKED SEDIMENT. REMOVE MUD AND OTHER DIRT PROMPTLY SO IT DOES NOT DRY AND THEN TURN INTO DUST. LIMIT DUST CAUSING WORK ON WINDY DAYS.
- OWNER**
 HY-VEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA, 50266
- AREA TO BE DISTURBED: 197,177 SF/4.54 AC +/-**

PROFESSIONAL ENGINEER
 LUIS T. LEON
 18685
 IOWA

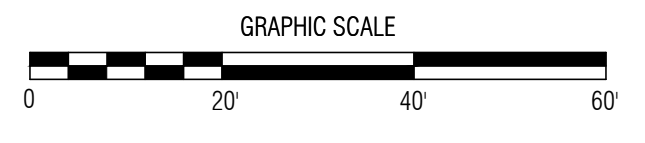
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: Luis T. Leon, P.E.
 Date: _____
 Iowa License Number 18685
 My license renewal date is December 31, 2023.

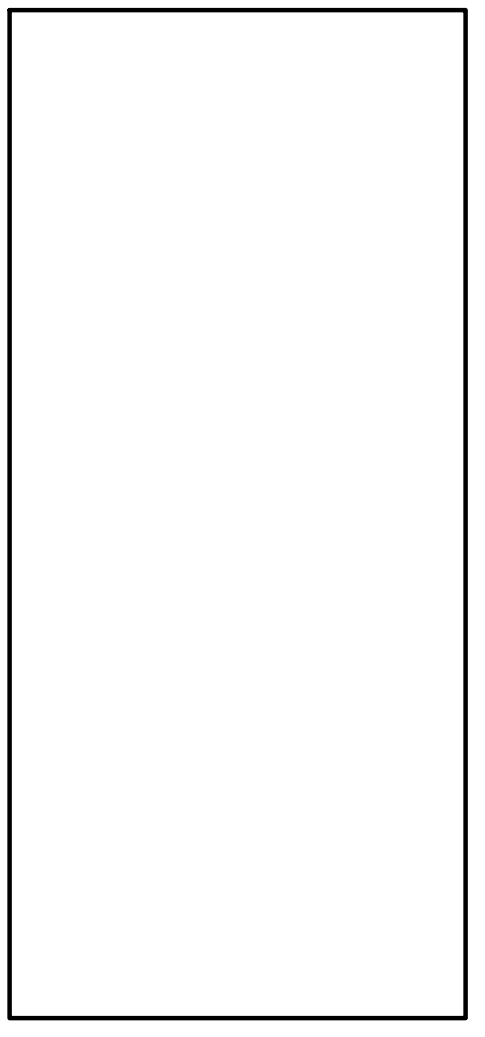
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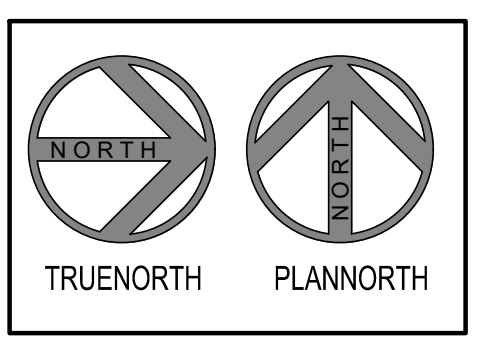
REVISION	DATE BY



LOCATION: **POLK CITY, IA**
102 E. BRIDGE RD.

Fresh Market

HY-VEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA, 50266
 TELEPHONE: (515) 267-2800
 FAX: (515) 267-2835



EROSION CONTROL PLAN

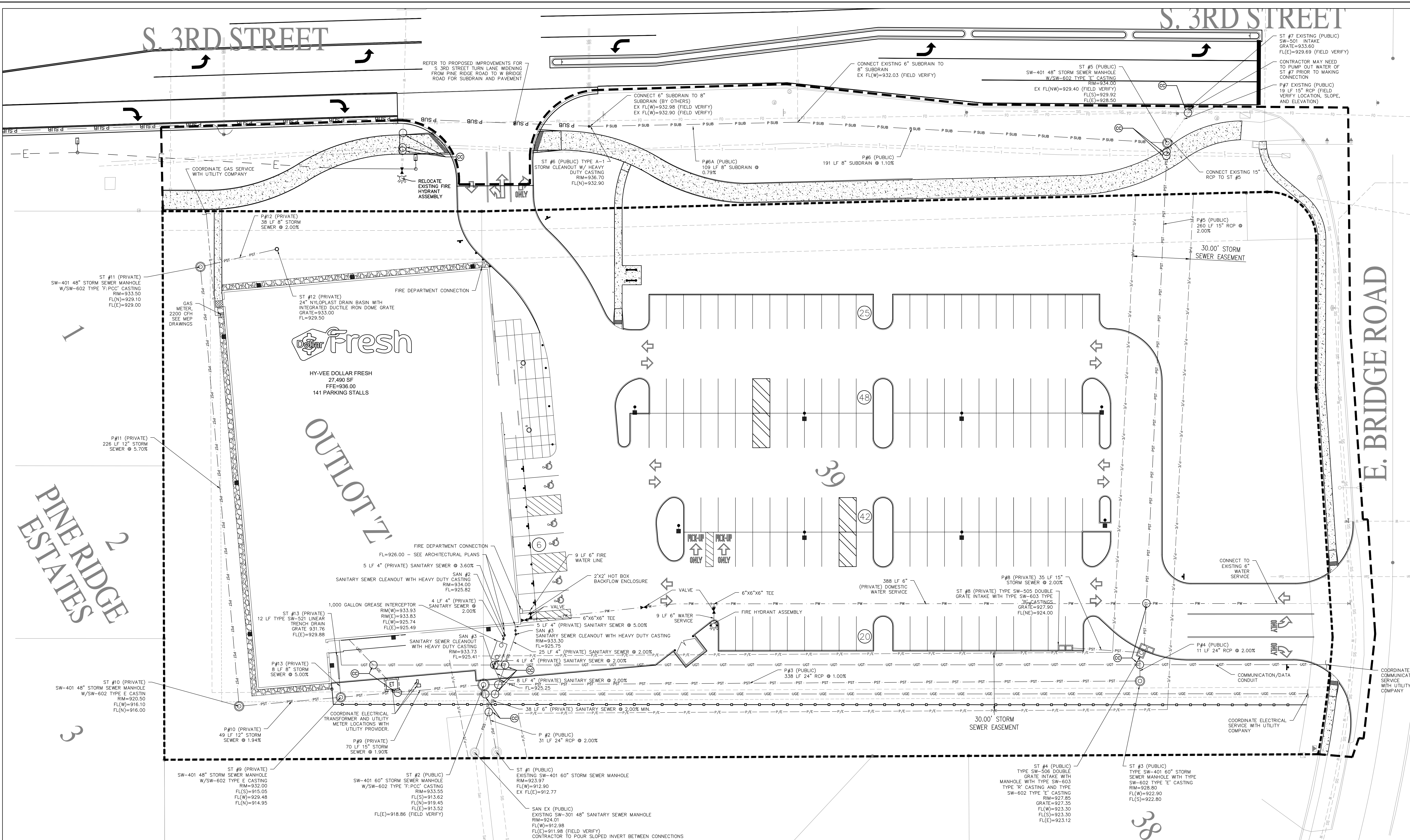
DRAWN	DATE
IOM	02/09/2022
SCALE	JOB NUMBER
1"=20'	007.077
SHEET	

C3.1

S. 3RD STREET

S. 3RD STREET

REVISION DATE



PINE RIDGE ESTATES

Fresh

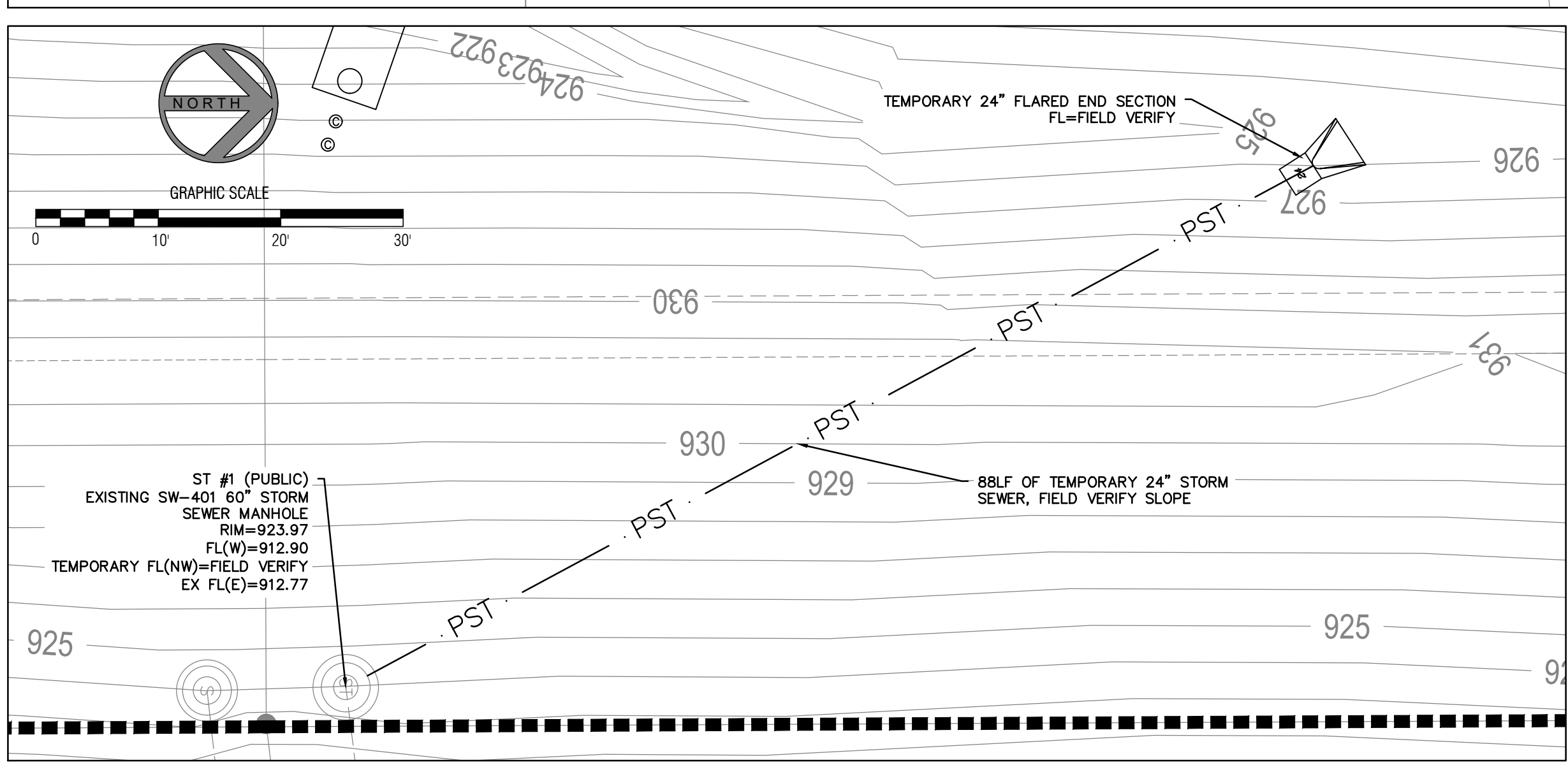
HY-VEE DOLLAR FRESH
27,490 SF
FEE=936.00
141 PARKING STALLS

OUTLOT Z

E. BRIDGE ROAD

LOCATION: POLK CITY, IA
102 E. BRIDGE RD.

Fresh Market
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES IOWA 50266
TELEPHONE: (515) 287-2800
FAX: (515) 287-2835



UTILITY NOTES

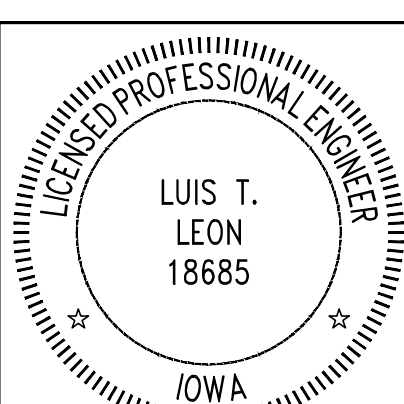
- 1. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN...
2. SITESWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING...
3. SEE DETAILS FOR UTILITY TRENCH CONSTRUCTION REQUIREMENTS...
4. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES...
5. ALL WATER SERVICE CONSTRUCTION AND PRODUCTS SHALL COMPLY WITH SUDAS.
6. WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM AND IN COMPLIANCE WITH SUDAS...

INSTALL OUTSIDE OF THE CONTAMINATED AREA

- 7. ALL WATER PIPING SHALL HAVE A MINIMUM OF 6'-0" COVER.
8. CONTACT POLK CITY PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.
9. WATER LINES SHALL BE INSTALLED TO SUDAS SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
10. FIRE HYDRANTS SHALL BE WATEROUS 5-1/4" PACER, LEFT OPEN, PAINTED YELLOW, WITH TWO 1 1/2" SIDE NOZZLES AND ONE 5" FRONT PUMPER NOZZLE.
11. FOLLOW SUDAS FOR WATER SERVICE CONSTRUCTION SECTIONS 5030 TESTING AND DISINFECTION.
12. SANITARY SEWER PIPING SHALL BE SOLID WALL POLYVINYL CHLORIDE (PVC) PER SUDAS SECTION 4010.
13. ALL CONSTRUCTION SHALL CONFORM TO SUDAS.
14. A RAPID-ENTRY LOCK BOX SHALL BE INSTALLED ON THE BUILDING, WITH THE MODEL AND LOCATION ARE SUBJECT TO THE APPROVAL OF THE FIRE CHIEF.
15. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST RELOCATE WITHOUT EXPENSE TO THE OWNER

OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE TO THE PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.

- 16. THE PROPOSED BUILDING SHALL BE SPRINKLERED.
17. REFER TO PUBLIC STORM SEWER CONSTRUCTION SET AND PUBLIC STREET CONSTRUCTION SET FOR PUBLIC IMPROVEMENTS.
18. CONTRACTOR SHALL CORE DRILL CONNECTION TO SAN EX.



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.
Signature: Luis T. Leon, P.E.
Date:
Iowa License Number 18685
My license renewal date is December 31, 2023.

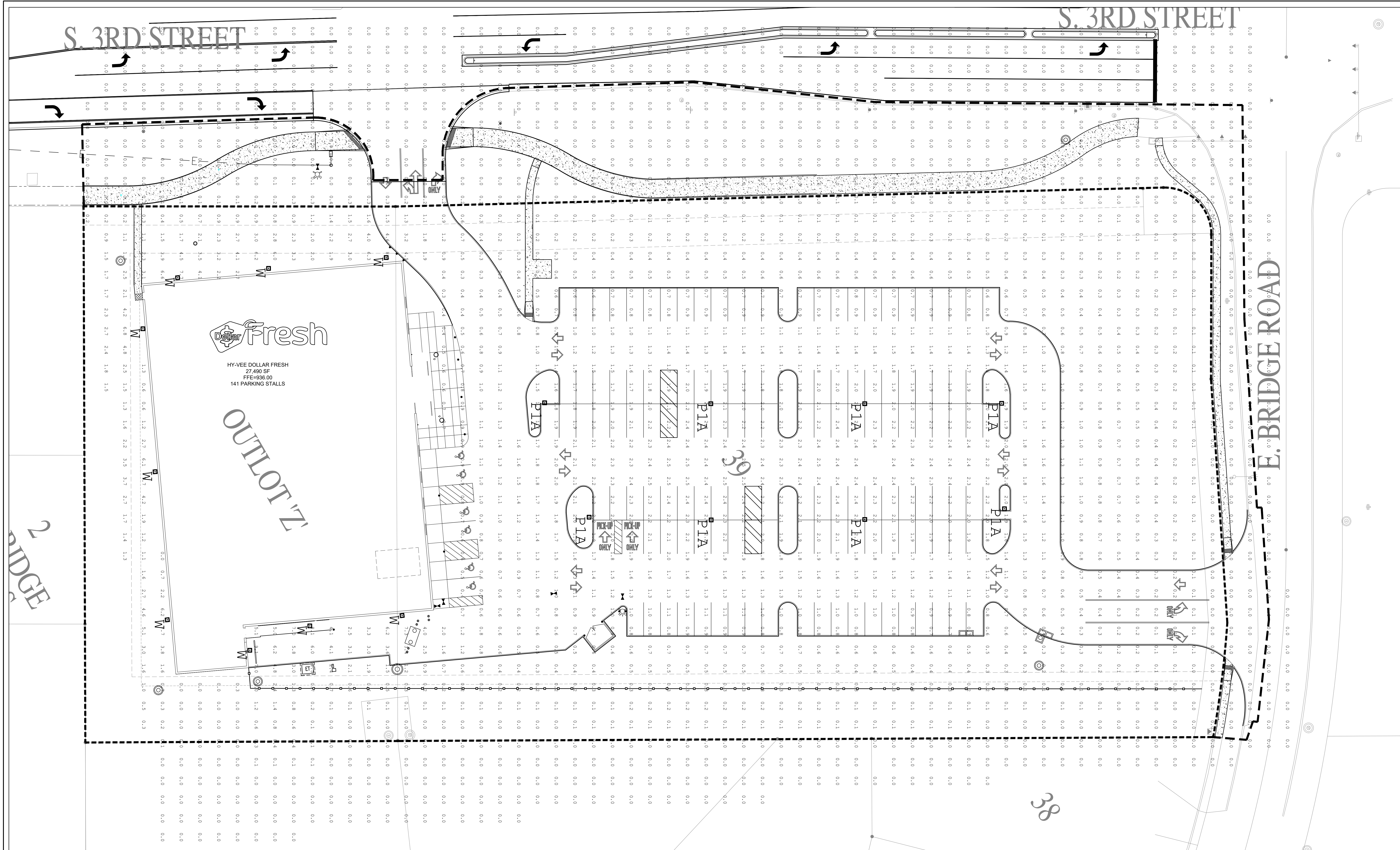
LEGEND

Table with 3 columns: Symbol, Description, and Notes. Includes symbols for proposed bollard, manhole, trench, water valve, and various easement lines.

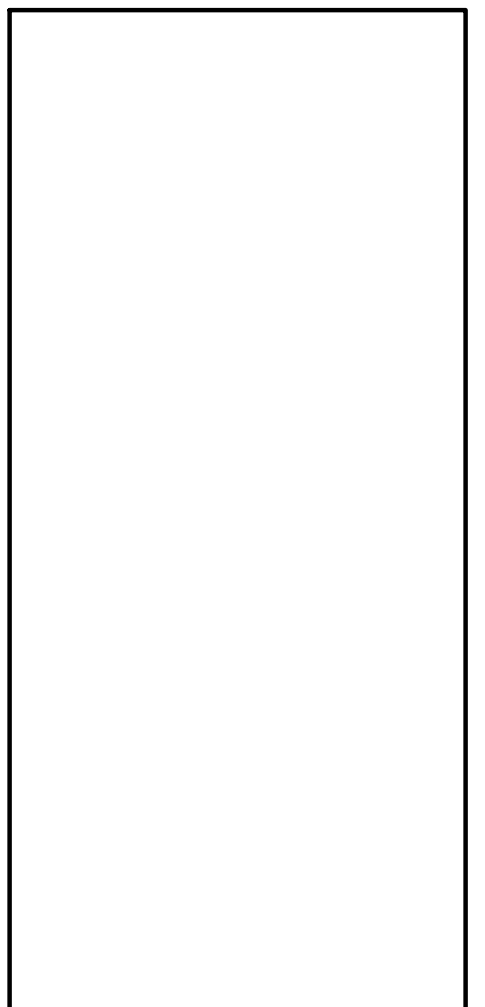
UTILITY PLAN

DRAWN: IOM DATE: 02/09/2022
SCALE: 1"=20' JOB NUMBER: 007.077
SHEET: C4.0

1"=10'



REVISION DATE BY



LOCATION:
POLK CITY, IA
102 E. BRIDGE RD.

HY-VEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 TELEPHONE: (515) 267-2800
 FAX: (515) 267-2935

Fresh Market

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLP	Description
⬢	8	PIA	Single	N.A.	0.900	ECF-S-32L-1_2A-NW-G2-SW - 25' POLE ON 2' BASE
⬢	9	W	SINGLE	N.A.	0.900	LPW32-G3-8

MAIN LOT

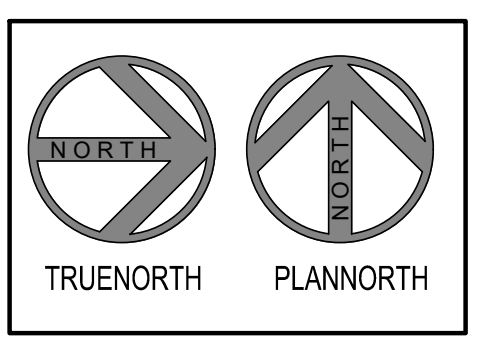
Illuminance (Fc)
 Average = 1.57
 Maximum = 2.5
 Minimum = 0.4
 Avg/Min Ratio = 3.93
 Max/Min Ratio = 6.25

LEGEND

- PROPOSED BOLLARD
- PROPOSED LIGHT FIXTURE AND BASE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED CLEANOUT
- ⊙ PROPOSED STORM SEWER MANHOLE
- ⊙ PROPOSED STORM SEWER INTAKE
- ⊙ PROPOSED TRAFFIC SIGN
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED FROST FREE HYDRANT
- ⊙ PROPOSED SPOT ELEVATION
- 700.00TC TOP OF CURB ELEVATION
- 700.00GU GUTTER ELEVATION
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- TYP TYPICAL
- PROPOSED SHRUB
- ☀ PROPOSED TREE
- PST — PROPOSED STORM SEWER
- PSS — PROPOSED SANITARY SEWER
- UGE — PROPOSED UNDERGROUND ELECTRIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- G — PROPOSED GAS MAIN
- PW — PROPOSED WATER MAIN
- PROPOSED EROSION CONTROL FENCE
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SANITARY SEWER
- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED CONTOUR LINE
- PROPOSED SIDEWALK
- PROPOSED 8" PCC
- PROPOSED 6" PCC
- PROPOSED CRITICAL UTILITY CROSSING
- PROPOSED CONSTRUCTION ENTRANCE

FOR REFERENCE ONLY

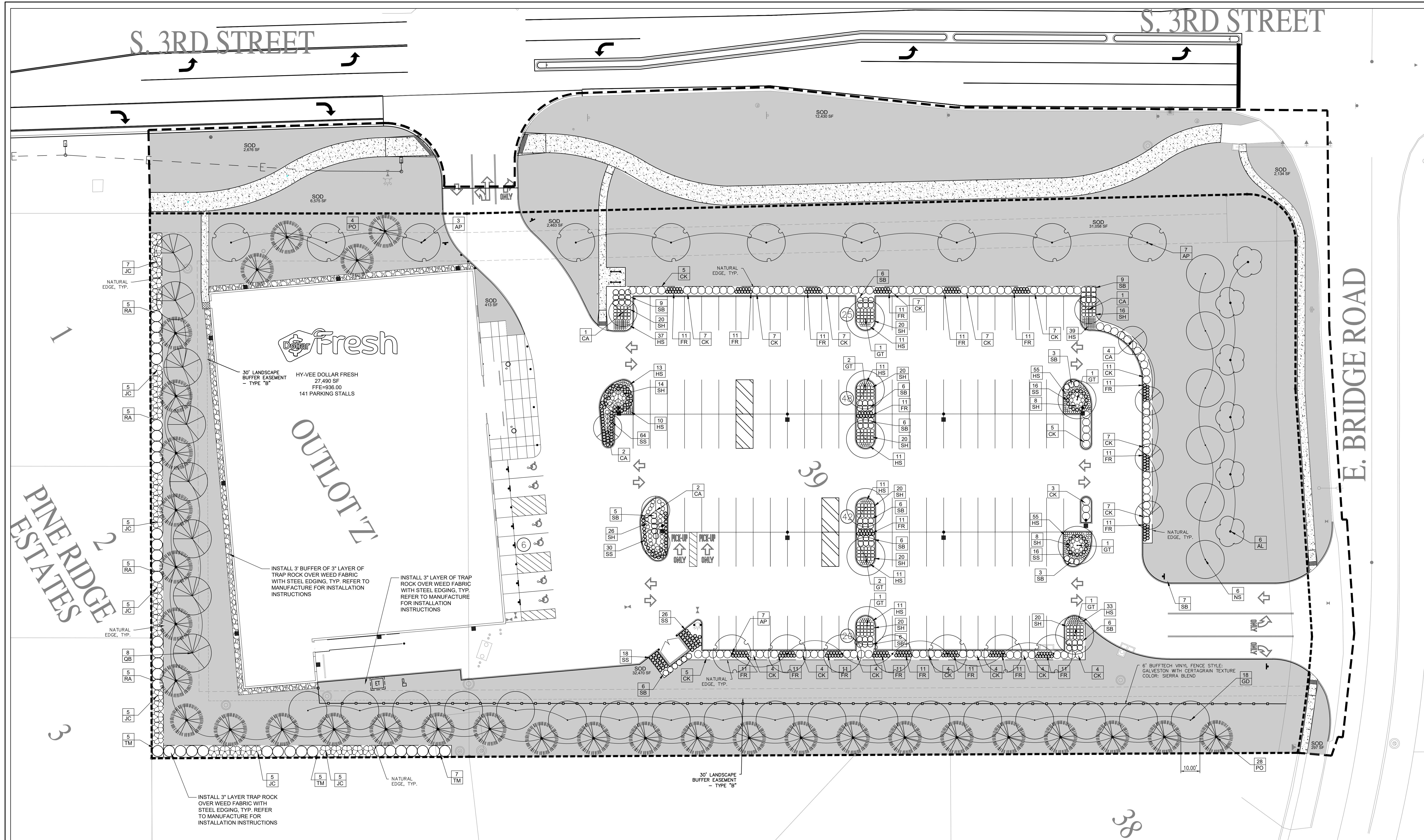
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LANDSCAPE/FRONTAGE OPEN SPACE PLANTING SCHEDULE					
QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
10	AP	Quercus robur x bicolor 'Long'	REGAL PRINCE ENGLISH OAK	2-2" Cal.	B&B
6	NS	Nyssa sylvatica 'Widifire'	WILD FIRE SWEET GUM	2-2" Cal.	B&B
6	AL	Amelanchier laevis	ALLEGHANY SERVICEBERRY	2-2" Cal.	B&B
4	CA	Cercis canadensis	EASTERN REDBUD	1-1" Cal.	B&B
4	PO	Picea omorika	SERBIAN SPRUCE	6' HL	B&B
6	SB	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	5 Gal.	Cont.
105	CK	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	5 Gal.	Cont.
187	FR	Calamagrostis x acutiflora	FEATHER REED GRASS	3 Gal.	Cont.

PARKING PLANTING SCHEDULE					
QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
6	CA	Cercis canadensis	EASTERN REDBUD	1-1" Cal.	B&B
9	GT	Gleditsia ticanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2-2" Cal.	B&B
7	AP	Quercus robur x bicolor 'Long'	REGAL PRINCE ENGLISH OAK	2-2" Cal.	B&B
71	SB	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	5 Gal.	Cont.
8	CK	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	5 Gal.	Cont.
308	HS	Hemerocallis 'Stella d' Oro'	STELLA D'ORO DAYLILY	3 Gal.	Cont.
232	SH	Sporobolus Heterolepis	PRAIRIE DROPSSEED	3 Gal.	Cont.
170	SS	Schizachyrium scoparium	LITTLE BLUE STEM	3 Gal.	Cont.
22	FR	Calamagrostis x acutiflora	FEATHER REED GRASS	3 Gal.	Cont.

BUFFER TYPE "B" PLANTING SCHEDULE					
QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
8	QB	Quercus bicolor	SWAMP WHITE OAK	2-2" Cal.	B&B
18	GD	Gymnocladia dioica	KENTUCKY COFFEETREE	2-2" Cal.	B&B
28	PO	Picea omorika	SERBIAN SPRUCE	6' HL	B&B
17	TM	Taxus x media 'Meyeri'	MEYER YEW	5 Gal.	Cont.
37	JC	Juniperus chinensis 'Blue Point'	BLUE POINT JUNIPER	5 Gal.	Cont.
20	RA	Ribes alpinum 'Green Mound'	GREEN MOUND ALPINE CURRENT	5 Gal.	Cont.

OPEN SPACE AREA

1. MINIMUM 15% OF OPEN SPACE:

TOTAL AREA:	174,061 SF (100%)
OPEN SPACE REQUIRED:	26,109 SF (15.0%)
LANDSCAPE/FRONTAGE OPEN SPACE:	44,156 SF
BUFFER OPEN SPACE:	31,941 SF
TOTAL OPEN SPACE PROVIDED:	76,097 SF (43.7%)

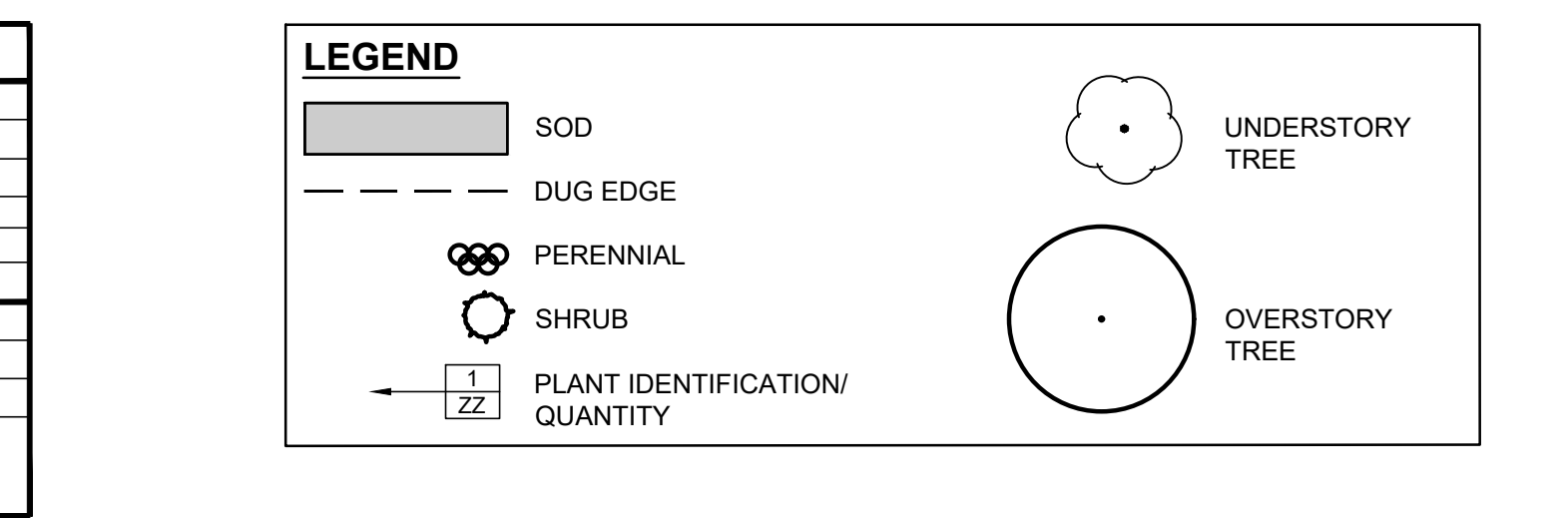
PARKING AREA LANDSCAPE REQUIREMENTS

2. LANDSCAPE/FRONTAGE OPEN SPACE PLANTING:

TWO (2) TREES AND SIX (6) SHRUBS/3,000 SF OF OPEN SPACE	44,156 SF/3,000 SF = 15 X 2 TREES = 30
REQUIRED TREES:	30
PROVIDED TREES:	30
TWO (2) TREES AND SIX (6) SHRUBS = 90	32,732 SF/3,000 SF = 15 X 6 SHRUBS = 90
REQUIRED SHRUBS:	90
PROVIDED SHRUBS:	111

TYPE 'B' LANDSCAPE BUFFER

- SEMI-OPAQUE SCREEN TYPE 'B'
 - OPAQUE TO HEIGHT OF 3'
 - MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BERM, PLANTED VEGETATION, OR EXISTING VEGETATION
 - INTERMITTENT VISUAL OBSTRUCTION FROM 3' TO 20' NOT TO EXCEED 10' WIDE
 - BASED ON AVERAGE MATURE HEIGHT AND DENSITY
 - MAY CONTAIN DECIDUOUS PLANTINGS
 - 30" WIDE MINIMUM BUFFER
- BUFFER PLANTING:
 - TWO (2) TREES AND SIX (6) SHRUBS/3,000 SF OF OPEN SPACE
 - 31,941 SF/3,000 SF = 11 X 2 TREES = 22
 - REQUIRED TREES: 22
 - PROVIDED TREES: 54
 - 31,941 SF/3,000 SF = 11 X 6 SHRUBS = 66
 - REQUIRED SHRUBS: 66
 - PROVIDED SHRUBS: 74



LOCATION: POLK CITY, IA
102 E. BRIDGE RD.

Fresh Market

174 VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

PLANTING PLAN

DRAWN: RAH DATE: 02/09/2022
SCALE: 1"=20' JOB NUMBER: 007.077
SHEET: C5.0

GRAPHIC SCALE: 0 20 40 60

STATE OF IOWA
RACHEL A. HARRIS
LANDSCAPE ARCHITECT NO. LA00775

I HEREBY CERTIFY THAT THIS TECHNICAL DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

RACHEL A. HARRIS, PLA #LA00775

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DISCIPLINE: LANDSCAPE ARCHITECT
REGISTRATION EXPIRES: JUNE 22, 2022

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GENERAL NOTES

1. ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOD, SHALL BE COMPLETED PRIOR TO GRAND OPENINGS.
2. ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST ADDITION).
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF HY-VEE, INC.
4. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES
5. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE. DRAWINGS SHALL GOVERN.
6. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.
7. PROVIDE A ONE-YEAR WARRANTY ON ALL TREES, SHRUBS AND PERENNIALS.

SOIL PREPARATION:

1. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE SHALL BE BETWEEN 5.4 AND 7.0.
2. REMOVE DEBRIS AND WEEDS FROM SUBSOIL.
3. SCARIFY SUBSOIL TO DEPTH OF 2" PRIOR TO PLACING TOPSOIL.
4. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6". TOPSOIL PLACEMENT SHALL TAKE PLACE DURING DRY WEATHER. PREPARE TOPSOIL SO THAT IT IS FREE OF DEBRIS AND GRADED TO DRAIN AS INDICATED ON GRADING PLANS.
5. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.

SEEDING:

1. SUBMIT SEED MIXES, FERTILIZER, AND MULCH DATA TO OWNER'S REPRESENTATIVE.
2. SEED MIXTURE SHALL BE 90% TURF TYPE TALL FESCUE AND 10% TURF TYPE PERENNIAL RYEGRASS.
3. FERTILIZER FOR SEEDING AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF.
5. APPLY SEED AT RATE OF 10LBS/1000 SF EVENLY IN TWO DIRECTIONS.
6. MULCH SEEDING AREAS IMMEDIATELY AFTER SOWING WITH STRAW OR A BIODEGRADABLE MATTING WITH OPEN WEAVE
7. WATER NEWLY SEEDING AREAS SO THAT SOIL IS SATURATED TO DEPTH OF TOPSOIL.
8. HYDROSEEDING: FERTILIZER, MULCH, AND SEED SLURRY SHALL BE APPLIED WITH A HYDRAULIC SEEDER AT A RATE OF 2,000LBS/ACRE, EVENLY.
9. SEEDING AREAS WILL BE ACCEPTED WHEN GRASS IS WELL ESTABLISHED AND EXHIBITS VIGOROUS GROWING CONDITIONS WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING SEED UNTIL ACCEPTED.

SOD:

1. SOD SHALL BE NURSERY GROWN GRADE, CULTIVATED GRASS SOD WITH STRONG FIBROUS ROOT SYSTEM FREE OF STONES, BURNED OR BARE SPOTS CONTAINING NO MORE THAN 5 WEEDS PER 1000 SF.
2. SOD MIXTURE SHALL BE 40% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS, 30% FINE FESCUES
3. FERTILIZER FOR SODDED AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF TO TOPSOIL PRIOR TO PLACING SOD.
5. MOISTEN PREPARED SOIL IMMEDIATELY PRIOR TO LAYING SOD. LAY SOD IMMEDIATELY UPON DELIVERY TO THE SITE. LEAVING NO OPEN JOINTS OR OVERLAPPING JOINTS. DO NOT STRETCH SOD. DO NOT LAY SOD IF TEMPERATURE IS BELOW FREEZING.
6. ROLL SOD WITH 1/3 FULL ROLLER AFTER SOD AND SOIL HAVE DRIED. ROLL BEFORE THE FIRST WATERING.
7. SOD WILL BE ACCEPTED WHEN IT IS WELL ESTABLISHED AND SHOWS VIGOROUS GROWTH WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING AND REPLACING SOD AS NEEDED UNTIL ACCEPTED.

PLANTING:

1. PRESERVE AND PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL ERECT 4' CONSTRUCTION FENCE AROUND PERIMETER OF TREES AT THE DRIP LINE. CONTRACTOR SHALL NOT STORE MATERIALS OR ALLOW VEHICLES TO ACCESS OR PARK INSIDE DRIP LINES.
2. DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES DROP BELOW 35° F OR RISE ABOVE 90° F. DO NOT INSTALL PLANTS WHEN WIND VELOCITIES EXCEED 30 MPH.
3. DAMAGED OR DEFICIENT PLANTS WILL BE REJECTED.
4. TREES WILL HAVE A REASONABLY STRAIGHT TRUNK AND SINGLE LEADER.
5. SOIL AMENDMENTS SHALL BE TOPSOIL OR COMPOST. COMPOST: DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, INDUSTRIAL RESIDUALS, BIOSOLIDS, OR YARD TRIMMINGS. COMPOST WILL BE FREE OF LARGE PARTICLES AND WILL POSSESS NO OBJECTIONABLE ODOR, NOR RESEMBLE THE MATERIAL FROM WHICH IT WAS DERIVED
6. MULCH: COMPOSTED, SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR.
7. FILL PLANTING PITS WITH WATER TO DETERMINE DRAINAGE. IF WATER REMAINS IN HOLE AFTER 24 HOURS, INSTALL FRENCH DRAIN AS SHOWN IN DETAILS TO INSURE PROPER DRAINAGE.
8. INITIAL ACCEPTANCE: UPON COMPLETION OF PLANTING, OWNER'S REPRESENTATIVE WILL REVIEW WORK AND TAKE INITIAL ACCEPTANCE OF WORK UPON CORRECTION OF ANY NOTED DEFICIENCIES.

IRRIGATION

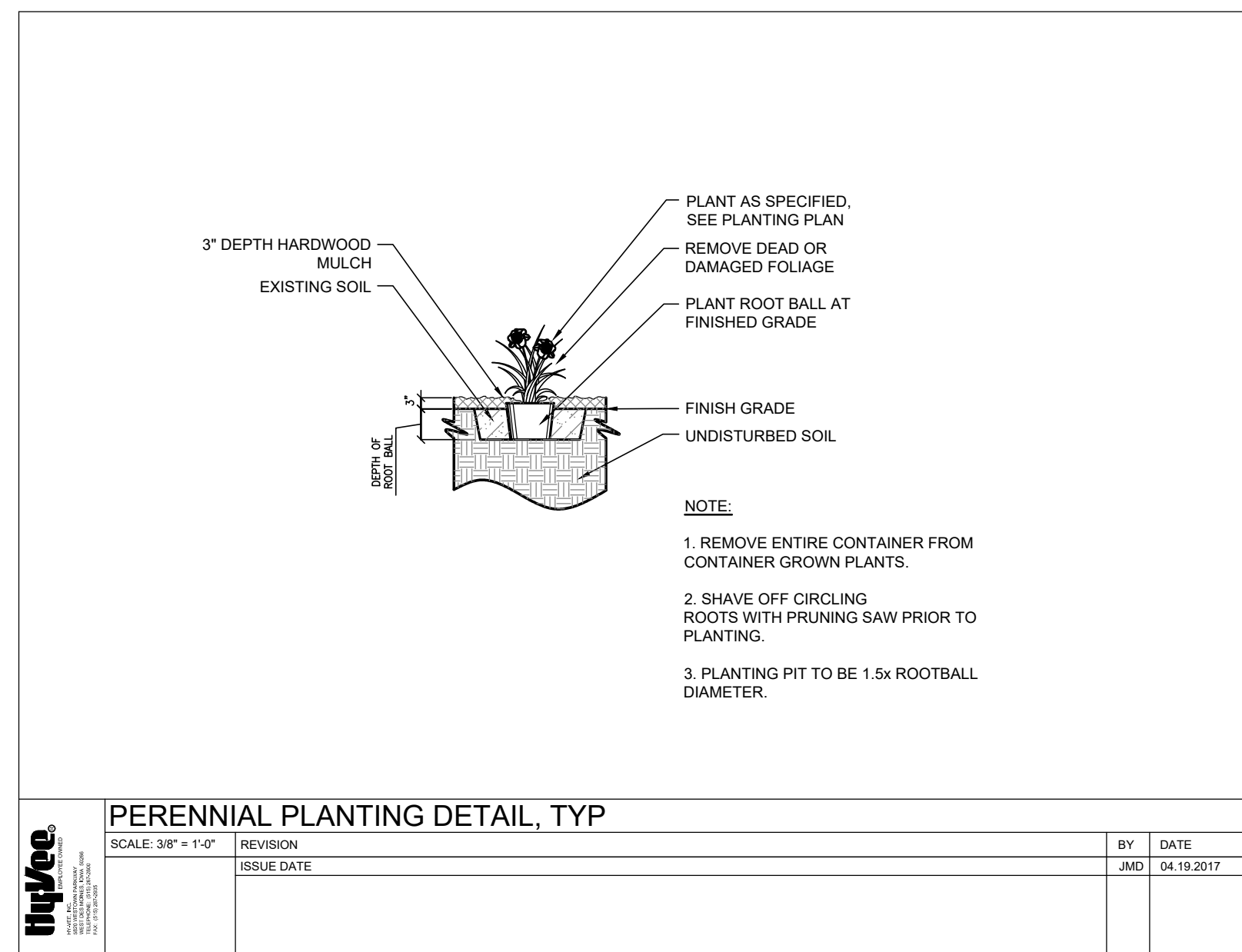
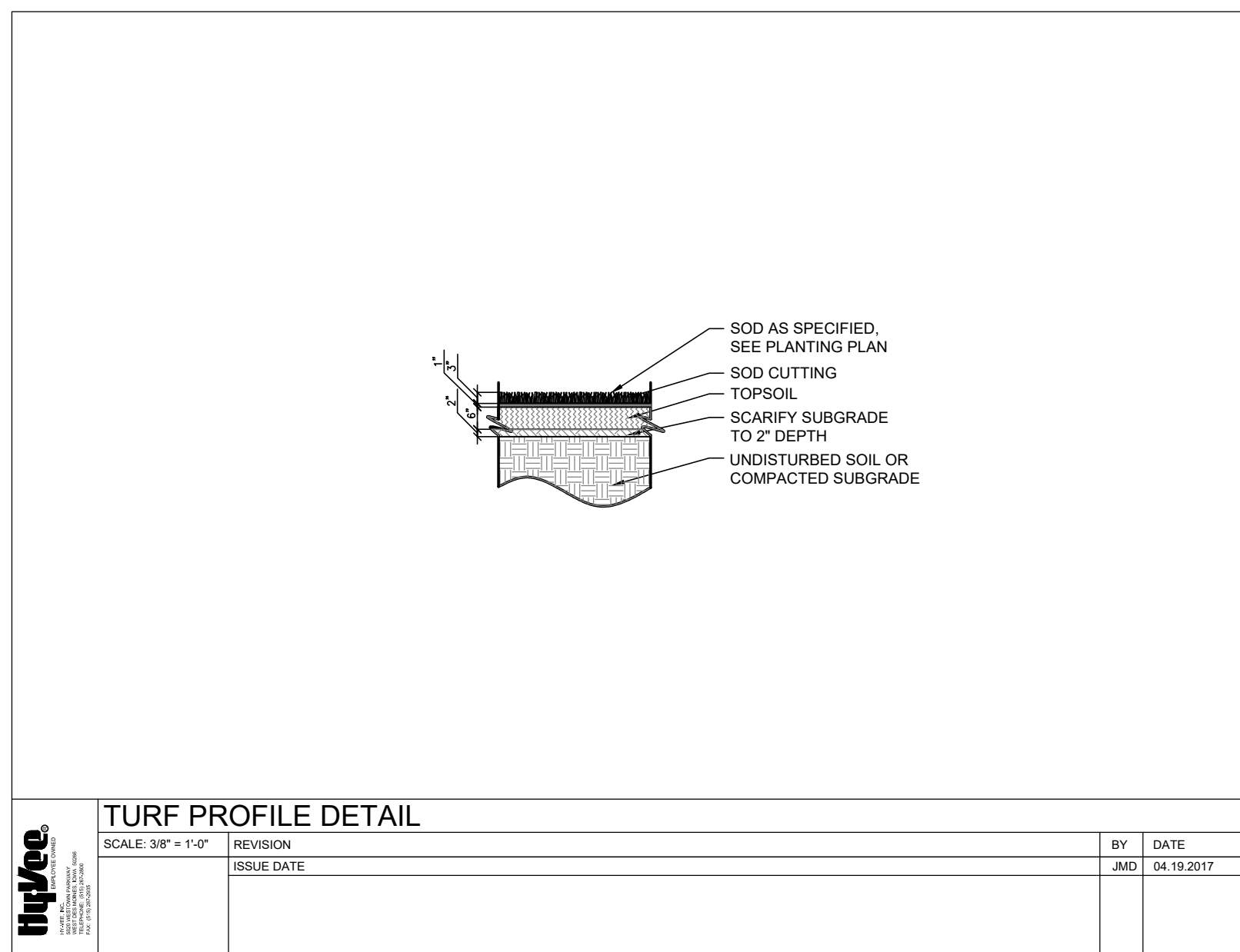
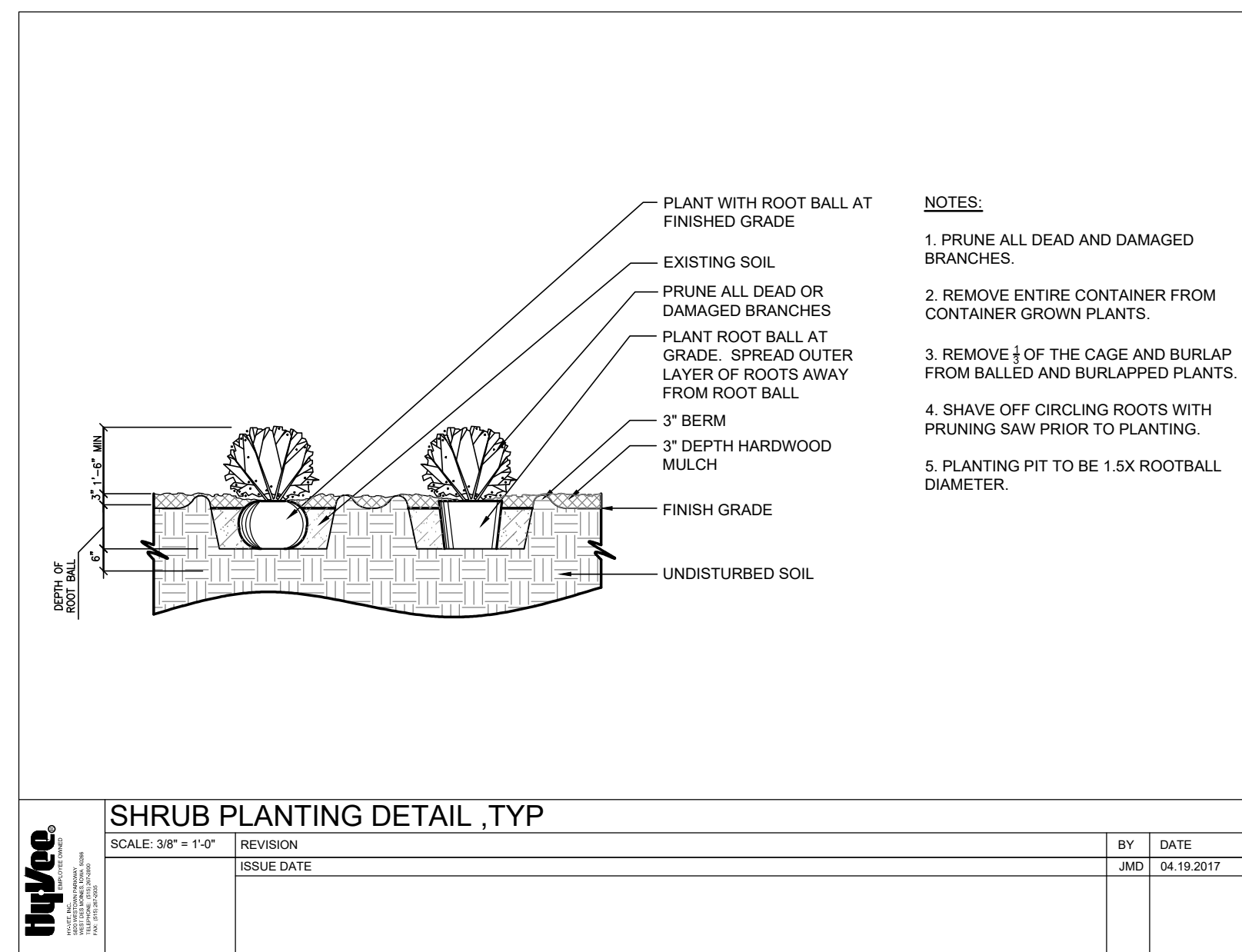
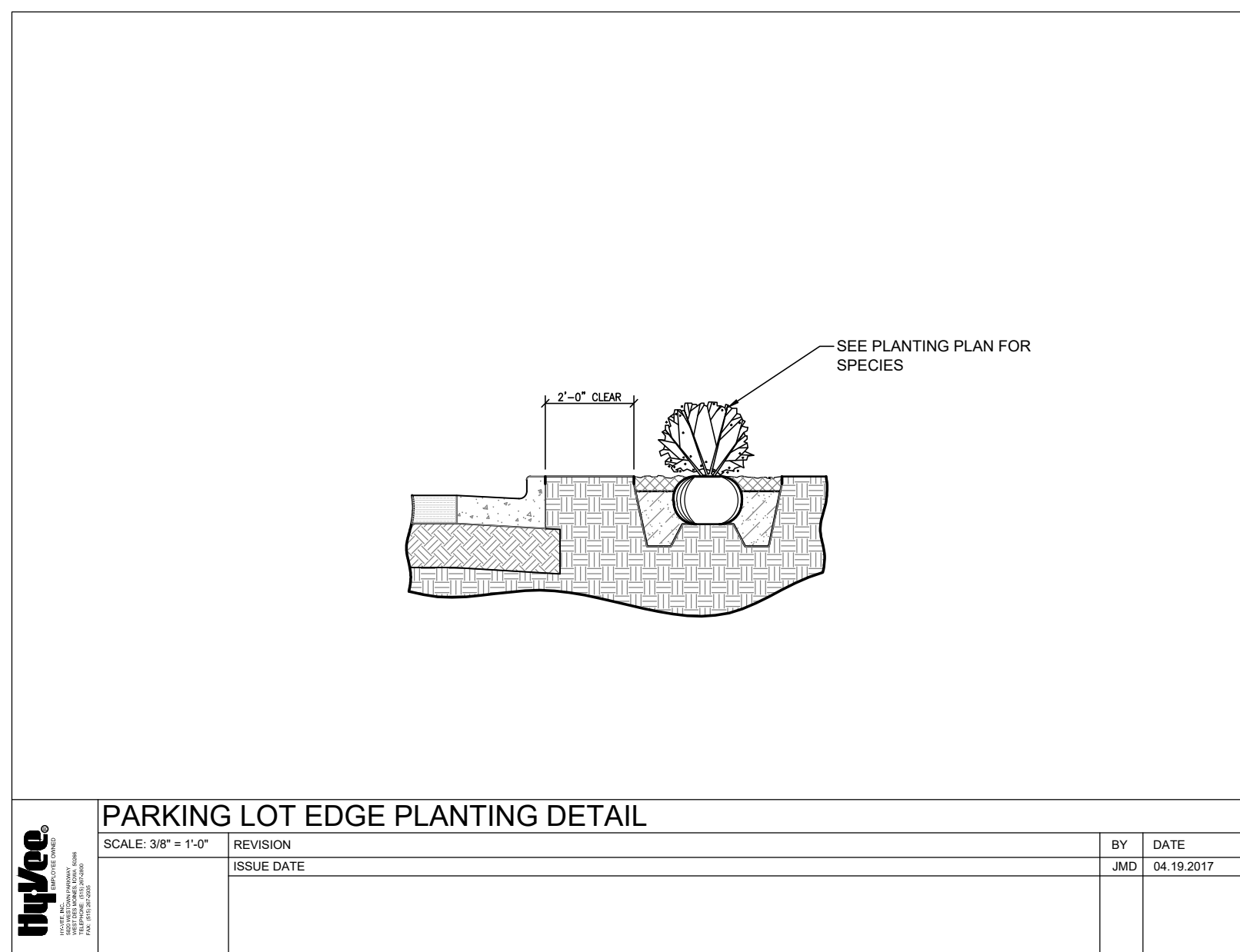
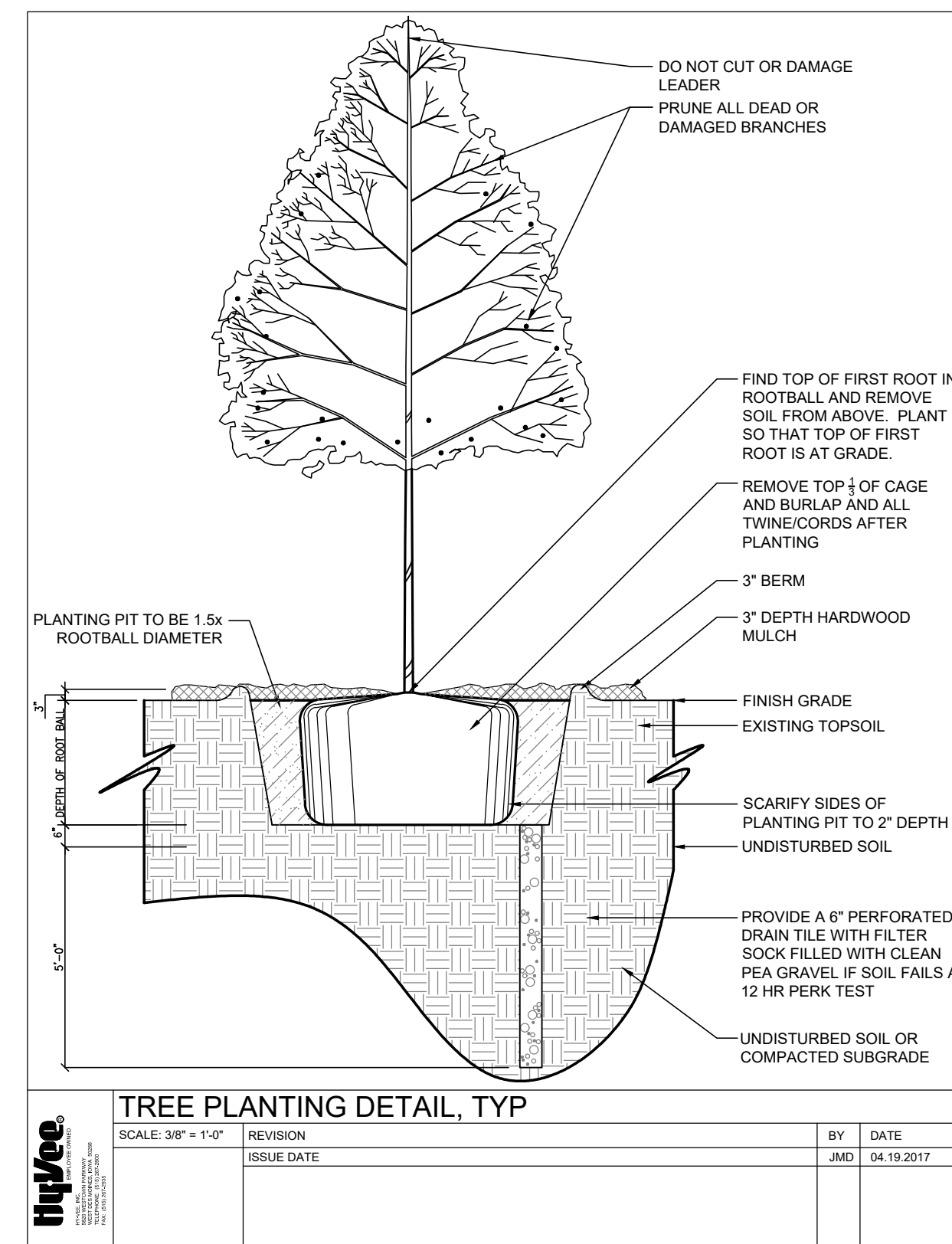
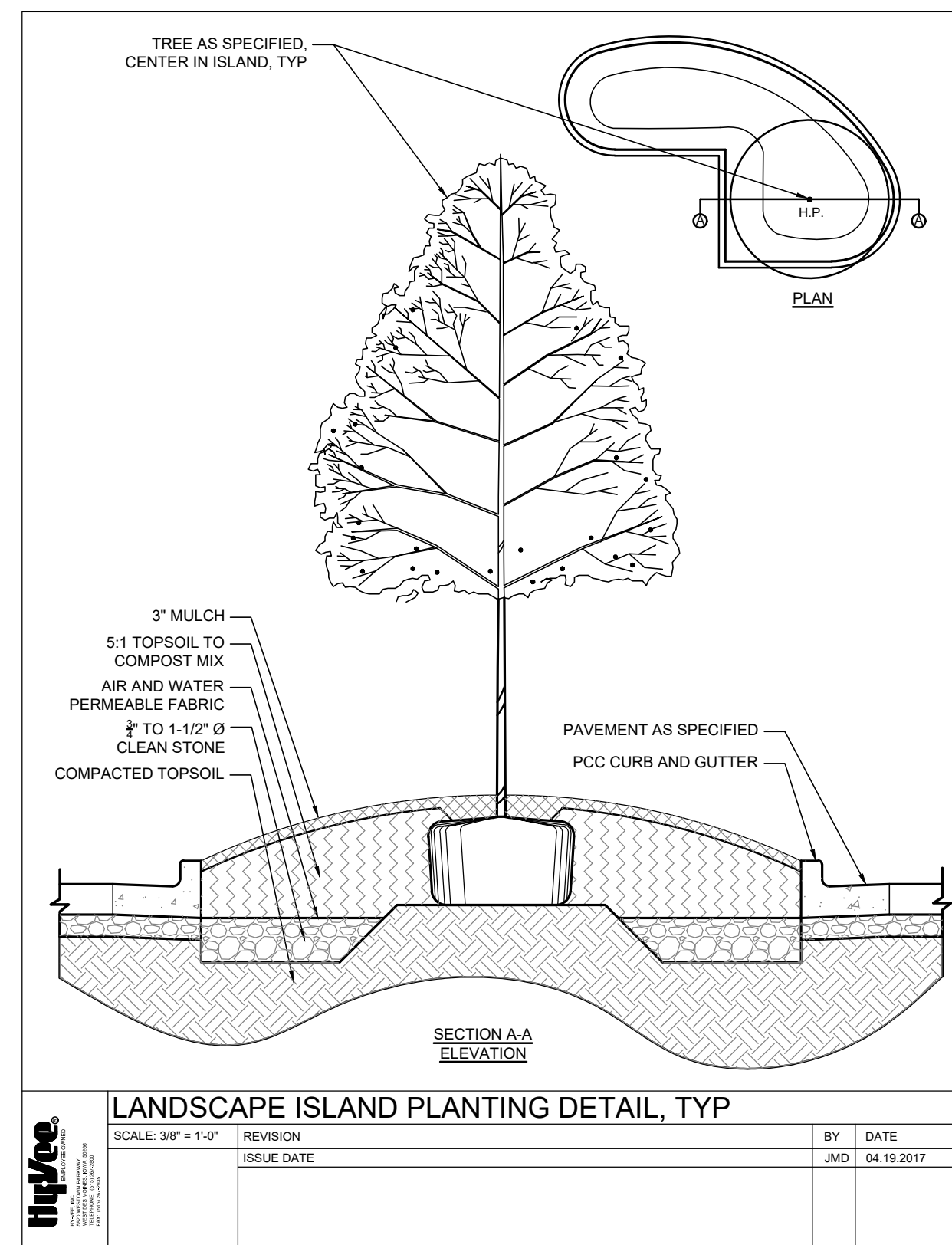
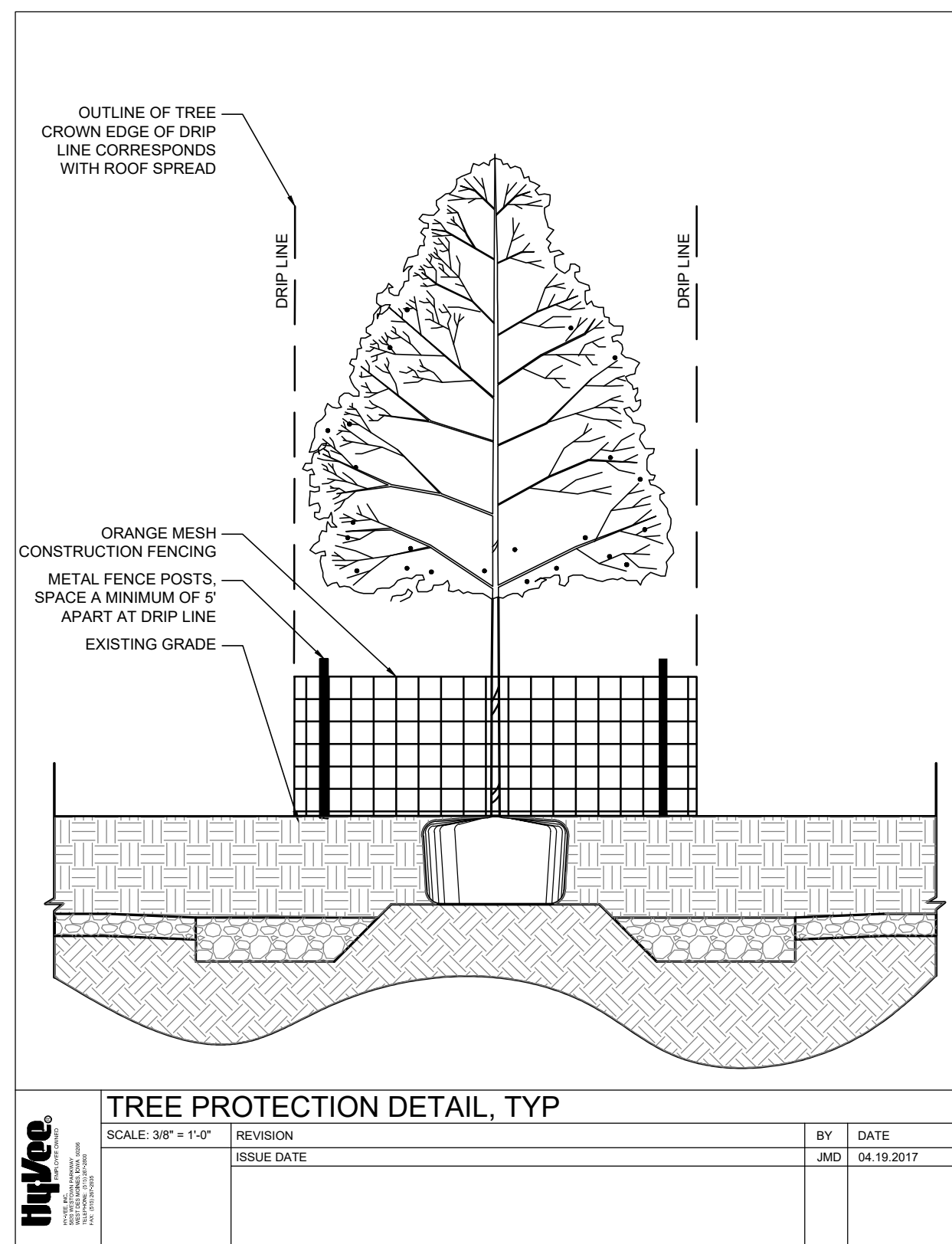
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FURNISHING ALL LABOR, MATERIALS, ACCESSORIES, EQUIPMENT AND OPERATIONS NECESSARY FOR INSTALLATION OF IRRIGATION SYSTEM.
2. CONTRACTOR TO SUBMIT IRRIGATION SYSTEM DESIGN AND COMPONENT CUT SHEETS TO HY-VEE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY APPROVALS, PERMITS, LICENSES AND INSPECTIONS REQUIRED BY LOCAL, MUNICIPAL, AND STATE JURISDICTIONS.
4. SYSTEM SHALL BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND IRRIGATION SYSTEM WITH PRESSURE BLOW-OUT DRAIN AS MANUFACTURED BY RAIN BIRD MANUFACTURING CORP. OR THE TORO COMPANY. SUBSTITUTIONS SUBJECT TO OWNER REVIEW AND APPROVAL.
5. AREAS TO BE IRRIGATED INCLUDE ALL SPACE INDICATED AS "SOD" ON THE PLANTING PLAN AND INCLUDE PARKING LOT ISLANDS, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE IRRIGATED VIA DRIP TYPE IRRIGATION.

MATERIALS

1. PIPING:
 - 1.1. PVC PIPE: ASTM D2241, 200 PSI PRESSURE RATED UPSTREAM FROM CONTROLS, 160 PSI DOWNSTREAM.
 - 1.2. COPPER PIPE: ASTM B42 REGULAR
 - 1.3. FITTINGS TO MATCH PIPE SIZE AND STYLE
 - 1.4. SOLVENT CEMENT: ASTM D2964 FOR PVC PIPE AND FITTINGS
 - 1.5. SOLDER AND FLUX: ASTM B32 TYPE 95TA SOLDER, PASTE
 - 1.6. SLEEVE MATERIAL: PVC
 - 1.7. OUTLETS: BRASS CONSTRUCTION
 - 1.8. ROTARY TYPE SPRINKLER HEAD: POP-UP TYPE WITH SCREENS; FULLY ADJUSTABLE FOR FLOW AND PRESSURE
 - 1.9. SPRAY TYPE SPRINKLER HEAD: POP-UP HEAD WITH FULL CIRCLE
 - 1.10. EMITTER: ADJUSTABLE OUTLET, NON-CLOGGING
 - 1.11. BUBBLER: ADJUSTABLE OUTLET
 - 1.12. QUICK COUPLER
2. MANUAL VALVES:
 - 1.1. GATE VALVES: BRONZE CONSTRUCTION, INSIDE SCREW WITH THREADED ENDS
 - 1.2. BACKFLOW PREVENTERS: BRONZE BODY CONSTRUCTION, DOUBLE CHECK VALVE TYPE.
3. CONTROLS AND CONTROL VALVES:
 - 1.1. CONTROLLER: AUTOMATIC CONTROLLER, MICROPROCESSOR SOLID STATE CONTROL WITH VISIBLE READOUT DISPLAY, TEMPORARY OVERRIDE FEATURE TO BYPASS CYCLE, TIMER FOR MULTIPLE STATION SYSTEM, PROGRAMMABLE FOR QUARTER HOUR INCREMENTS, WITH AUTOMATIC START AND SHUTDOWN, RAIN SENSOR CAPABLE OF TURNING OFF THE IRRIGATION SYSTEM IF ADEQUATE RAINFALL IS RECEIVED.
 - 1.2. CONTROLLER HOUSING: NEMA 250 TYPE 3, WEATHERPROOF, WATERTIGHT, WITH LOCKABLE ACCESS DOOR
 - 1.3. VALVES: ELECTRIC SOLENOID NORMALLY CLOSED; HYDRAULIC TUBING, WIRING, INCLUDING REQUIRED FITTINGS AND ACCESSORIES
 - 1.4. WIRE CONDUCTORS: COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL TYPE
 - 1.5. PROVIDE RAIN SENSORS
 - 1.6. DISCONNECT SWITCH: FACTORY MOUNTED DISCONNECT SWITCH IN CONTROL PANEL.

EXECUTION

1. VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND CONDITIONS PRIOR TO CONSTRUCTION. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.
2. COORDINATE LOCATION OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.
3. ROUTE PIPING TO AVOID PLANTS, GROUND COVER, AND STRUCTURES
4. TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPE TO DRAINS. KEEP TRENCHES FREE OF DEBRIS AND MATERIAL THAT ARE DAMAGING TO THE PIPE.
5. PROVIDE FOR THERMAL MOVEMENTS OF COMPONENTS IN SYSTEM.
6. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
7. PROVIDE 10 INCH EXPANSION COIL AT EACH CONTROL VALVE AND AT 100 FOOT INTERVALS. BURY WIRE BESIDE PIPE. MARK VALVES WITH NEOPRENE VALVE MARKERS CONTAINING LOCKING DEVICE. SET VALVE MARKERS IN 160 PSI PIPE RISERS EXITING FROM TOP OF VALVE TO FINISH GRADE.
8. AFTER PIPING IS INSTALLED AND PRIOR TO INSTALLING OUTLETS AND BACKFILLING, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.
9. INSTALL 3 INCH SAND COVER OVER PIPING AND PROTECT PIPE FROM DISPLACEMENT.
10. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKS FOR WHOLE SYSTEM MAINTAINING 100 PSI PRESSURE FOR ONE HOUR. SYSTEM IS ACCEPTABLE WHEN NO LEAKAGE OR LOSS OF PRESSURE OCCURS AND SYSTEM SELF DRAINS DURING TEST PERIOD.
11. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED TO ESTABLISH NEWLY INSTALLED PLANTS.
12. ADJUST HEADS FOR FULL WATER COVERAGE OF PLANTED AREAS.
13. INSTRUCT STORE PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.
14. FURNISH THE OPERATION AND MAINTENANCE MATERIALS, TWO EXTRA SPRINKLER HEADS OF EACH TYPE AND SIZE, TWO VALVE KEYS FOR MANUAL VALVES, TWO VALVE BOX KEYS, TWO KEYS FOR VALVE MARKERS, AND TWO WRENCHES FOR EACH HEAD CORE AND FOR REMOVING AND INSTALLING EACH HEAD TYPE.
15. PROVIDE ONE COMPLETE SPRING SEASON START UP AND FALL SEASON SHUT DOWN.



REVISION	DATE BY

REVISION	DATE BY

LOCATION: POLK CITY, IA
102 E. BRIDGE RD.

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

Fresh Market

TRUENORTH	PLANNORTH
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PLANTING DETAILS

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RACHEL A. HARRIS, PLA #LA00775

SIGNATURE _____ DATE _____

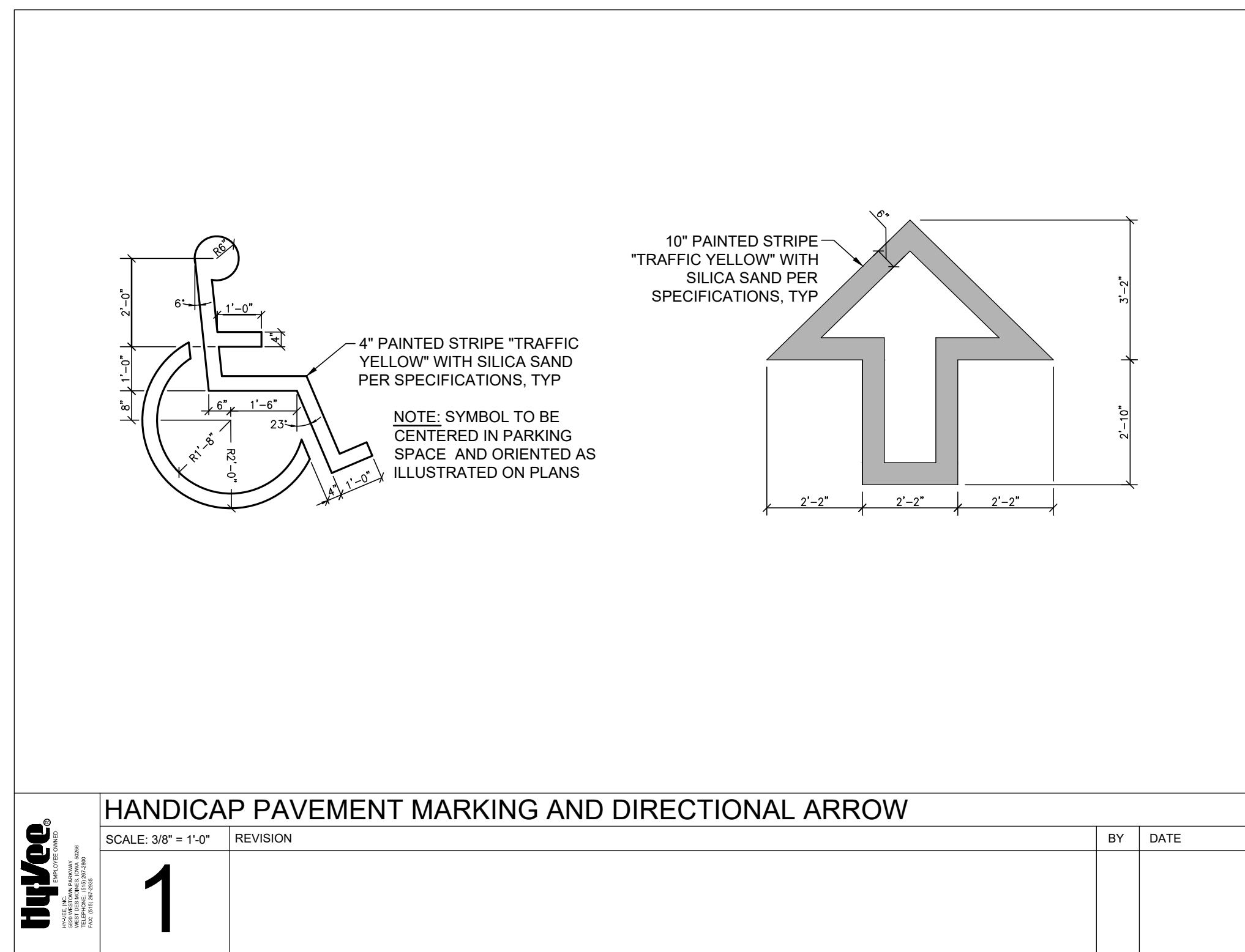
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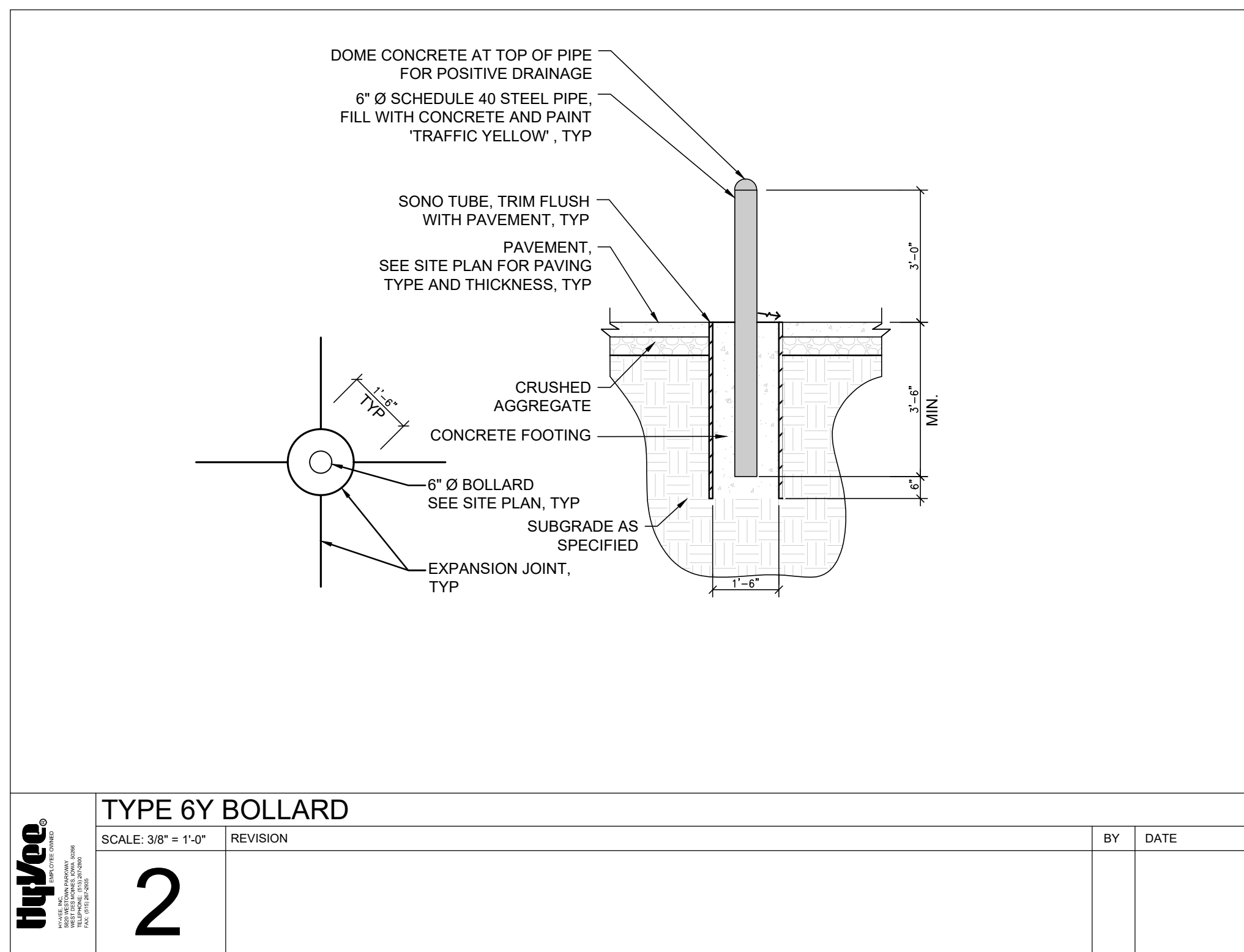
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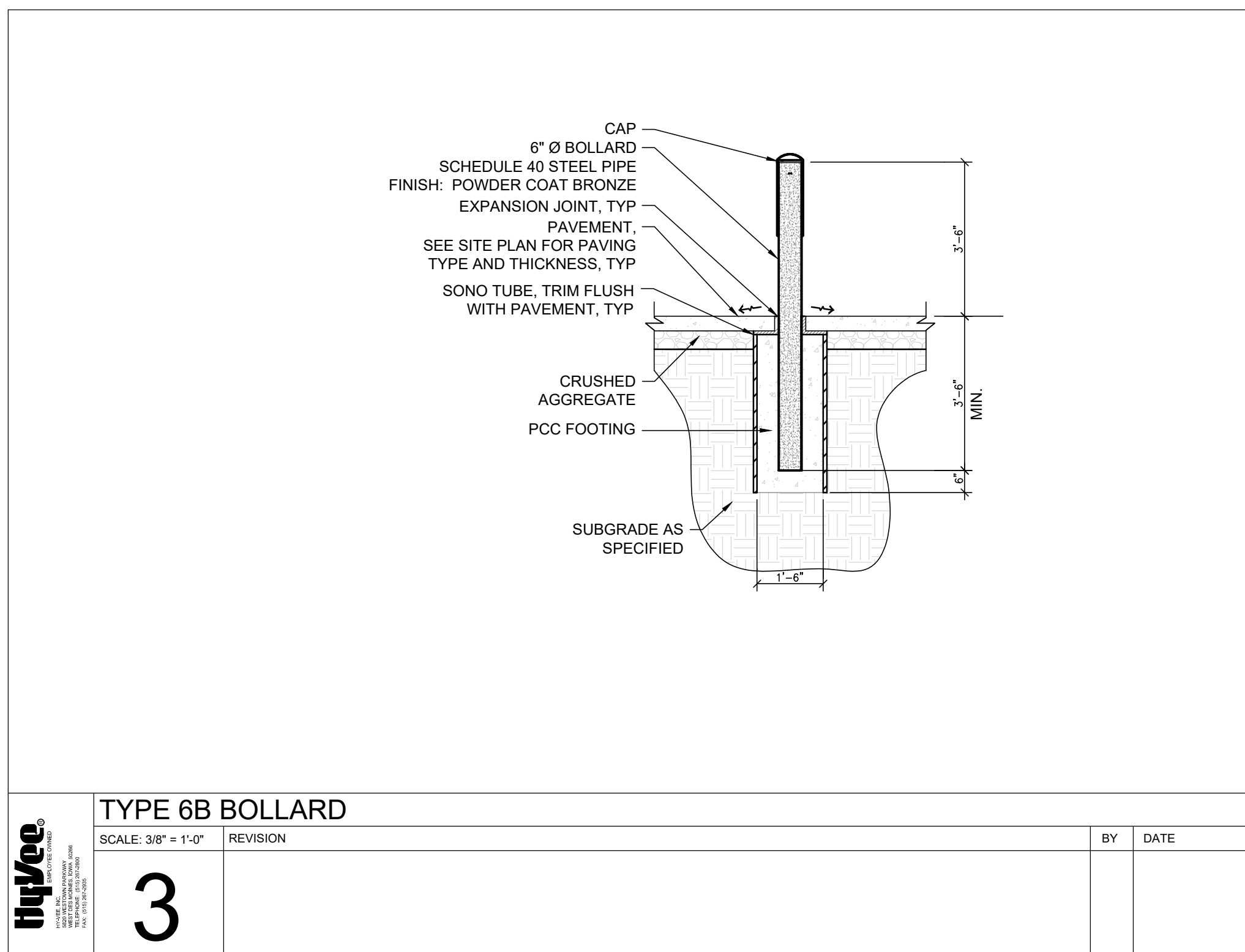
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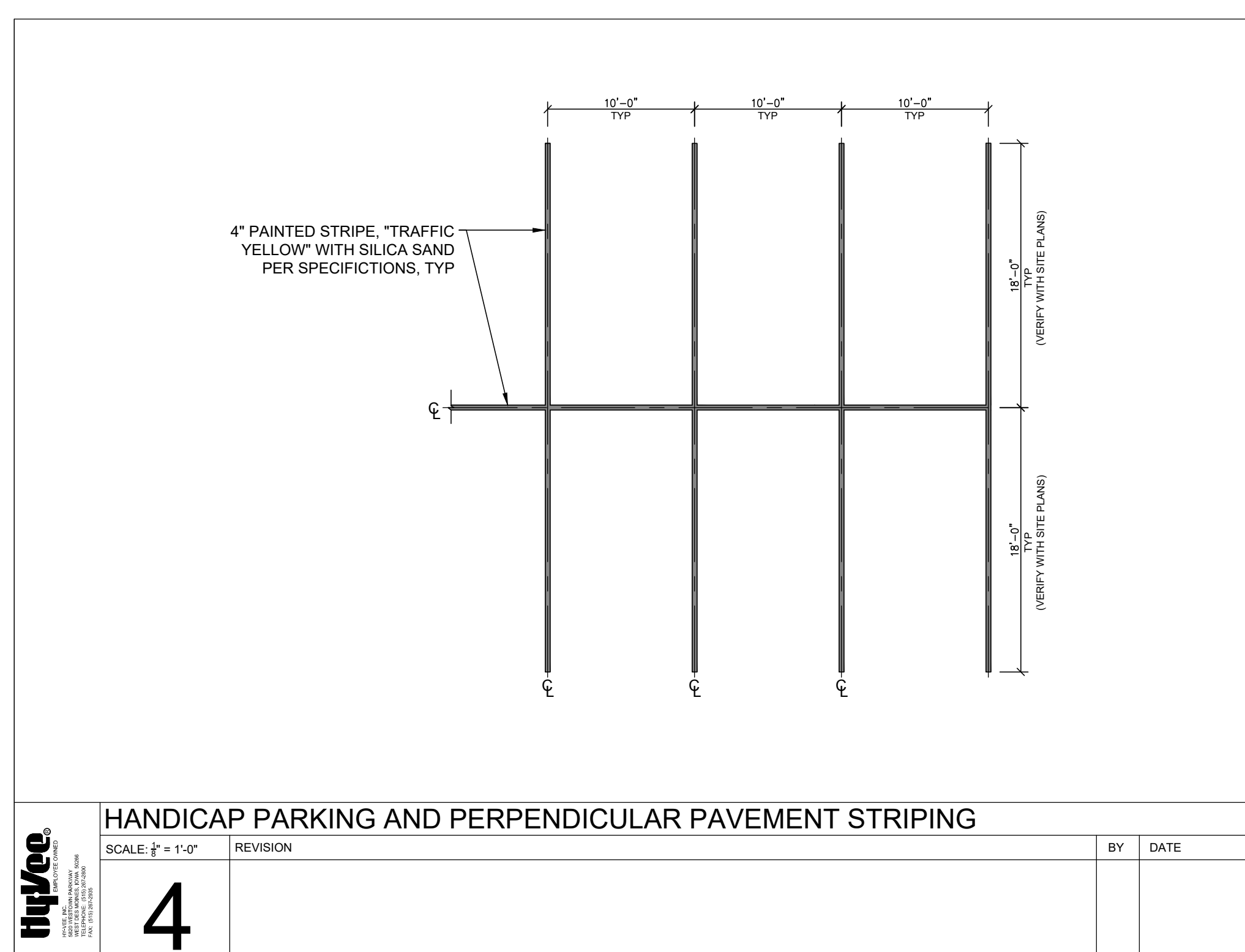
HANDICAP PAVEMENT MARKING AND DIRECTIONAL ARROW
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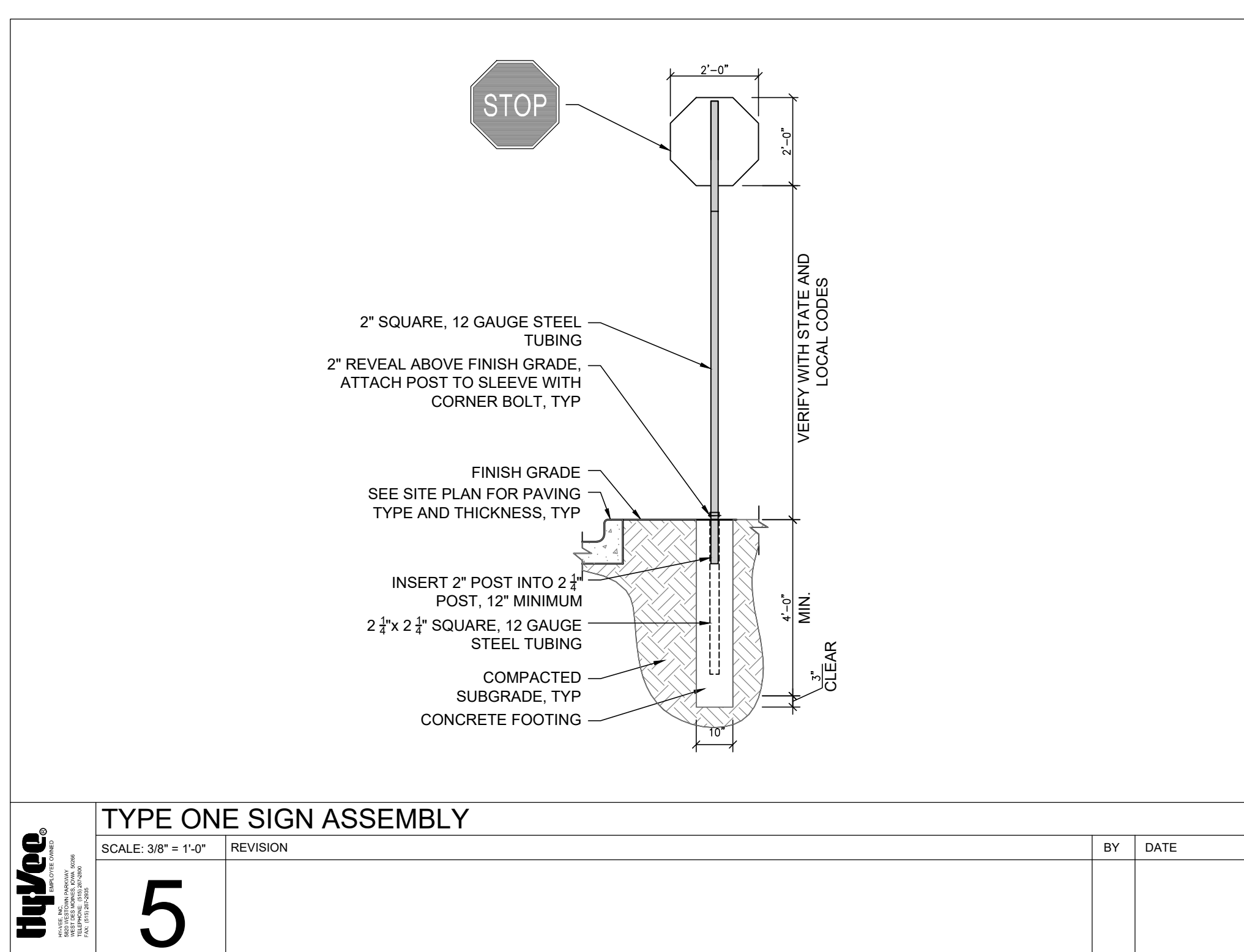
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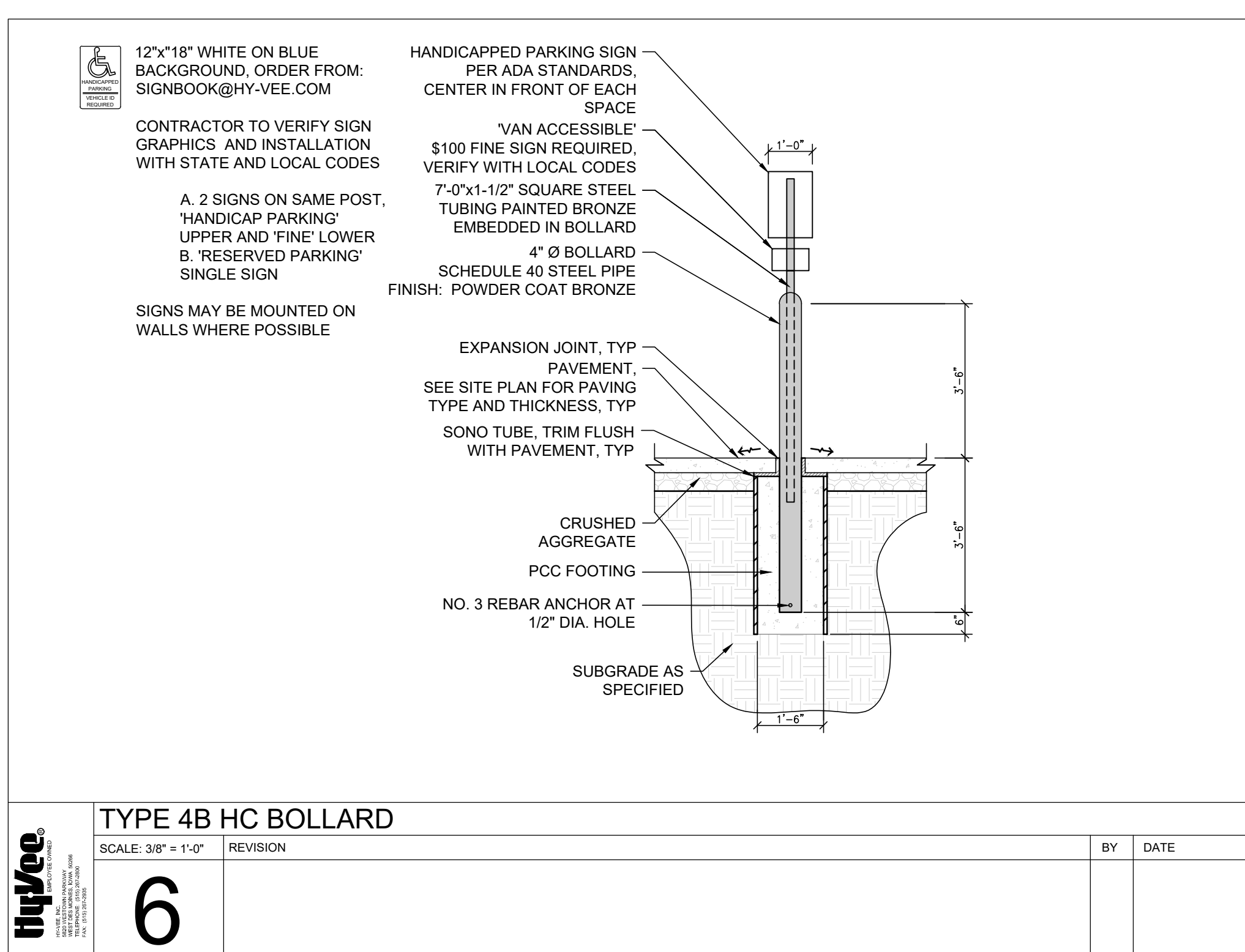
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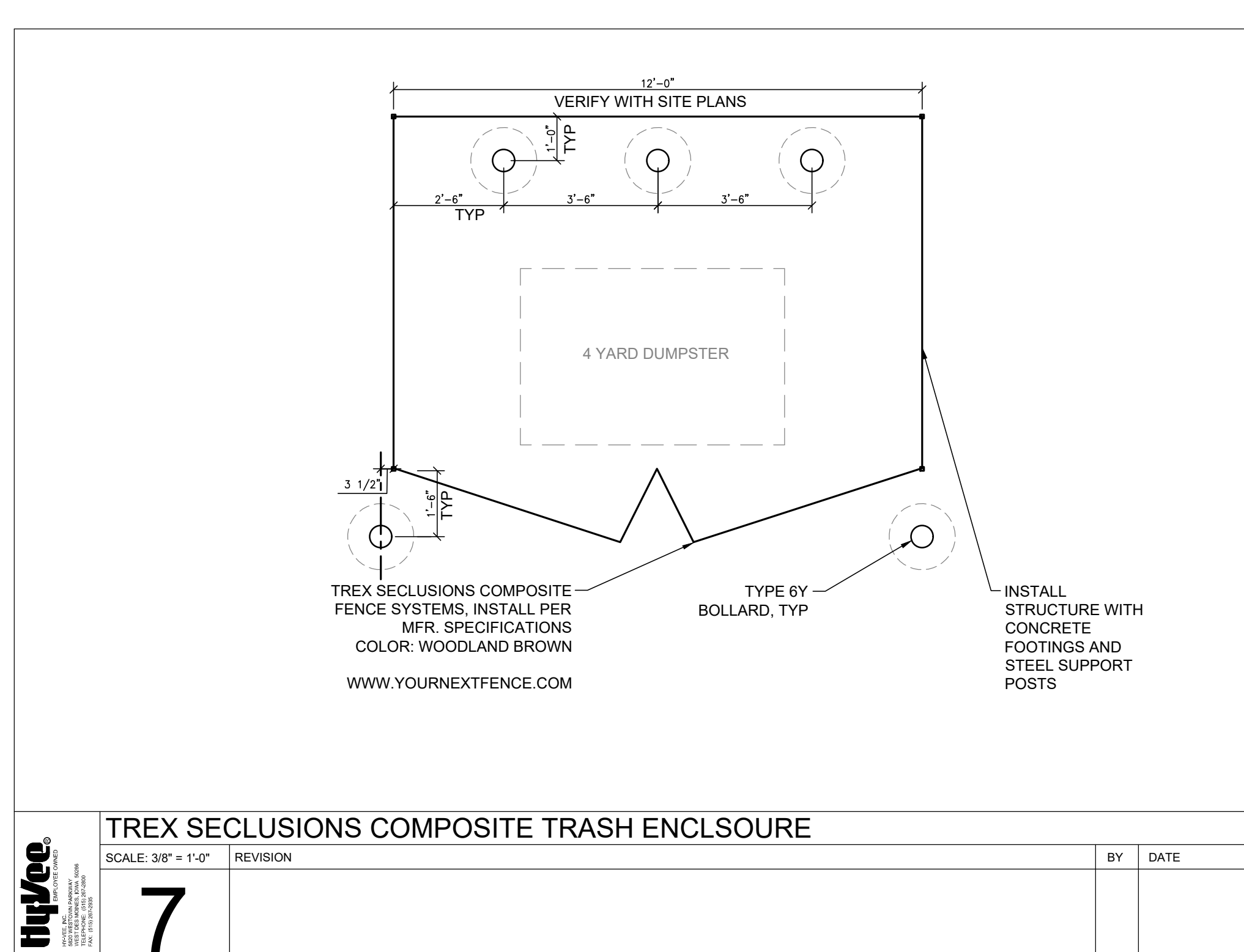
HANDICAP PARKING AND PERPENDICULAR PAVEMENT STRIPING
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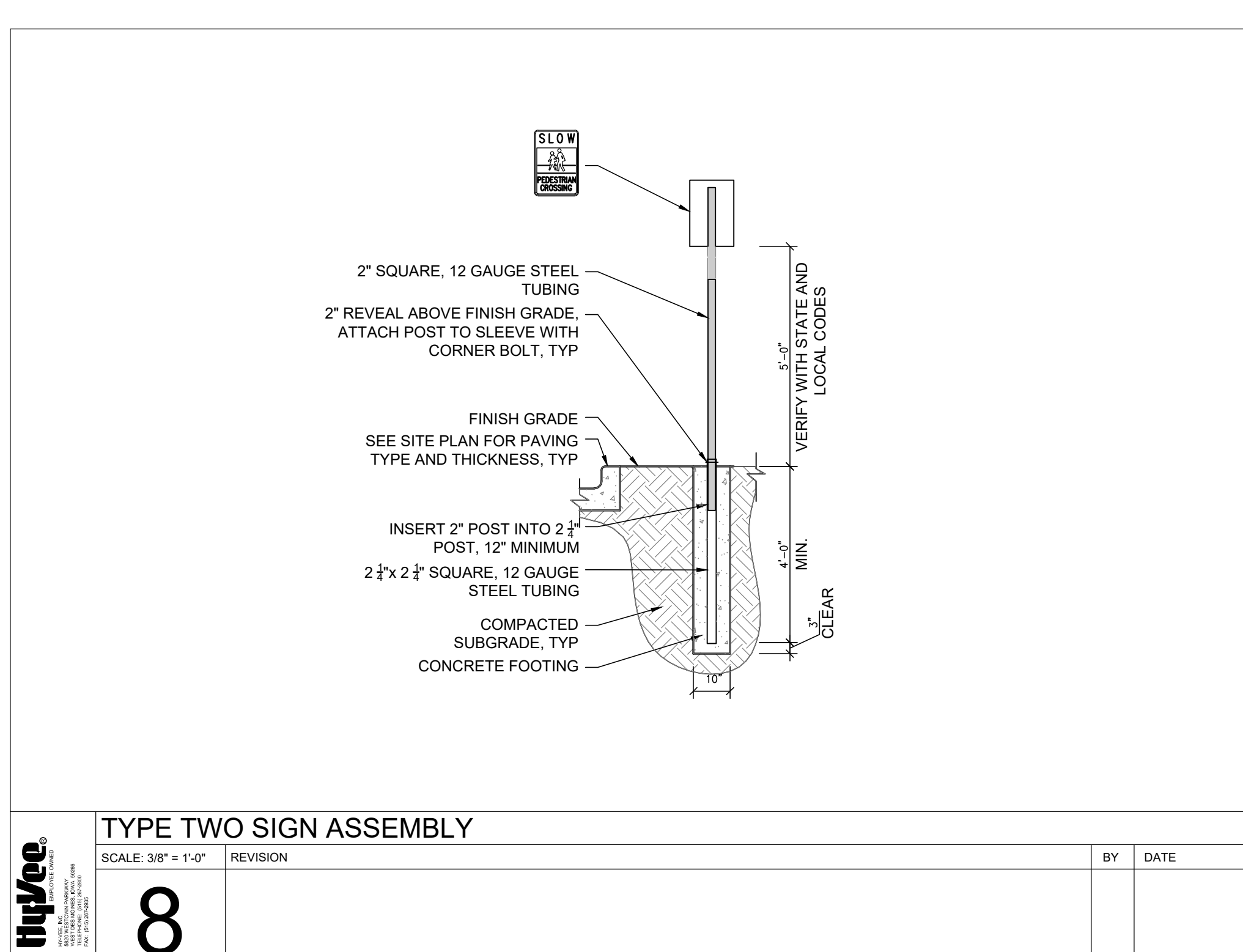
TYPE ONE SIGN ASSEMBLY
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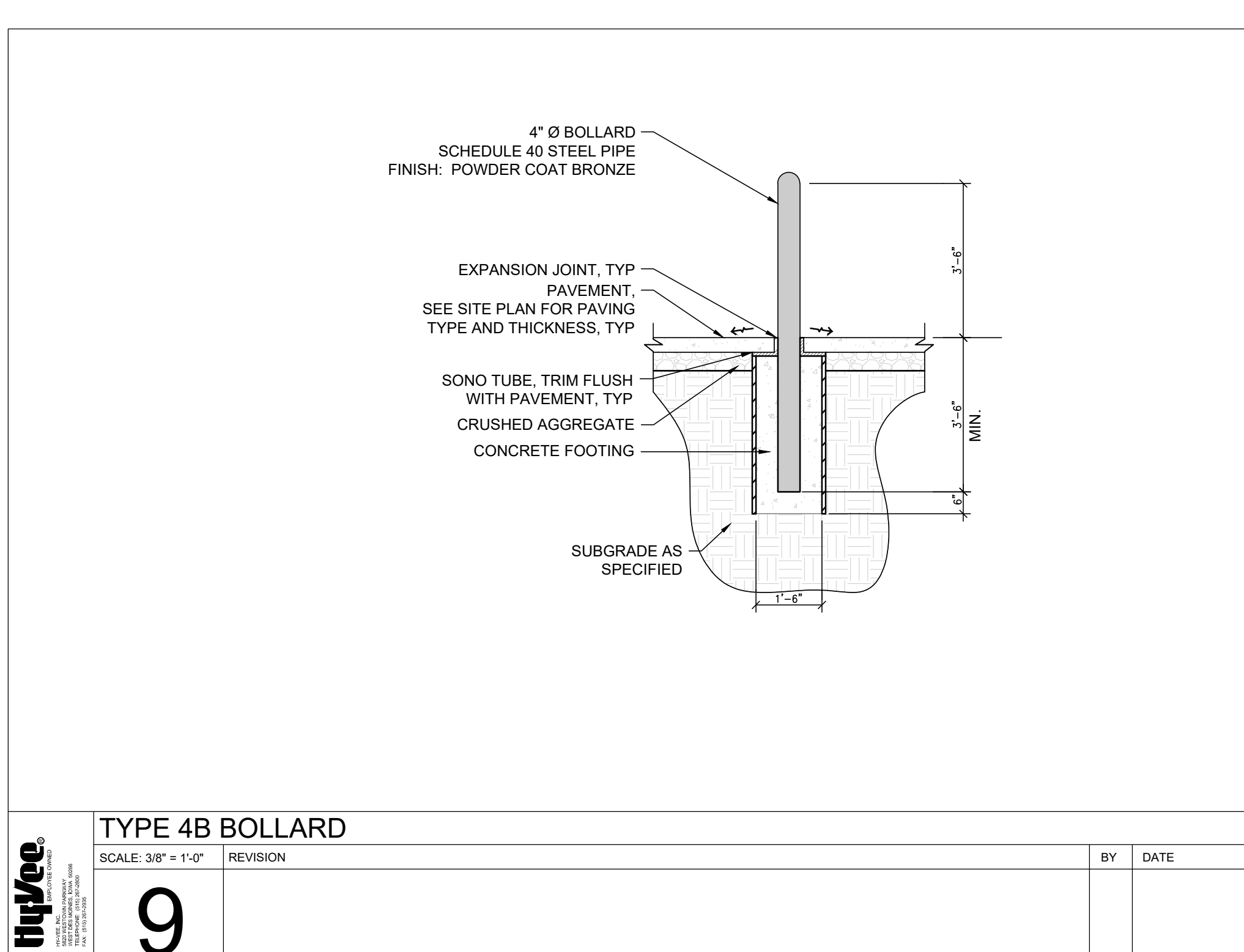
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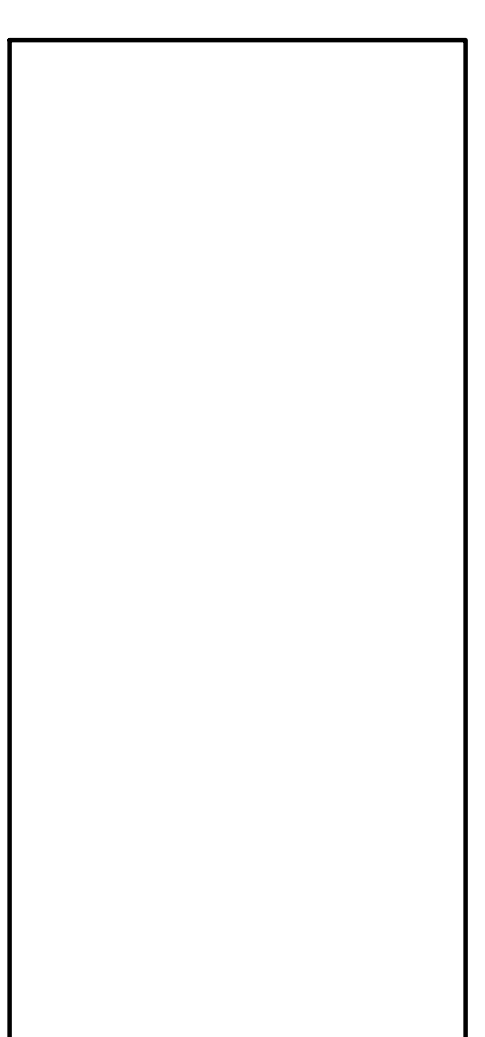
TREX SECLUSIONS COMPOSITE TRASH ENCLASURE
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TYPE TWO SIGN ASSEMBLY
 SCALE: 3/8" = 1'-0" REVISION BY DATE



TYPE 4B BOLLARD
 SCALE: 3/8" = 1'-0" REVISION BY DATE



LOCATION: POLK CITY, IA
 102 E. BRIDGE RD.
 Fresh Market
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 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 TELEPHONE: (515) 267-2800
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TRUENORTH PLANORTH

CONSTRUCTION DETAILS

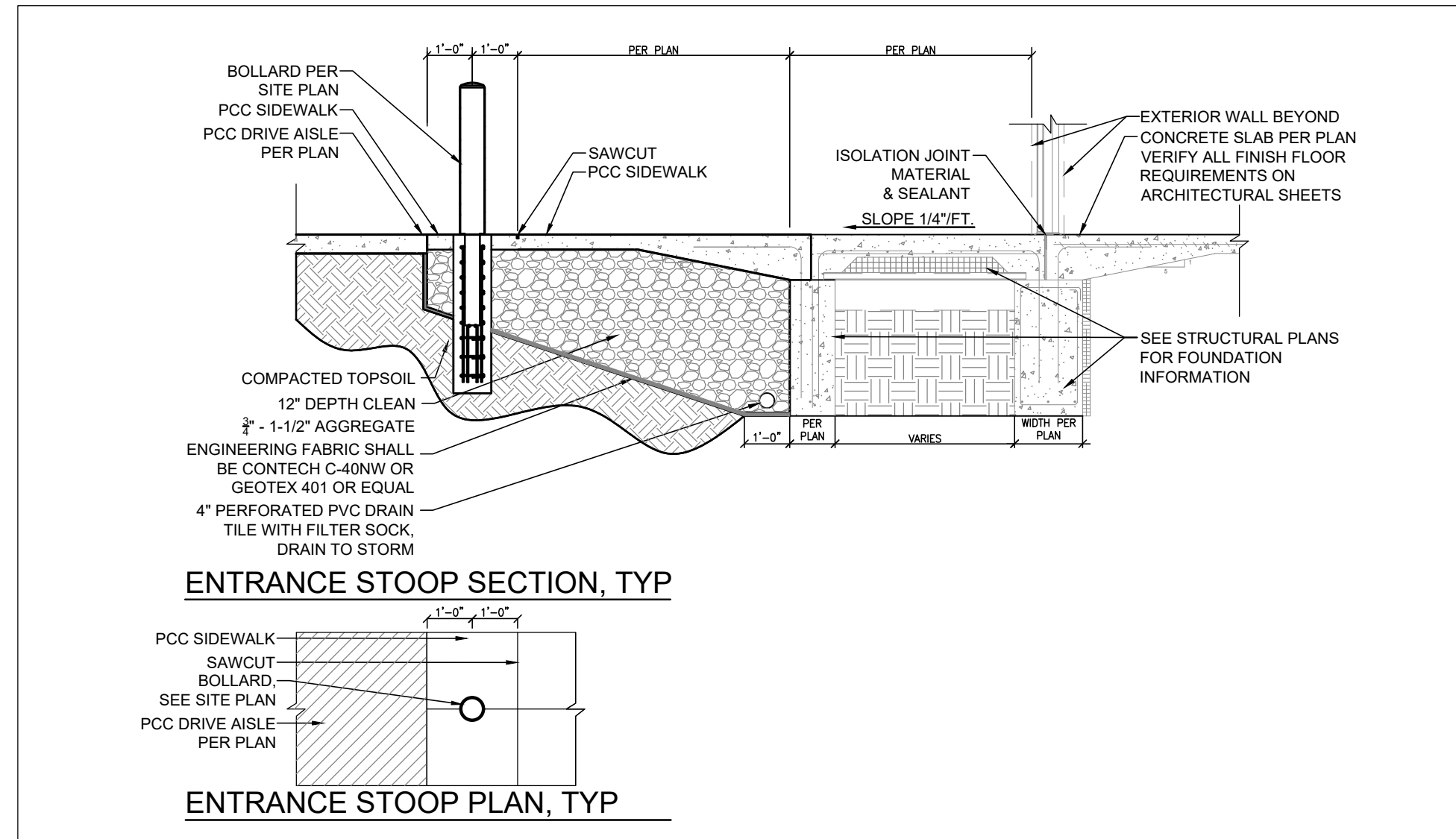
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 SCALE: AS INDICATED JOB NUMBER: 007.077
 SHEET:

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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.

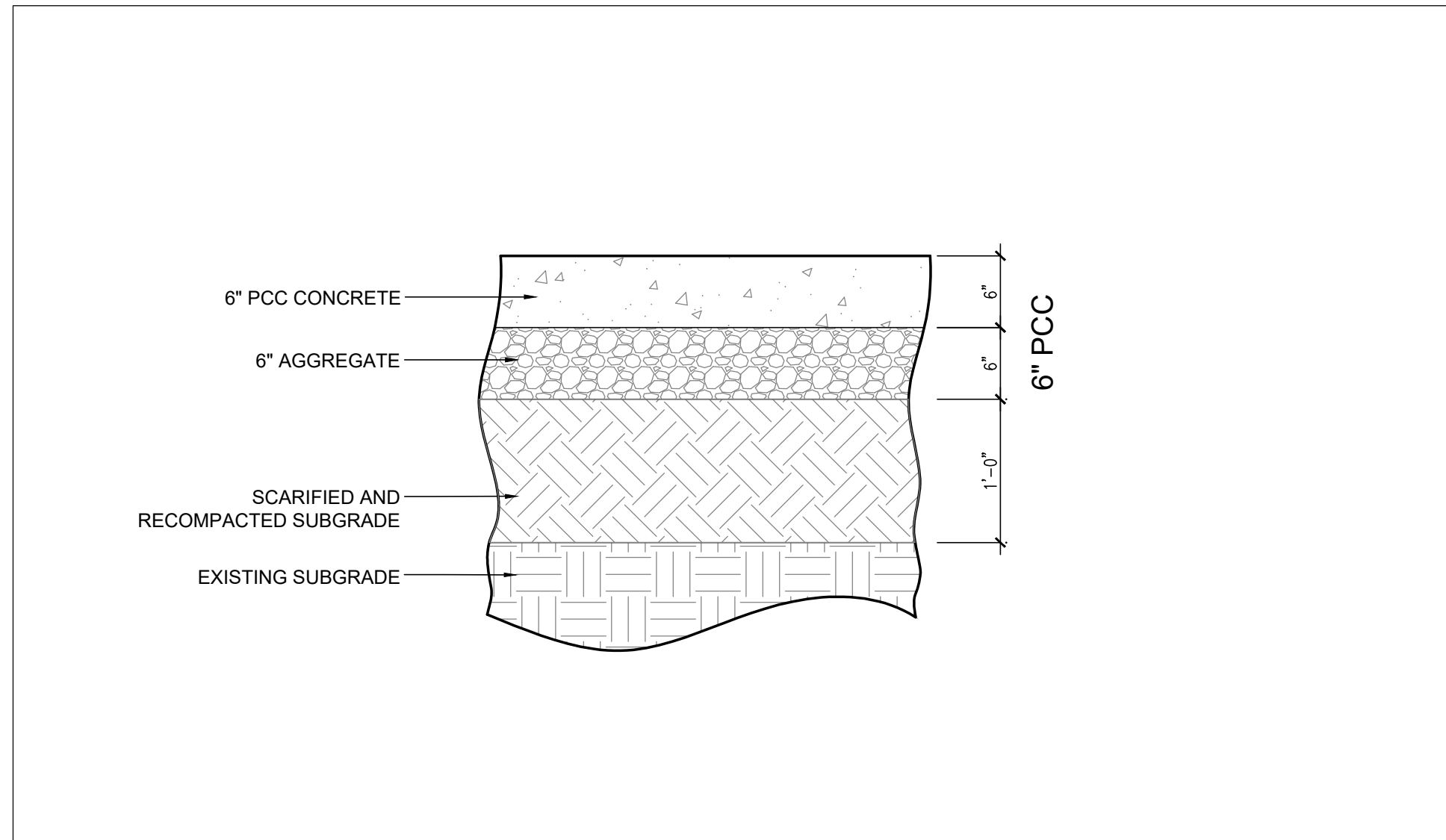
Signature: Luis T. Leon, P.E. Date: _____
 Iowa License Number 18685
 My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: C6.0



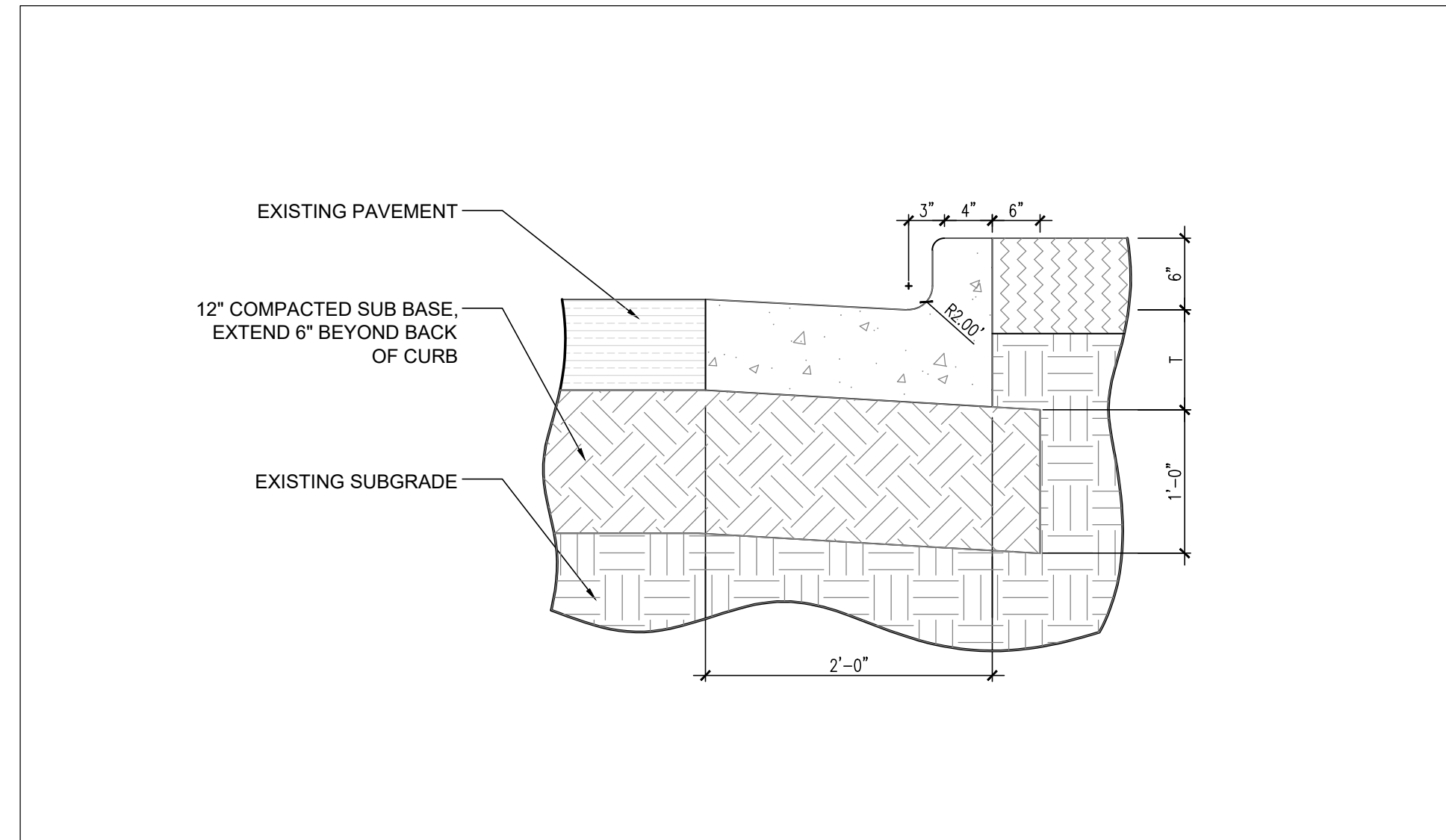
ENTRANCE STOOP PLAN
SCALE: 1" = 1'-0" REVISION BY DATE

1



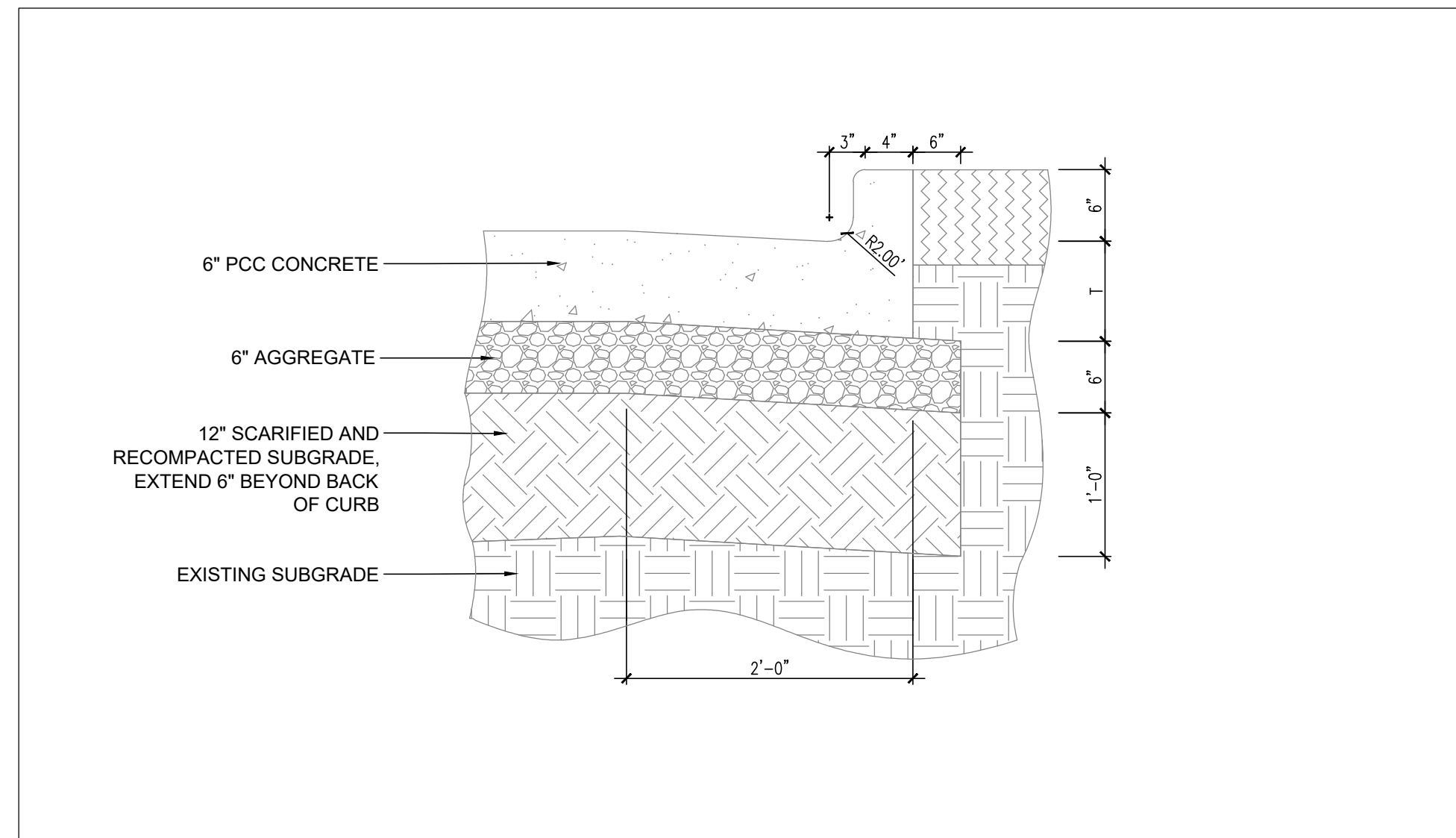
6" PCC WITH 6" AGGREGATE PAVING SECTION, TYP
SCALE: 1" = 1'-0" REVISION BY DATE

2



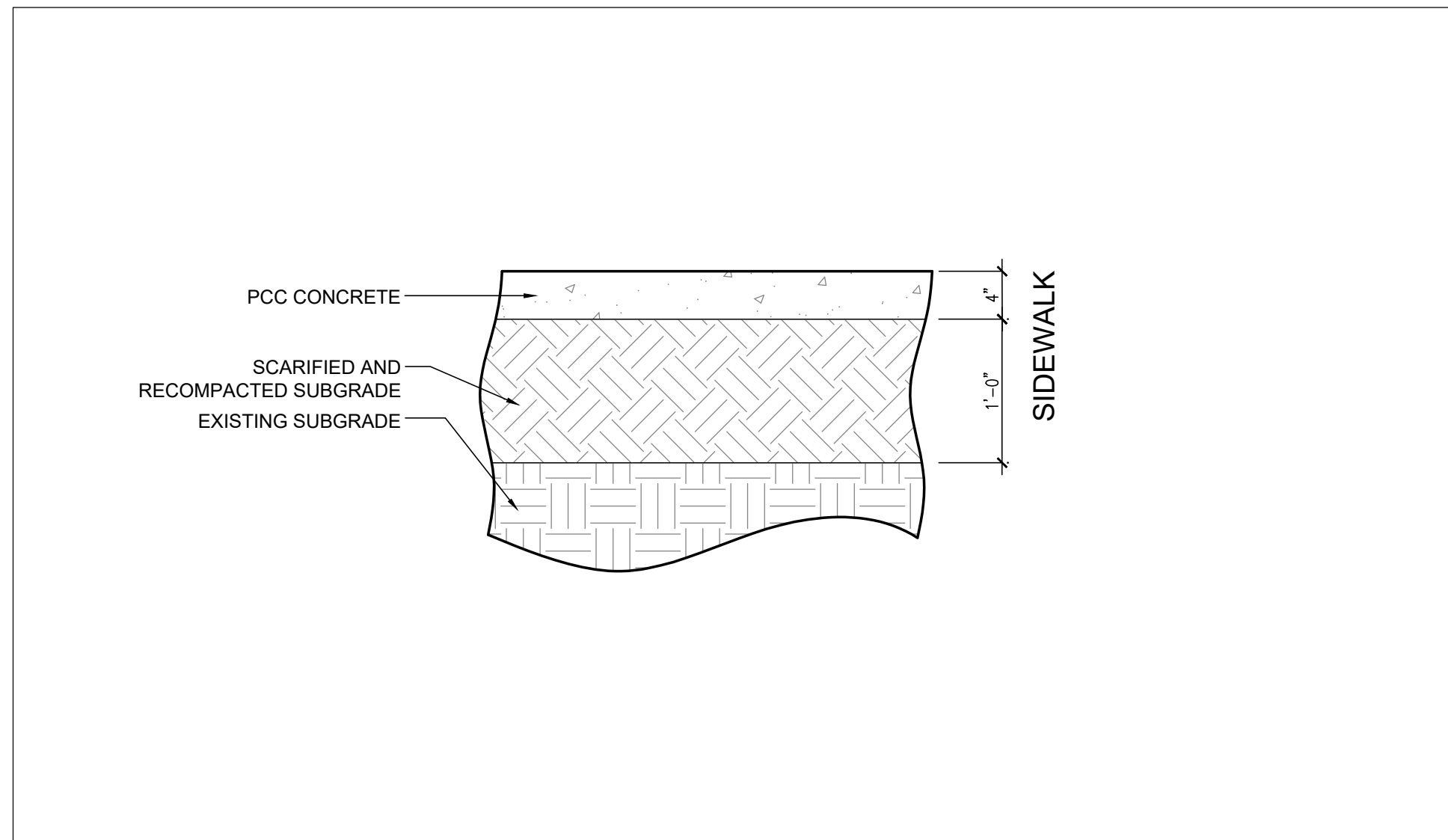
PCC CURB AND GUTTER
SCALE: 1" = 1'-0" REVISION BY DATE

3



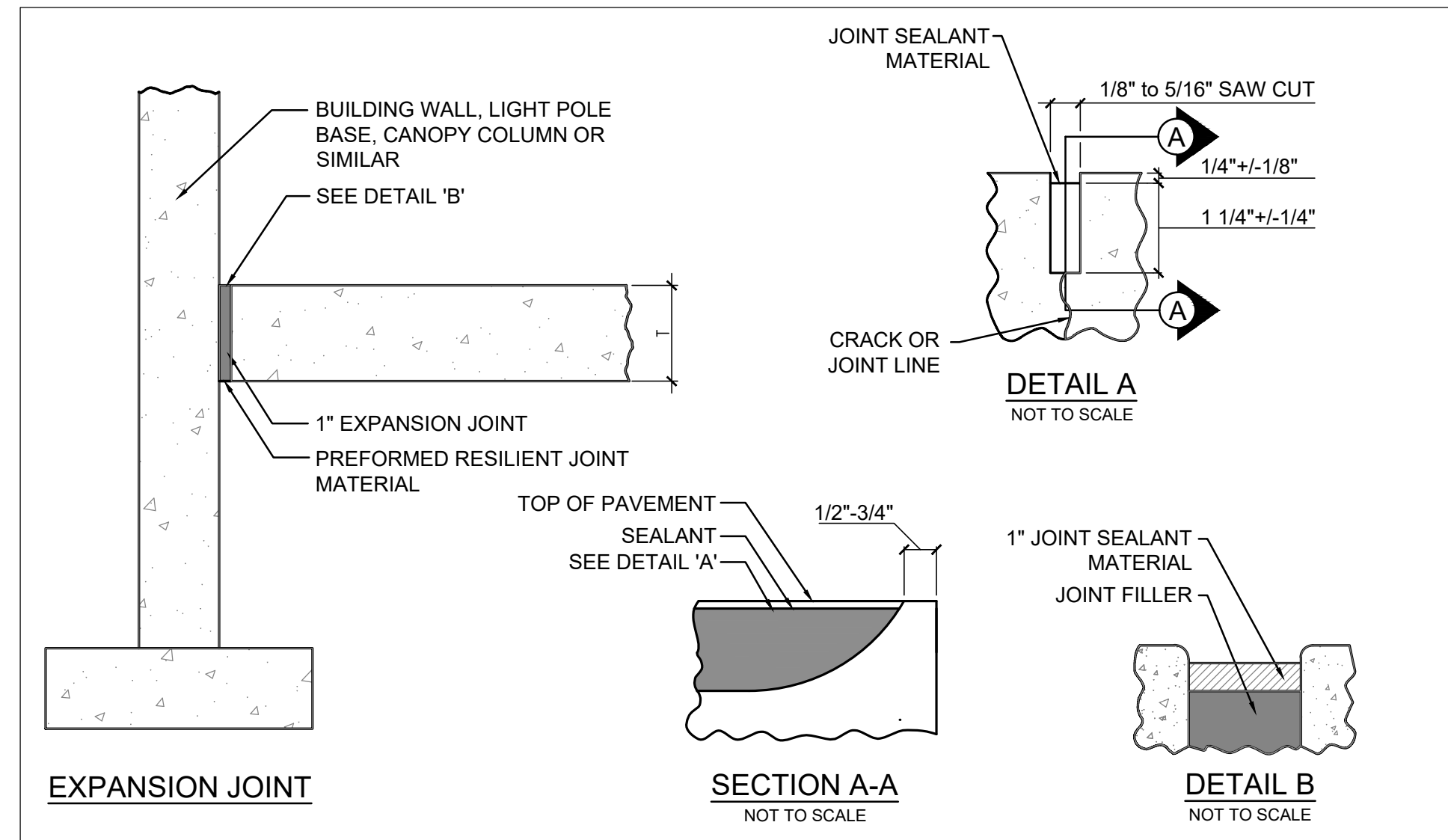
INTEGRAL CURB AND GUTTER
SCALE: 1" = 1'-0" REVISION BY DATE

4



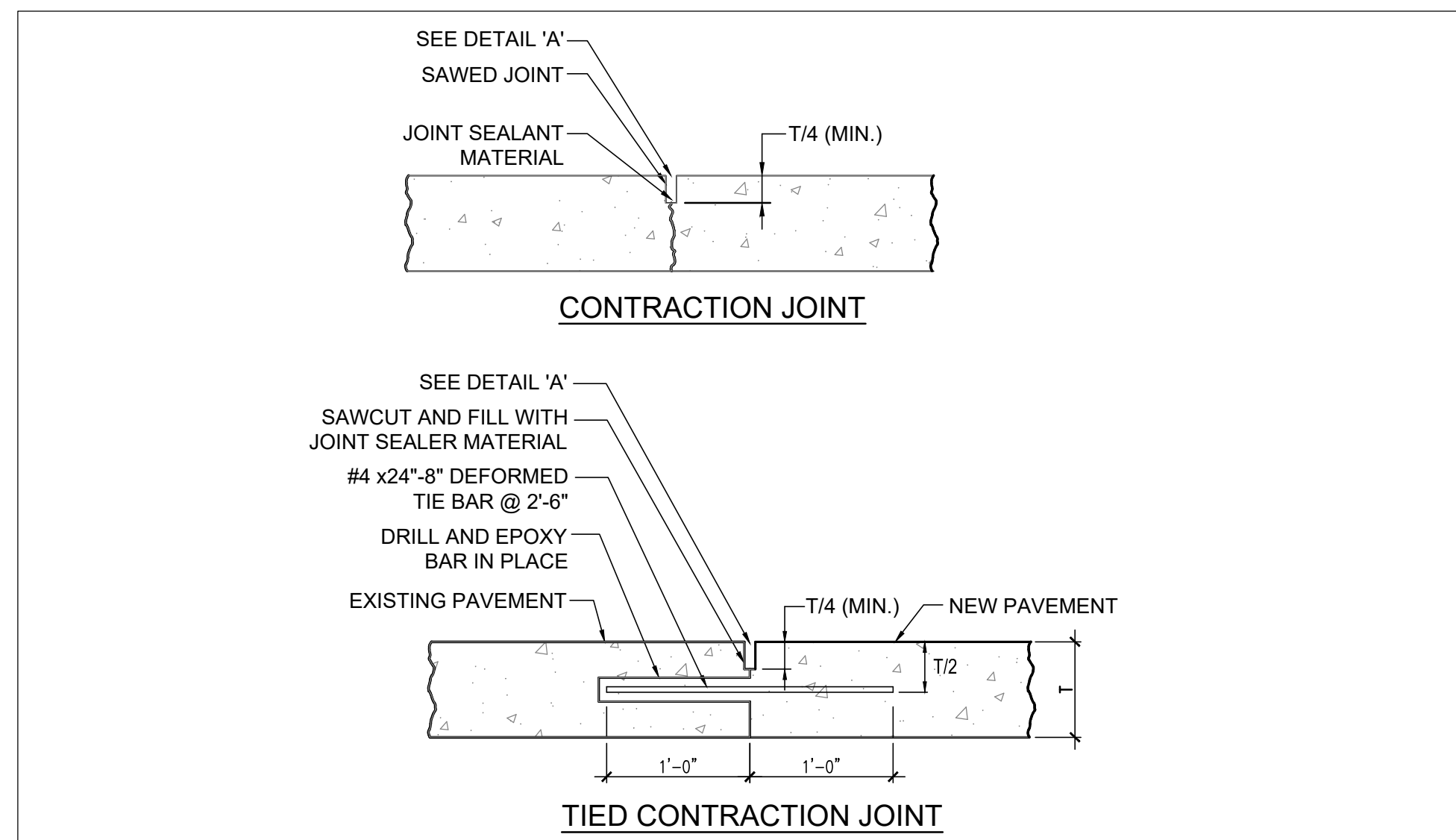
SIDEWALK PAVING SECTION, TYP
SCALE: 1" = 1'-0" REVISION BY DATE

5



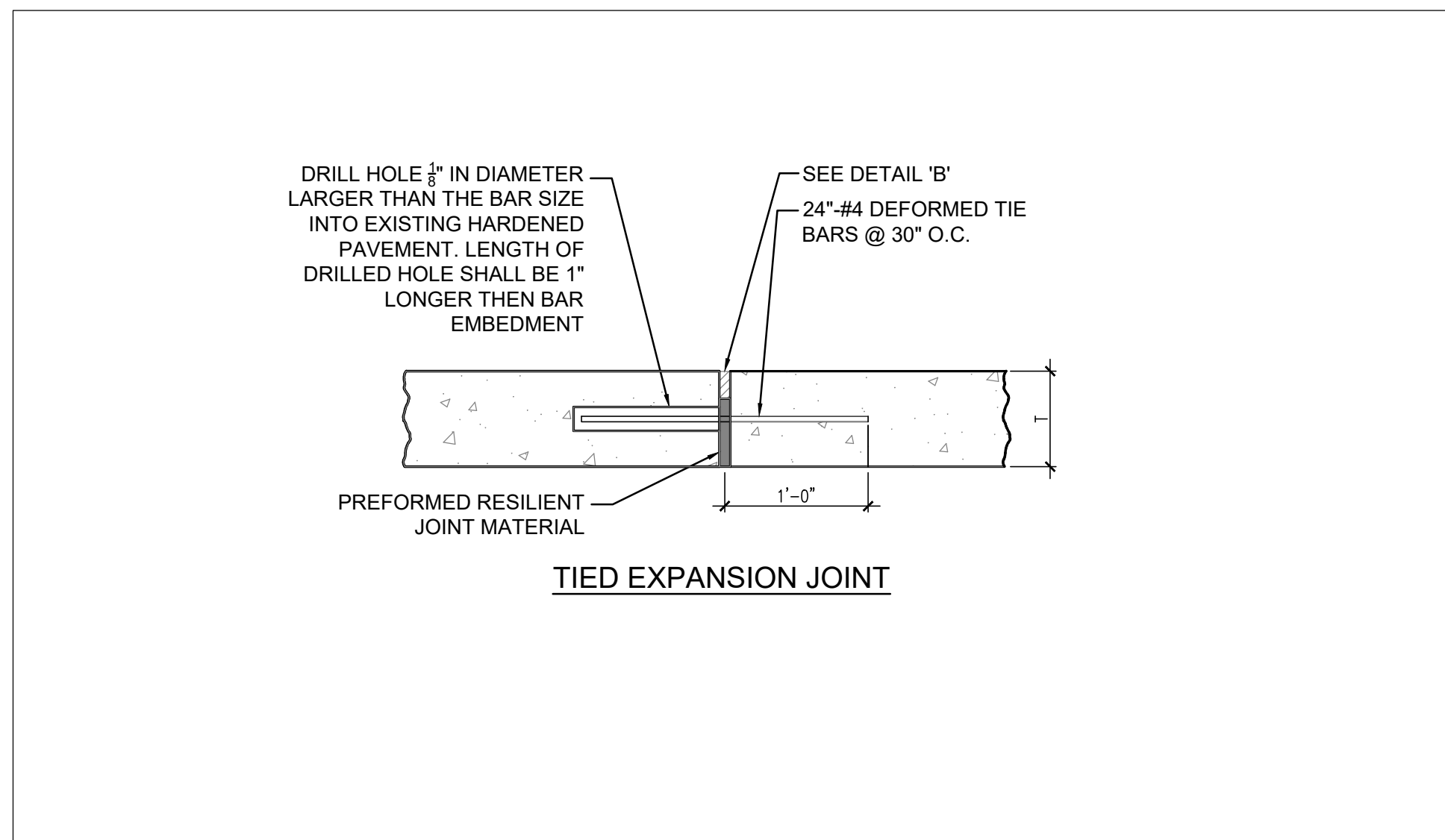
PAVEMENT JOINT DETAILS (3 OF 3)
NOT TO SCALE REVISION BY DATE

6



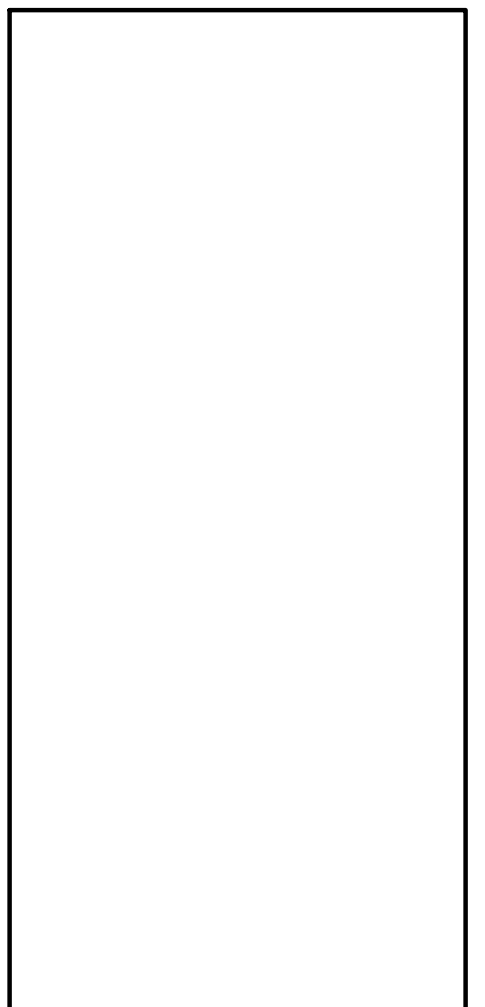
PAVEMENT JOINT DETAILS (1 OF 3)
SCALE: 1" = 1'-0" REVISION BY DATE

7



PAVEMENT JOINT DETAILS (2 OF 3)
SCALE: 1" = 1'-0" REVISION BY DATE

8



LOCATION: **POLK CITY, IA**
102 E. BRIDGE RD.

184 JEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

Fresh Market

TRUENORTH PLANNORTH

CONSTRUCTION DETAILS

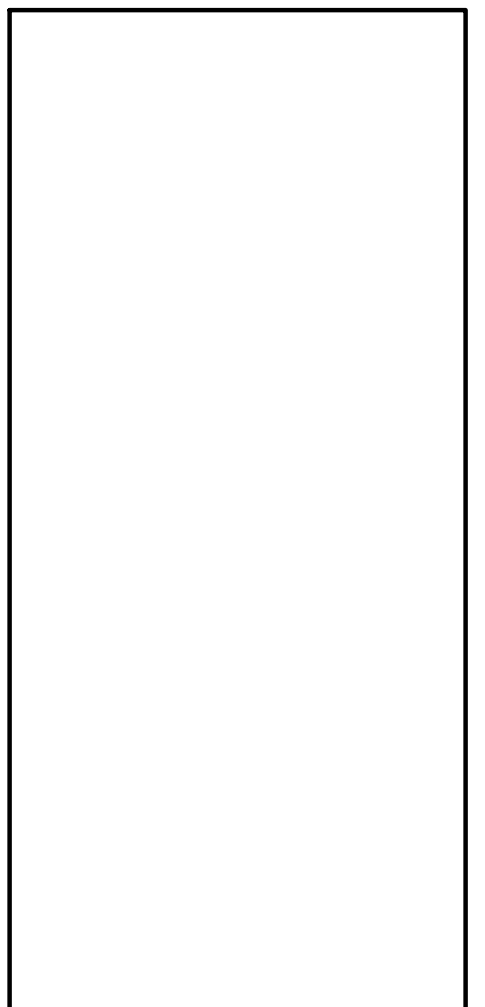
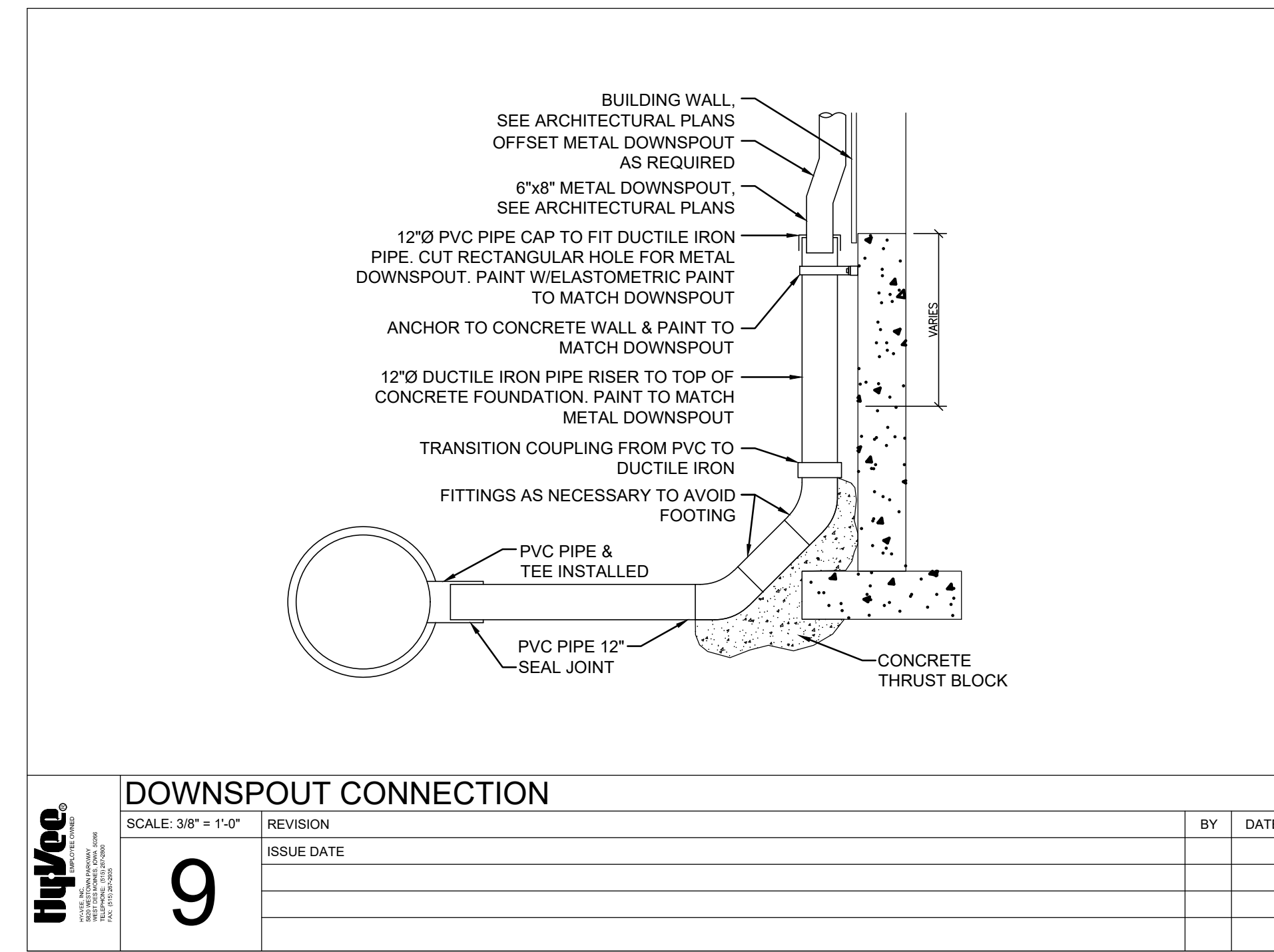
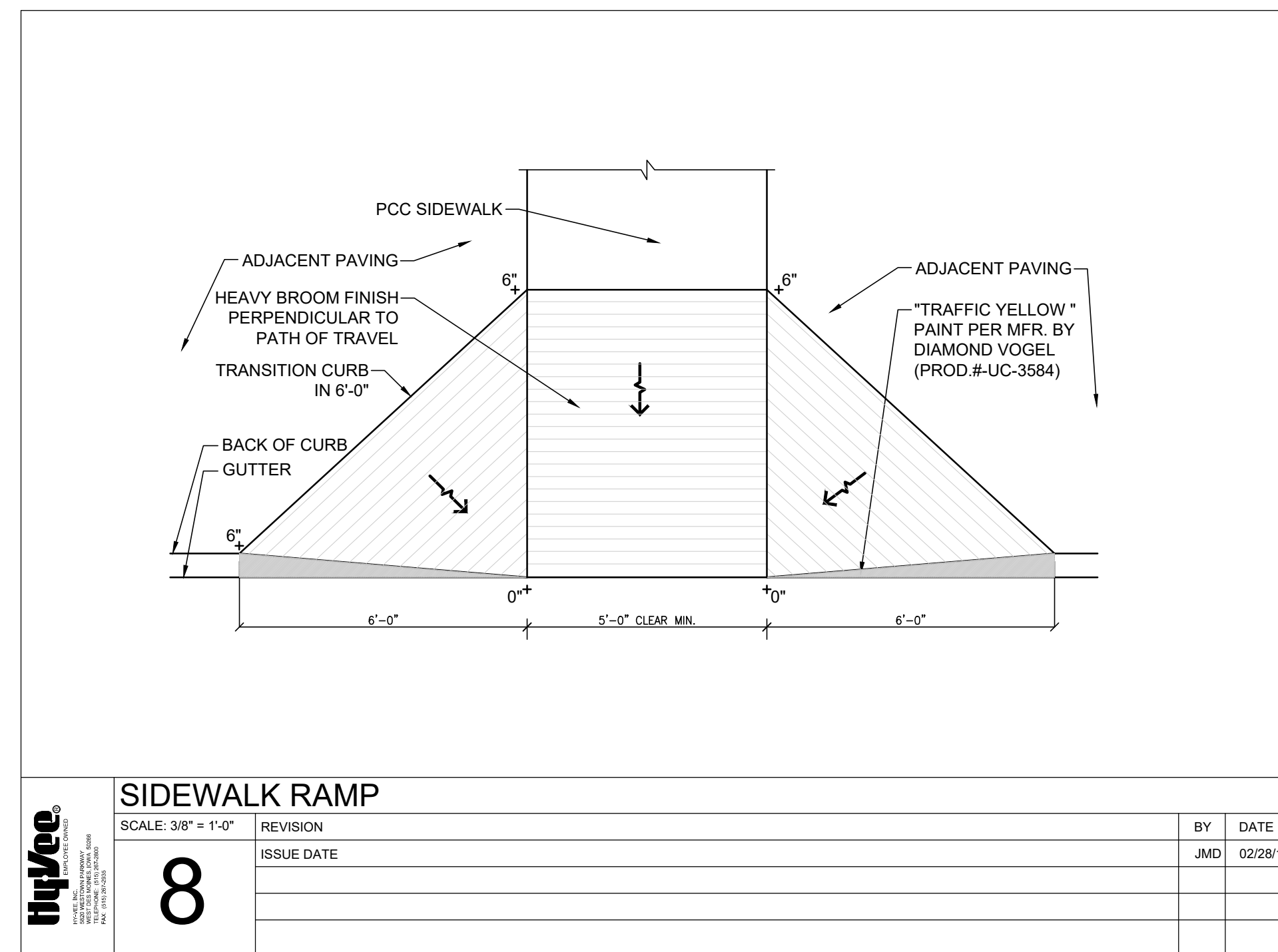
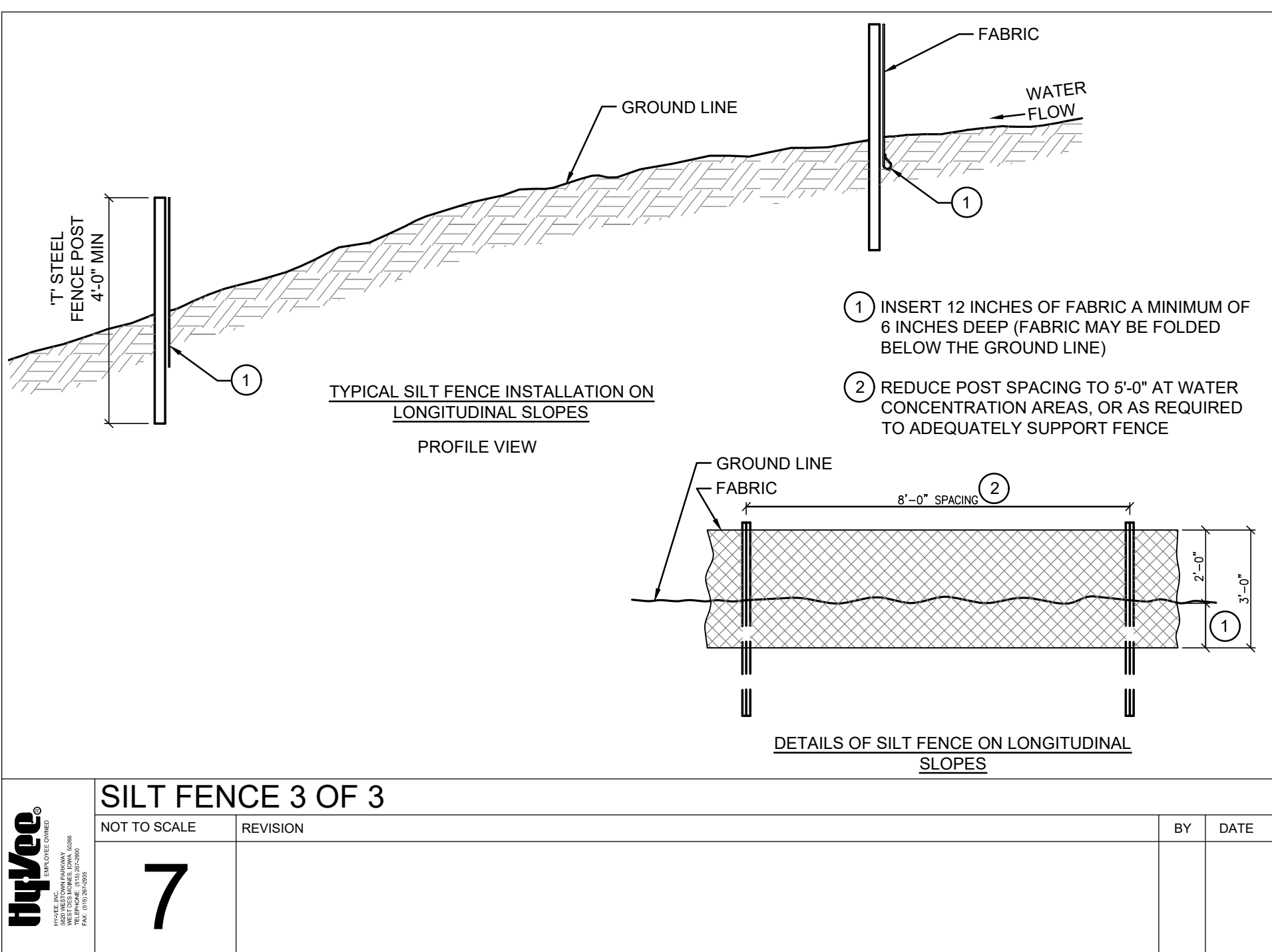
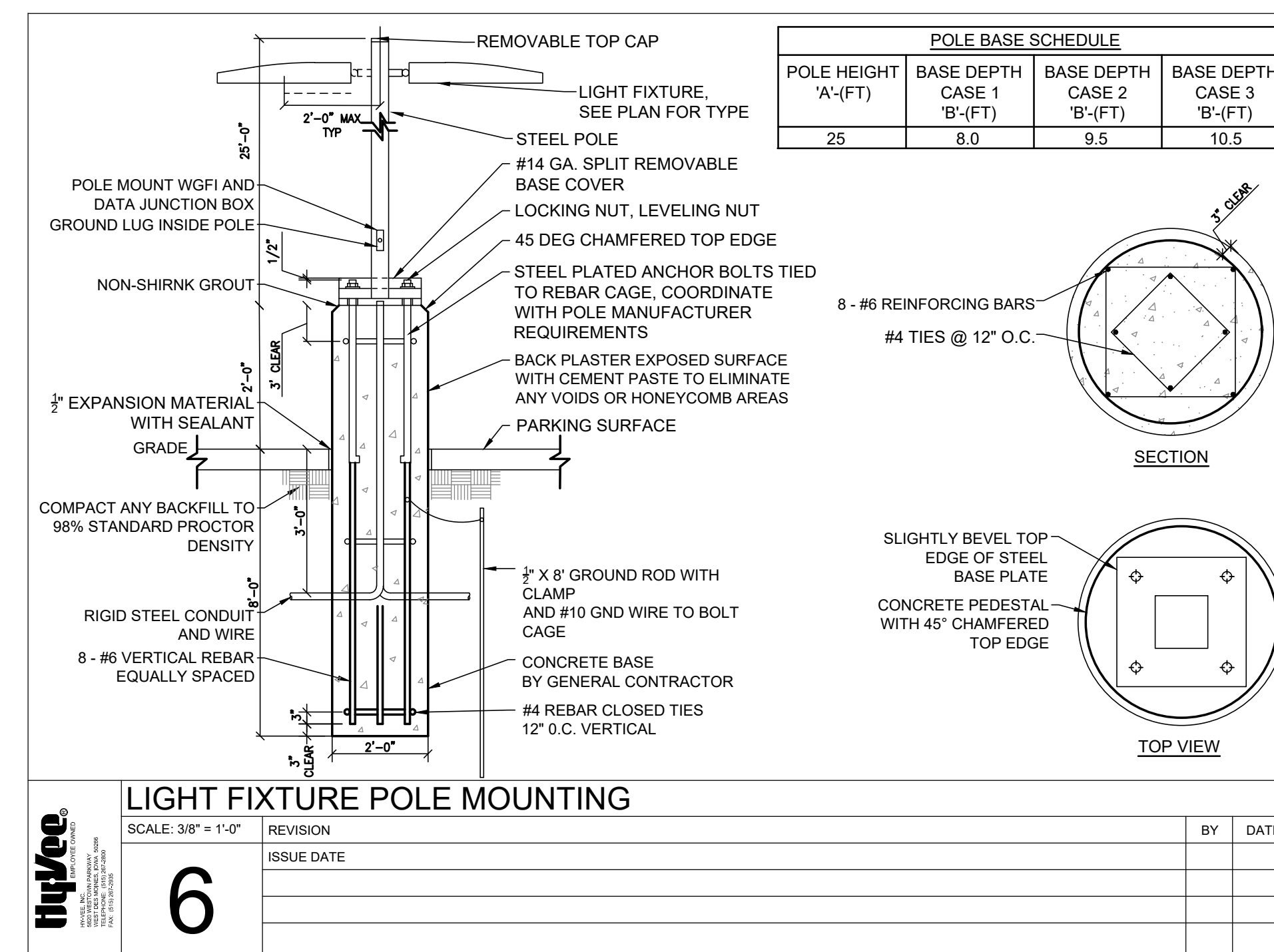
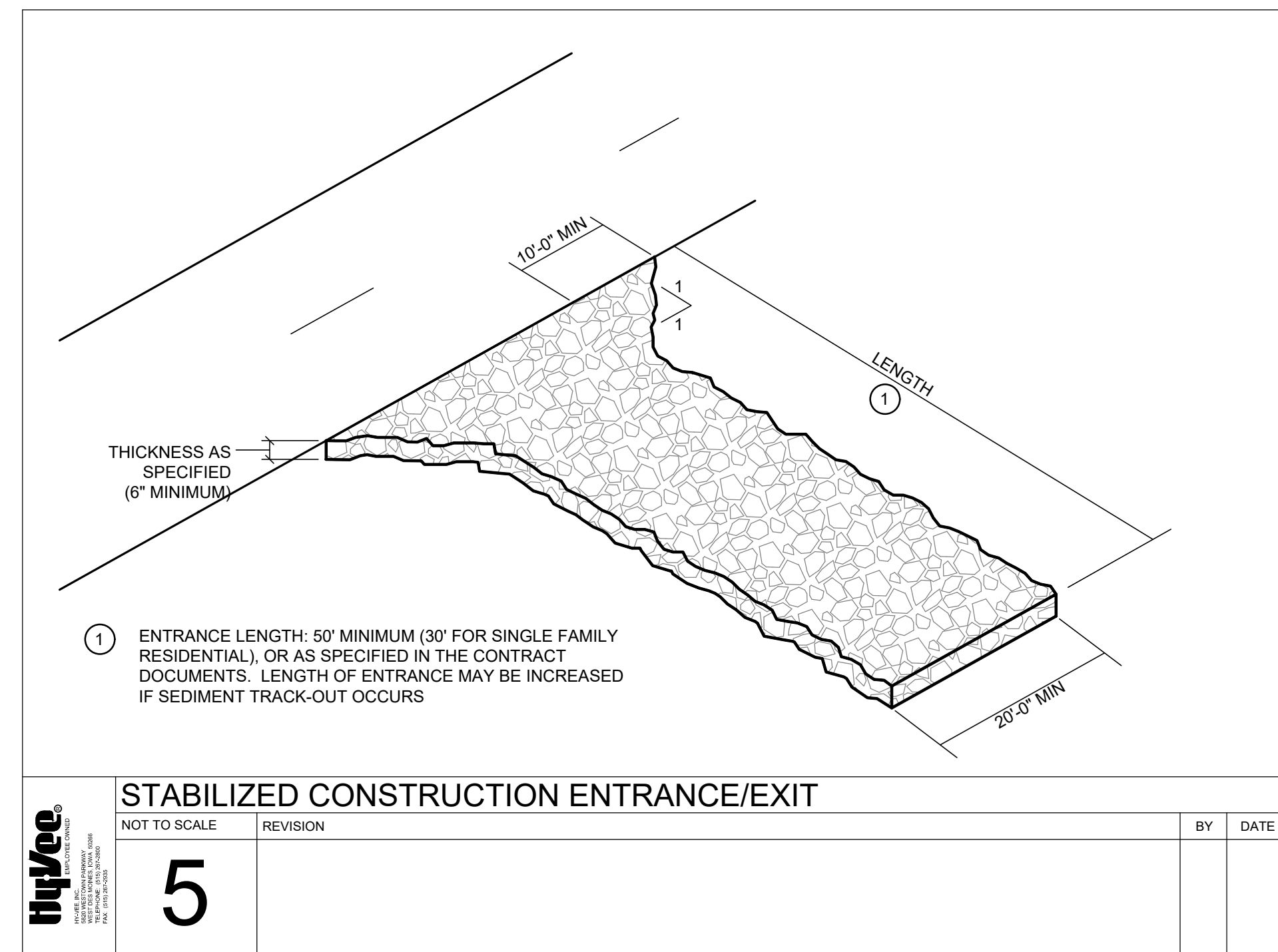
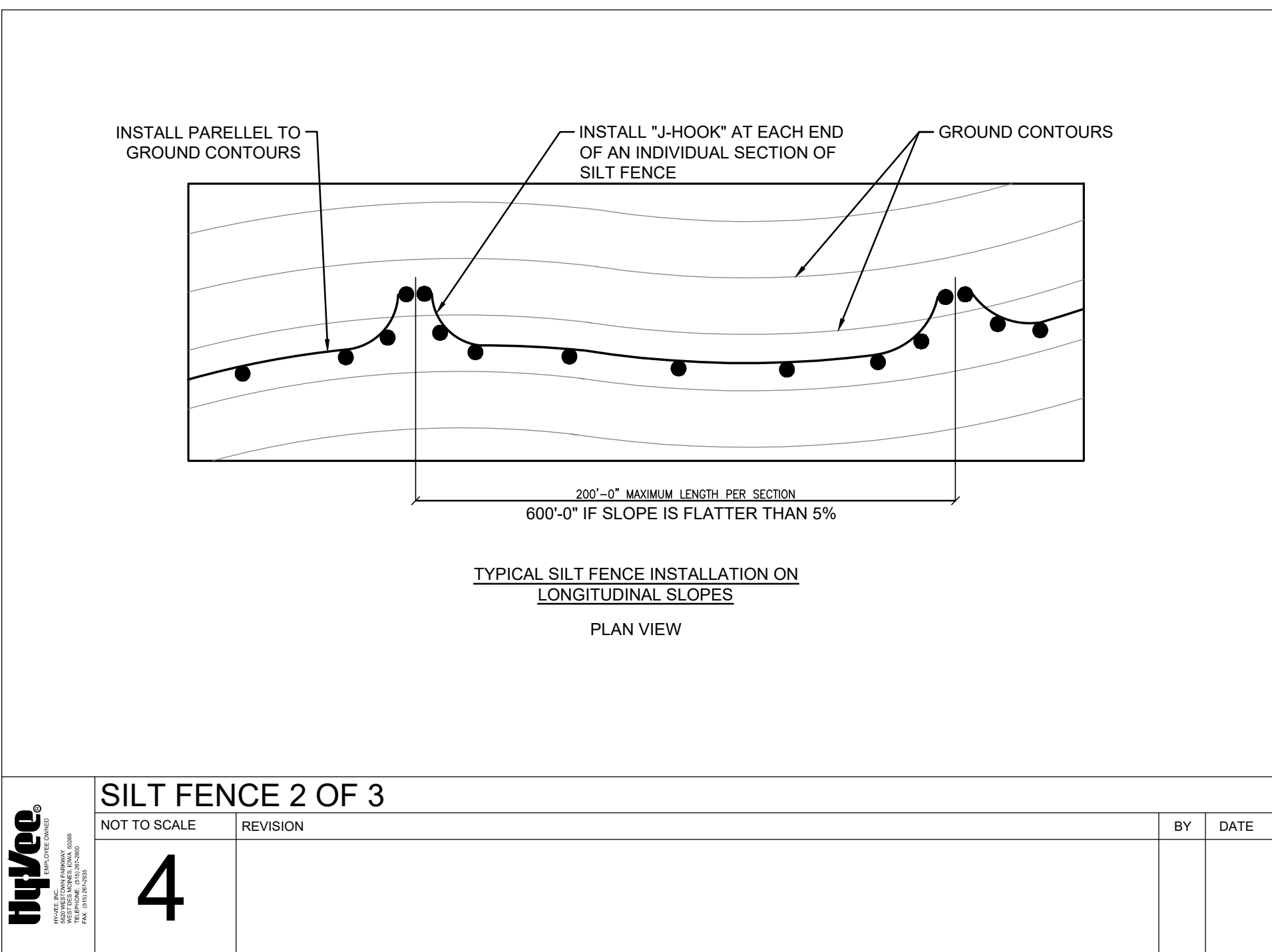
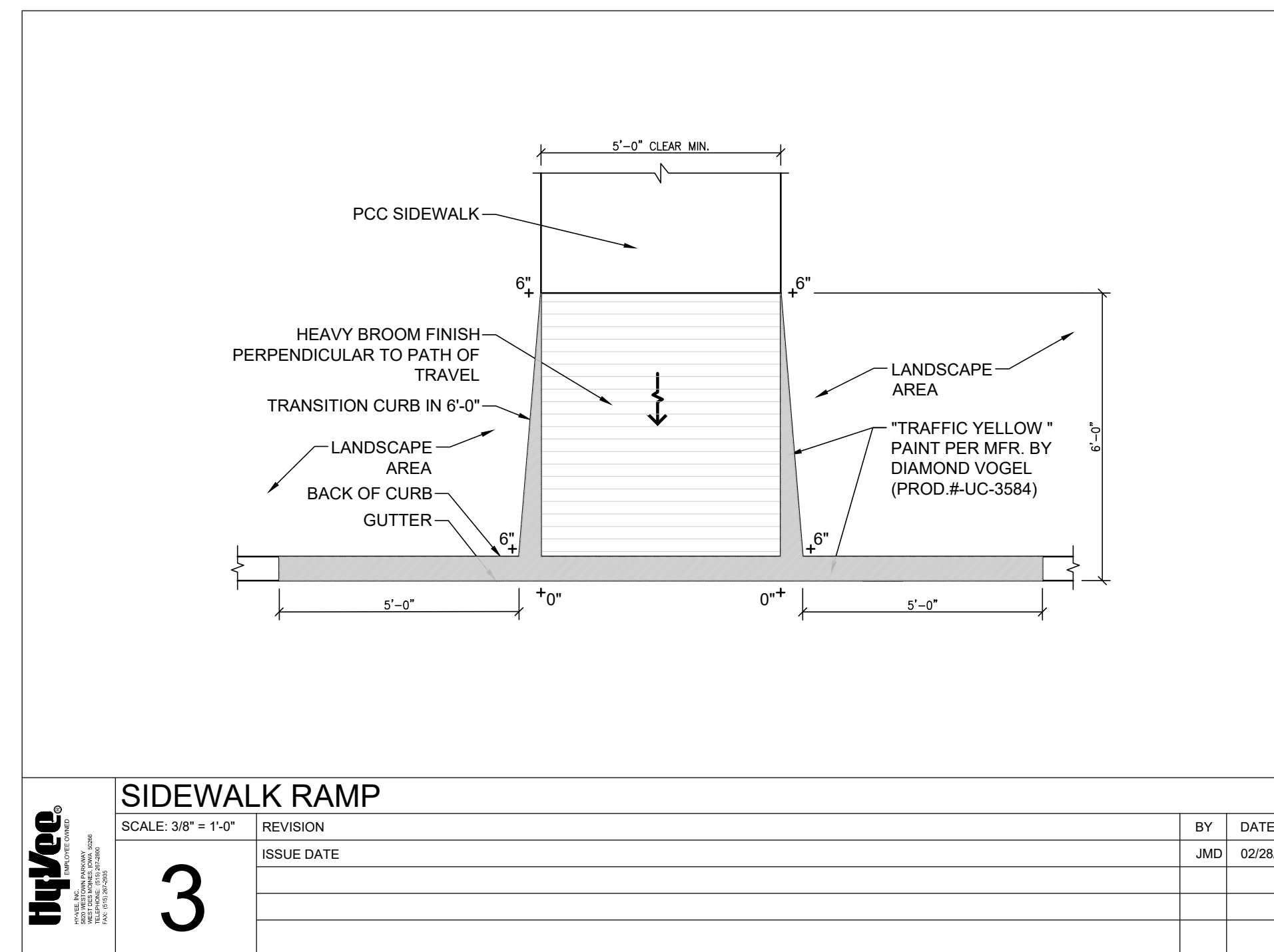
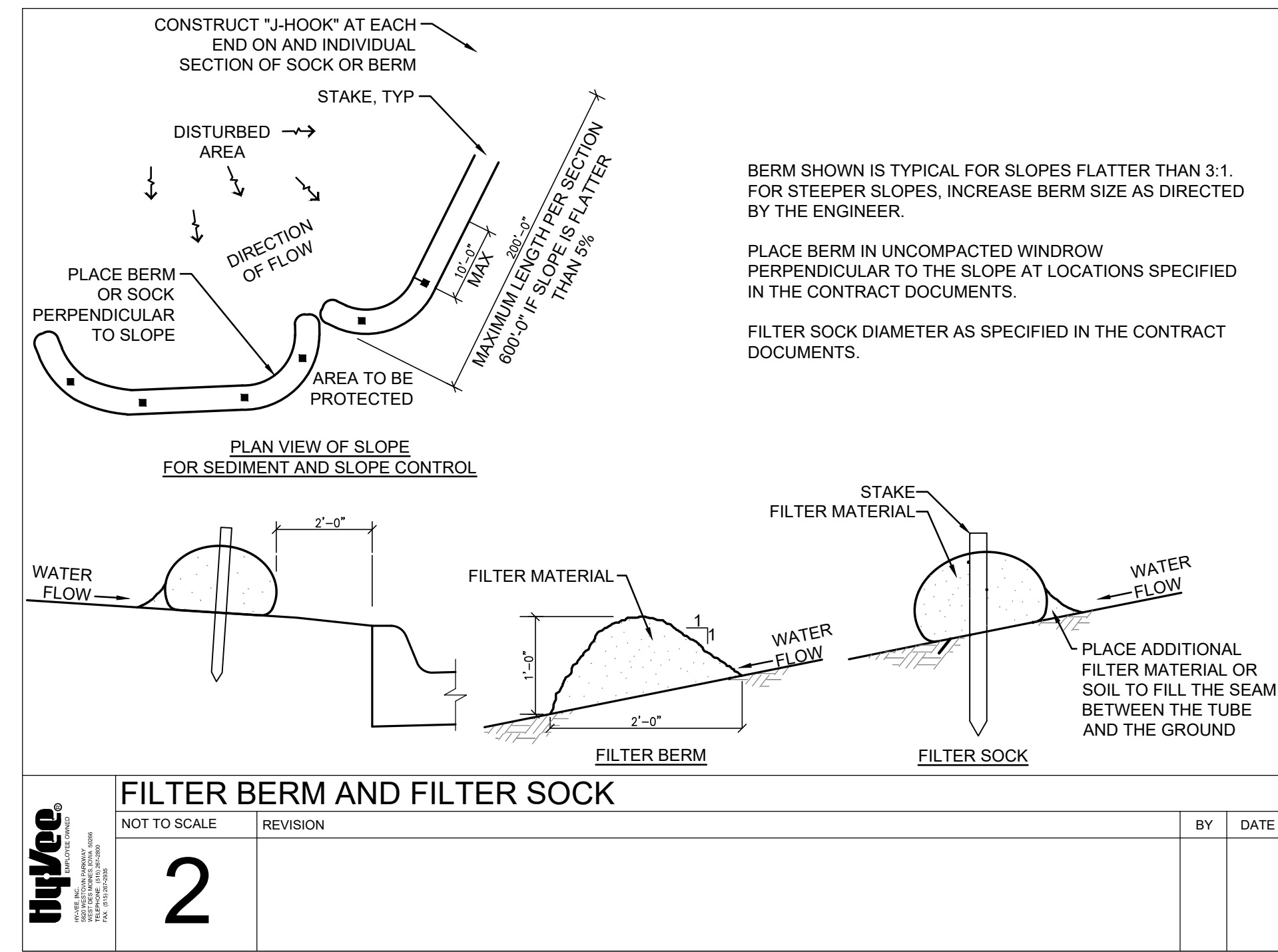
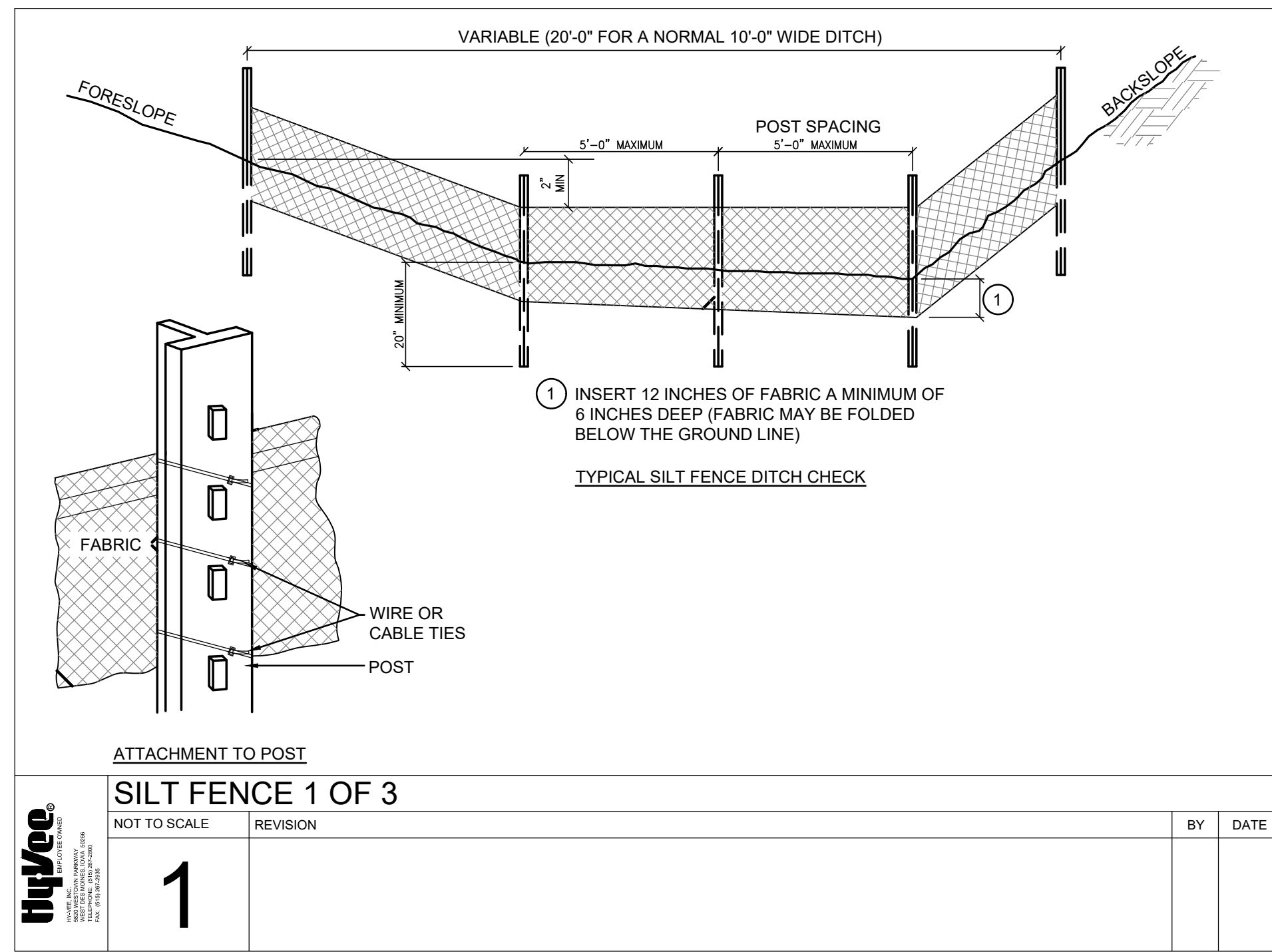
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: **LUIS T. LEON** Date: _____
Iowa License Number 18685
My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: CB.1

DRAWN: IOM DATE: 02/09/2022
SCALE: AS INDICATED JOB NUMBER: 007.077
SHEET:

C6.1



LOCATION: POLK CITY, IA
 102 E. BRIDGE RD.
 FRESH MARKET
 154 LEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 TELEPHONE: (515) 267-2800
 FAX: (515) 267-2935

TRUE NORTH PLAN NORTH

CONSTRUCTION DETAILS

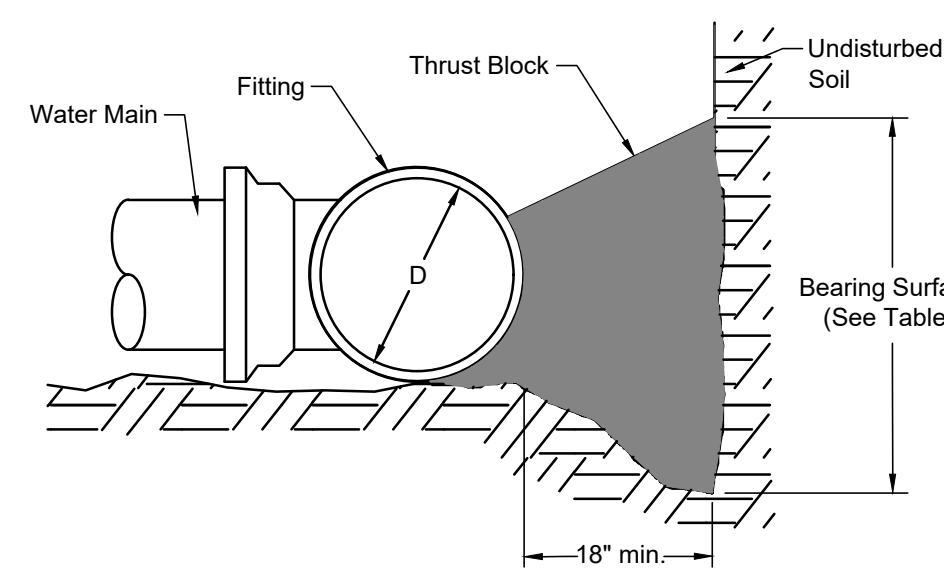
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: Luis T. Leon, P.E. Date: _____
 Iowa License Number 18665
 My license renewal date is December 31, 2023.

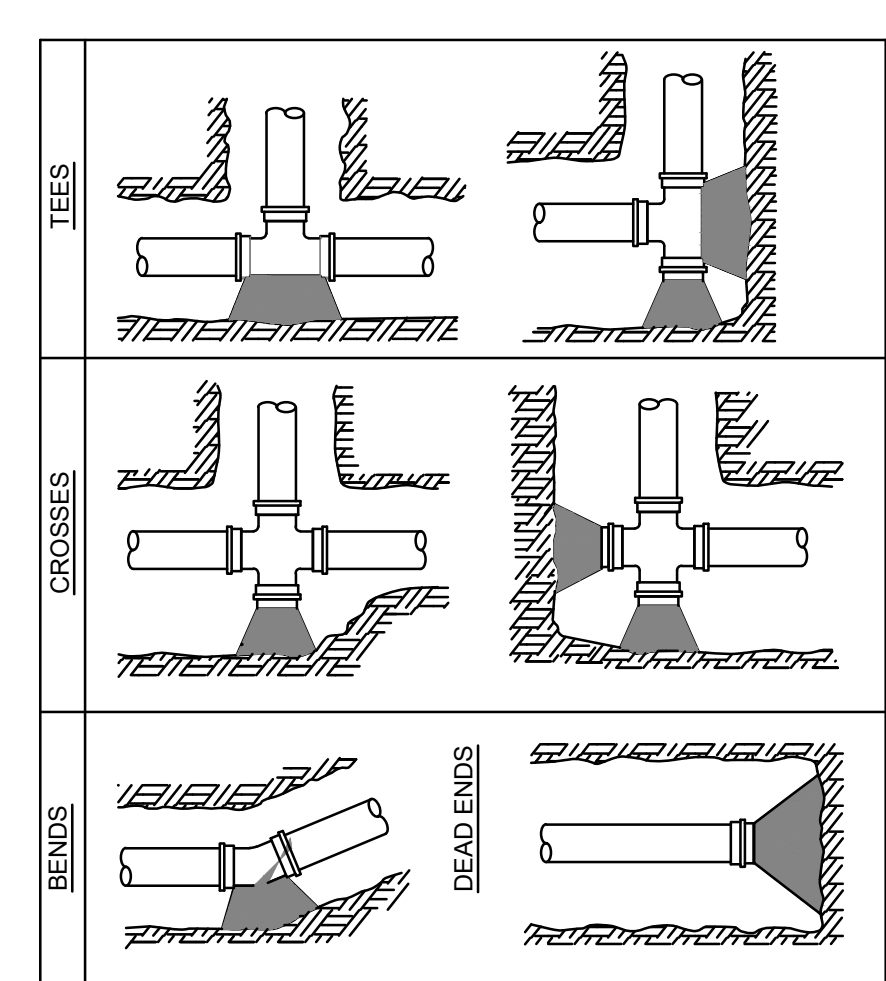
Pages or sheets covered by this seal: C6.2

DRAWN: IOM DATE: 02/09/2022
 SCALE: JOB NUMBER:
 AS_INDICATED 007.077
 SHEET:

C6.2

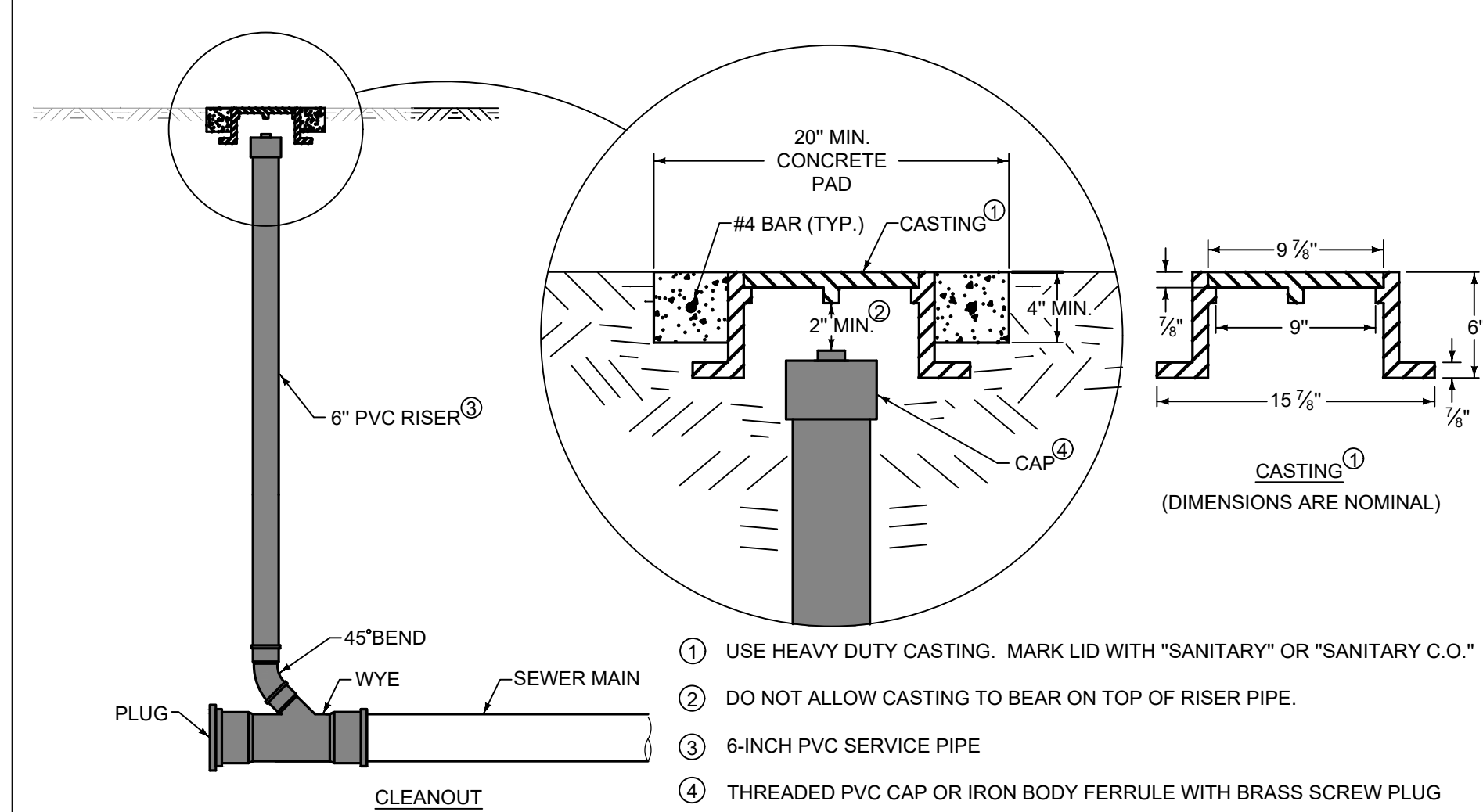


Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE(S)			
	11"	22"	45"	90"
4	1	1	2	4
6	1	2	4	8
8	2	4	7	14
10	3	6	11	21
12	4	8	16	29
14	5	11	21	39
16	7	14	27	50
18	8	17	34	63
20	11	21	42	78
24	15	31	60	111
30	24	47	92	171
36	34	67	132	244



EXTEND THRUST BLOCK TO UNDISTURBED SOIL. EXCAVATION INTO TRENCH MAY BE NECESSARY.
FORM VERTICAL SURFACES OF POURED CONCRETE. THRUST BLOCKS EXCEPT ON BEARING SURFACE.
ENCASE ALL FITTING IN POLYETHYLENE WRAP. DO NOT ALLOW CONCRETE TO DIRECTLY CONTACT JOINTS OR FITTING BOLTS.

THRUST BLOCK	REVISION	DATE
1		



SANITARY SEWER CLEANOUT	REVISION	DATE
2		

STANDARD DETAILS - SUDAS		
THE FOLLOWING LIST OF DETAILS FROM THE 2022 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND STANDARD SPECIFICATIONS (SUDAS) ARE APPLICABLE FOR THIS PROJECT.		
FIGURE	DATE	TITLE
3010.102	04-20-21	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	04-20-21	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4010.201	04-21-20	SANITARY SEWER SERVICE STUB
4040.232	04-21-20	SUBDRAIN CLEANOUTS
6010.401	04-20-21	CIRCULAR STORM SEWER MANHOLE (SW-401)
6010.502	04-21-20	CIRCULAR SINGLE GRATE INTAKE (SW-502)
6010.506	04-21-20	DOUBLE GRATE INTAKE WITH (SW-505)
6010.511	04-21-20	RECTANGULAR AREA INTAKE (SW-511)
6010.602	04-21-20	CASTINGS FOR STORM SEWER MANHOLES (SW-602)
6010.603	10-16-18	CASTINGS FOR GRATE INTAKES (SW-603)
6010.604	04-21-20	CASTINGS FOR AREA INTAKES (SW-604)

REVISION	DATE	BY

REVISION	DATE	BY

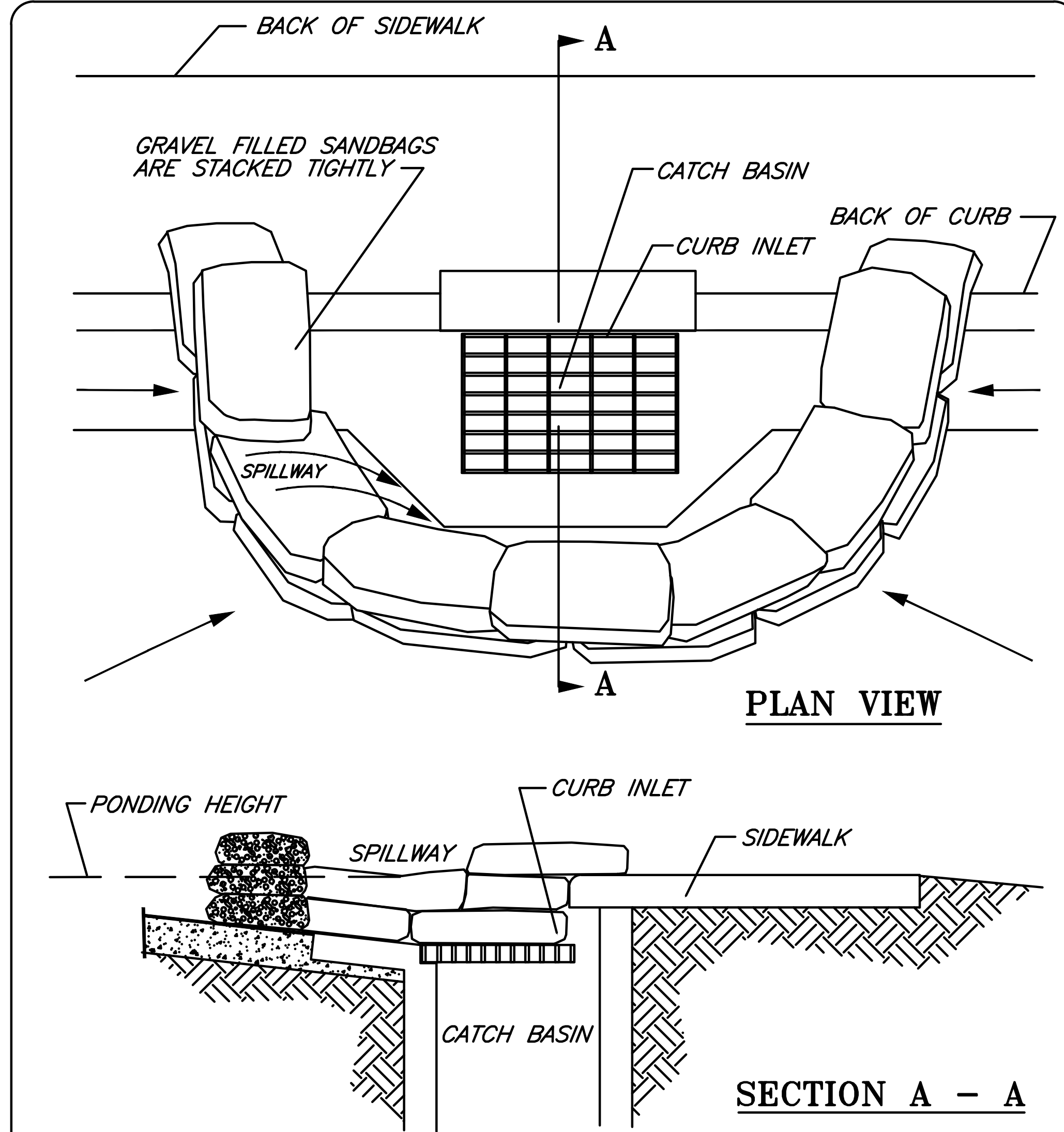
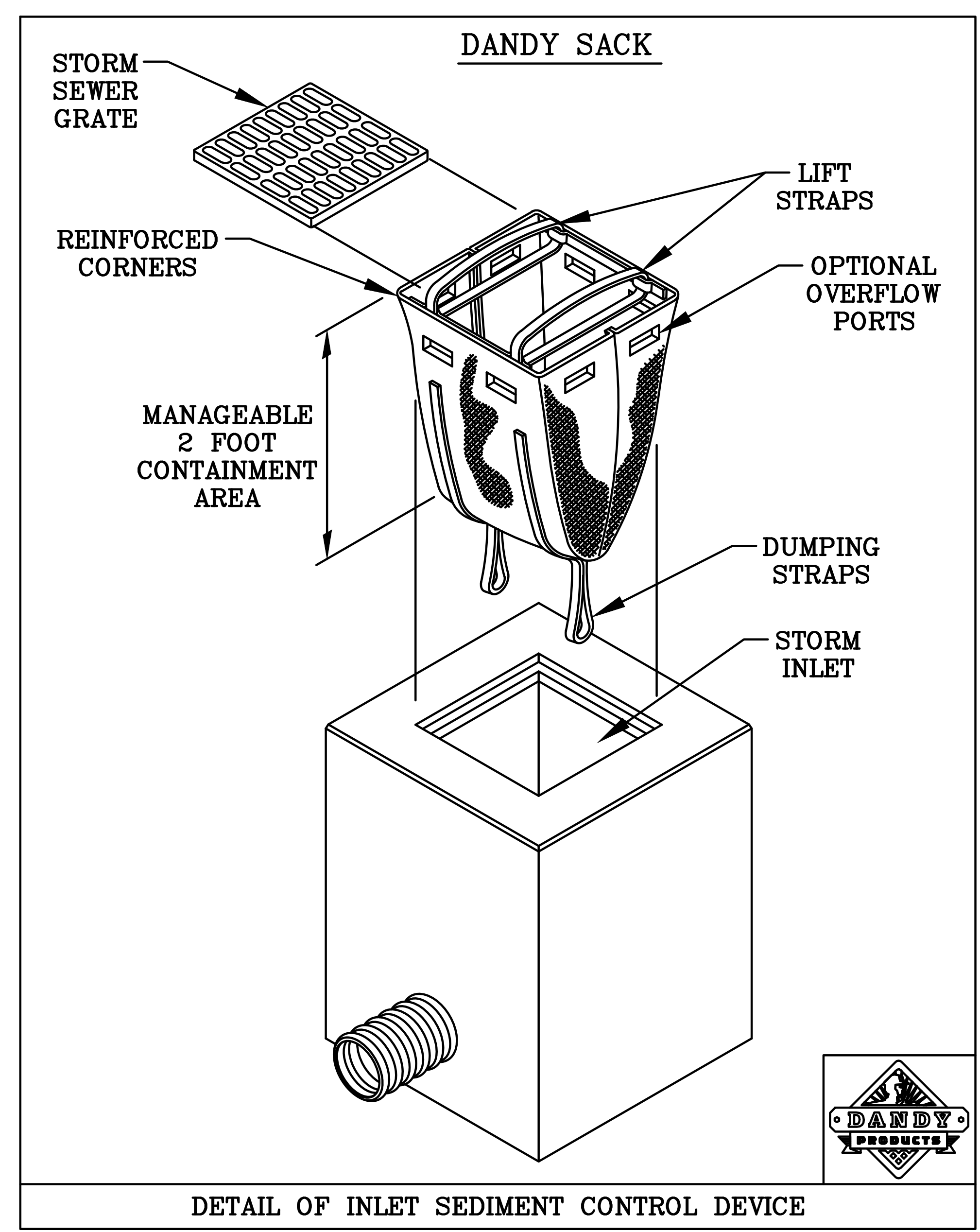
LOCATION: POLK CITY, IA
102 E. BRIDGE RD.
Fresh Market
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

REVISION	DATE	BY

CONSTRUCTION DETAILS

DRWN	DATE
ZCC	02/09/2022
SCALE	JOB NUMBER
AS INDICATED	007.077

C6.3



NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

FILE: SANDCURB

INLET SEDIMENT CONTROL DEVICES

SCALE: 1" = 1'-0"	REVISION	DATE
3	ISSUE DATE	

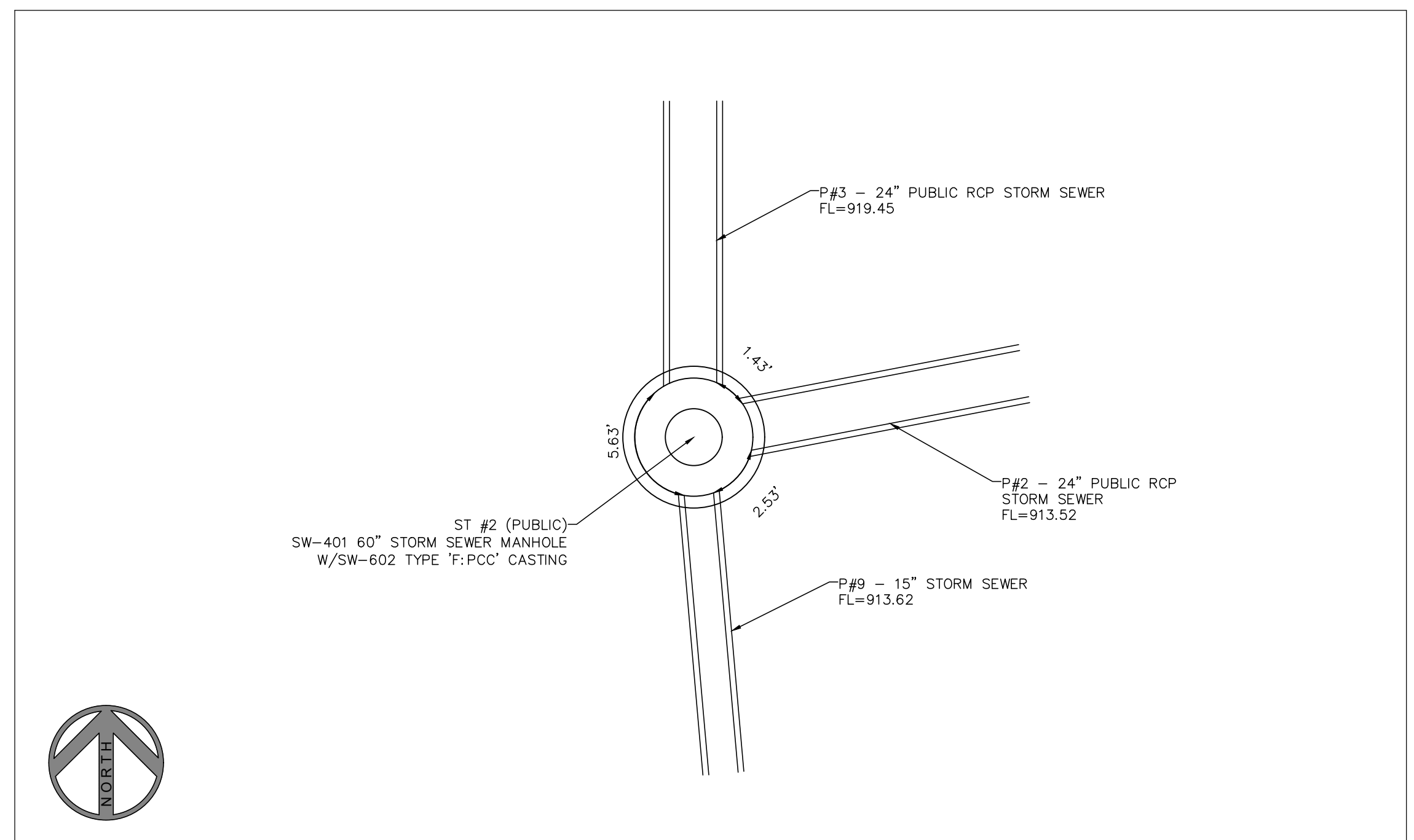
BY	DATE

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.

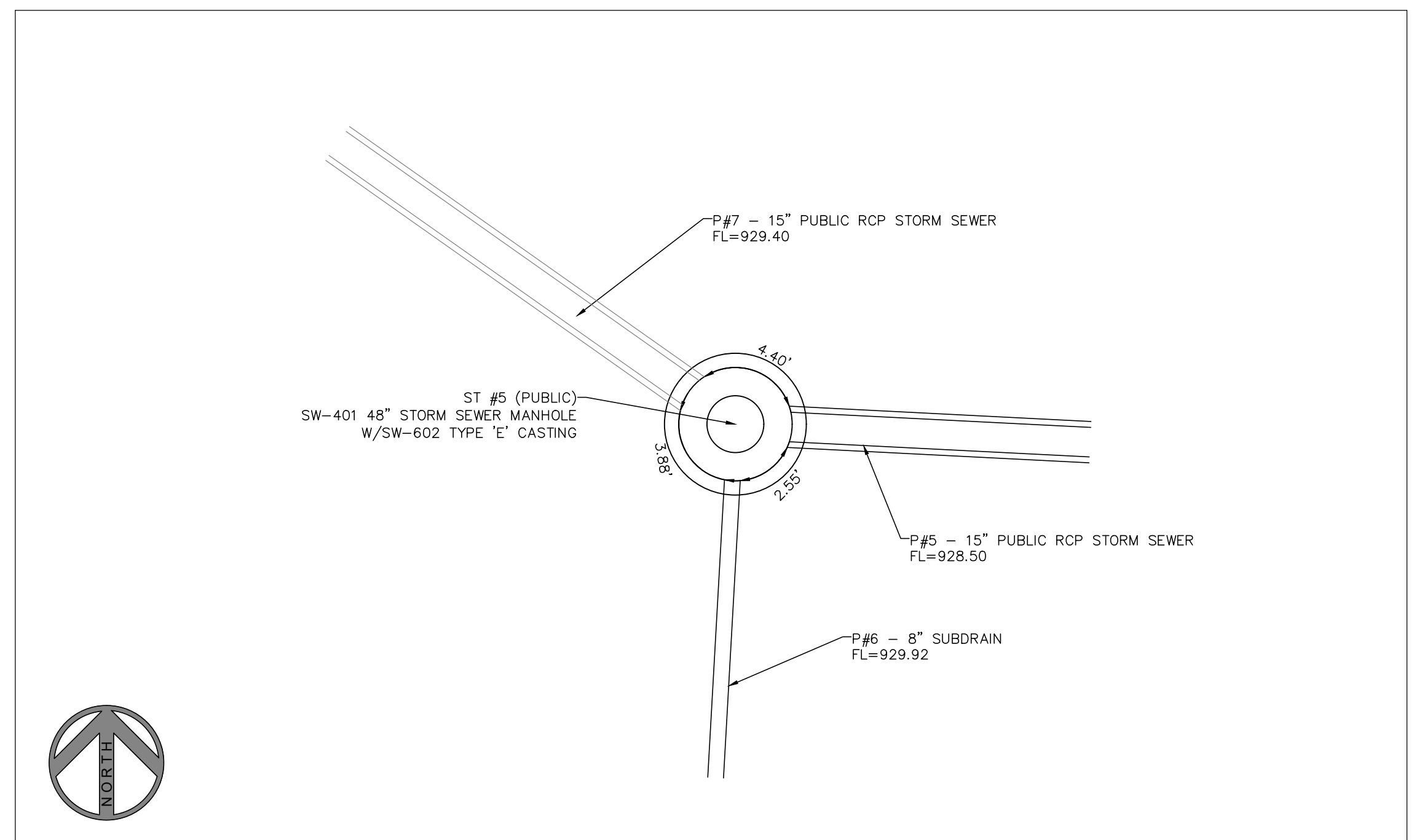
Signature: Luis T. Leon, P.E.
Date: _____
Iowa License Number 18665
My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: C6.3

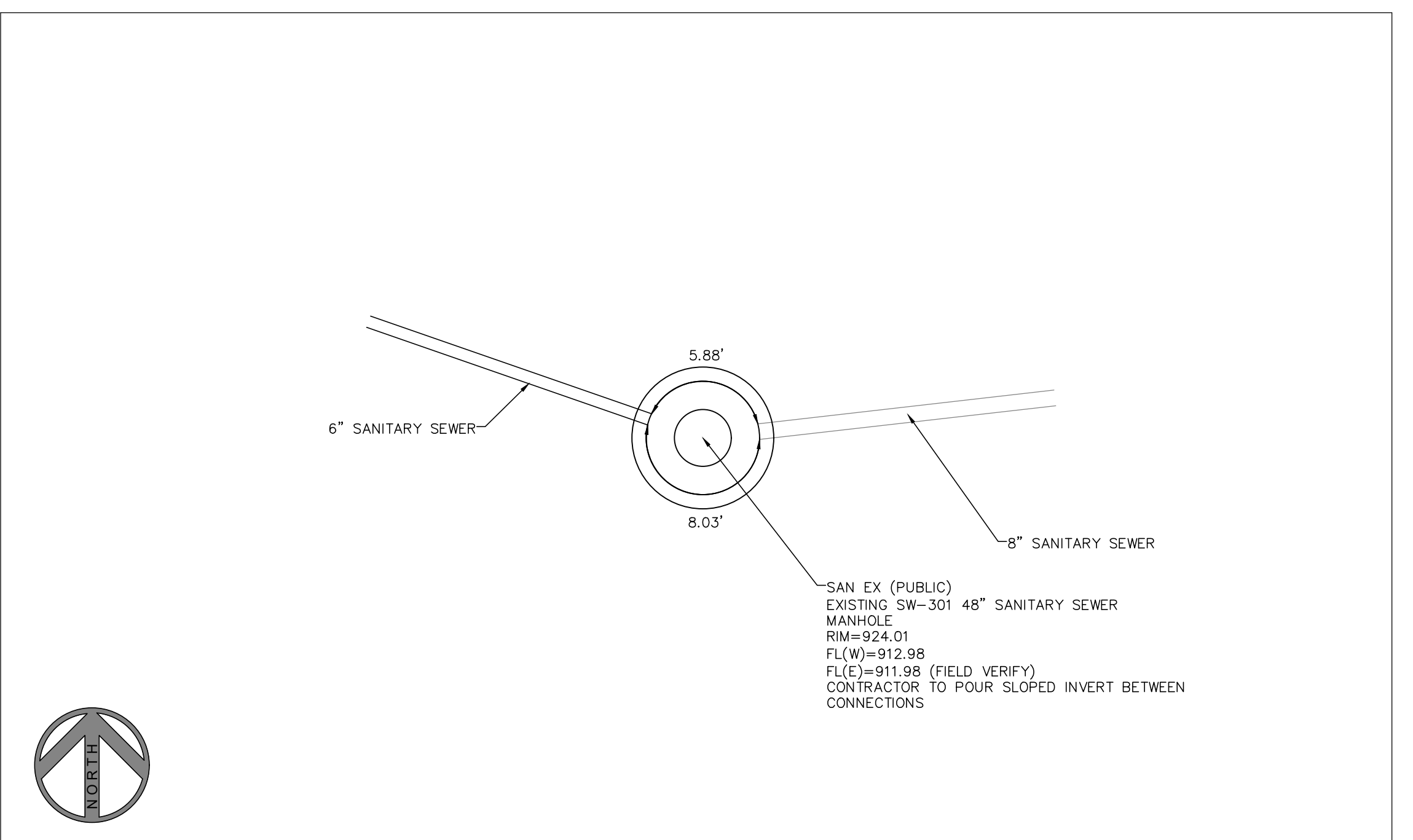
HY-VEE
EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835



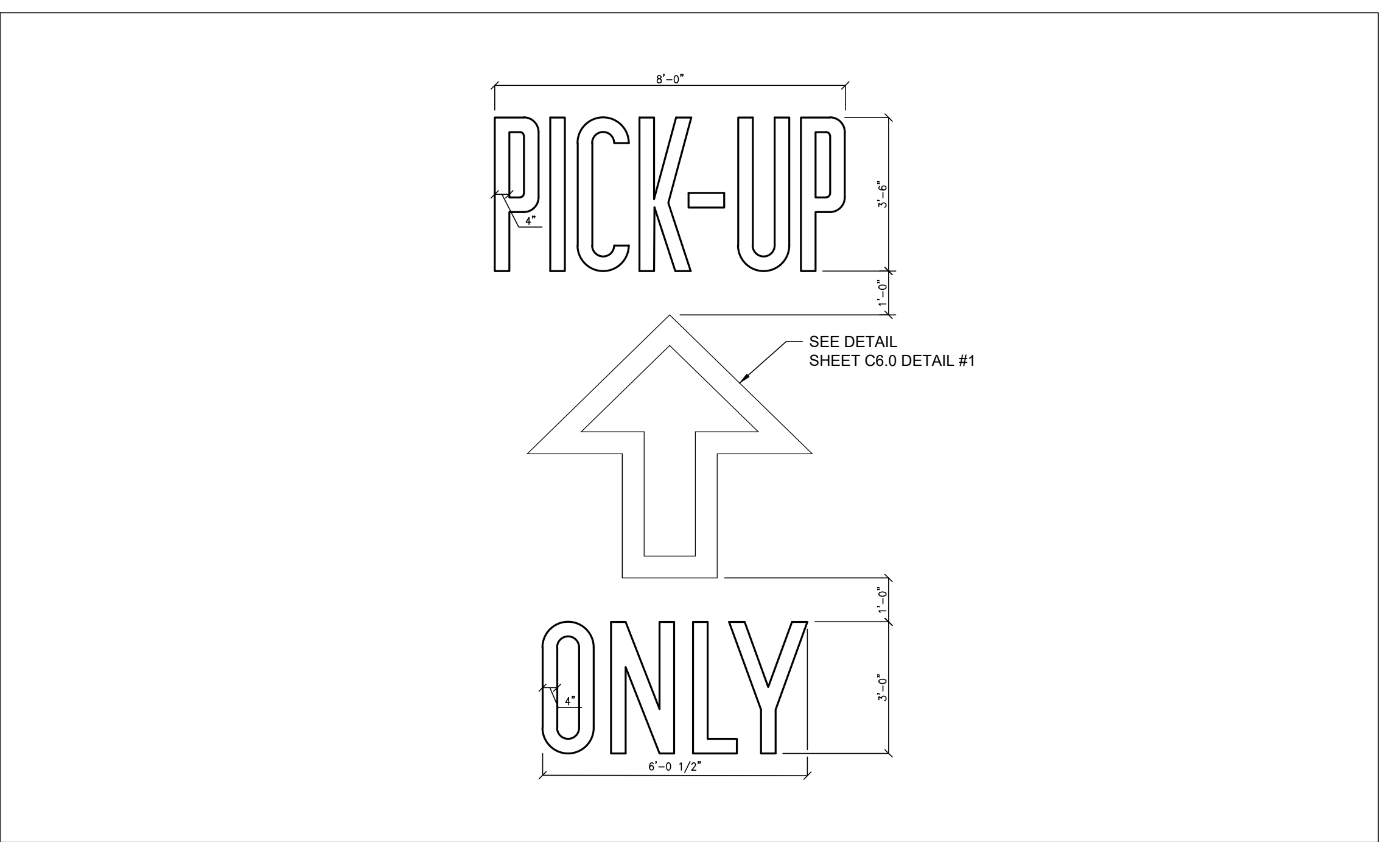
ST #2 (PUBLIC) SW-401 60" STORM SEWER MANHOLE SPACING DETAIL
 1" = 5'
 NOT TO SCALE
 REVISION
 BY DATE



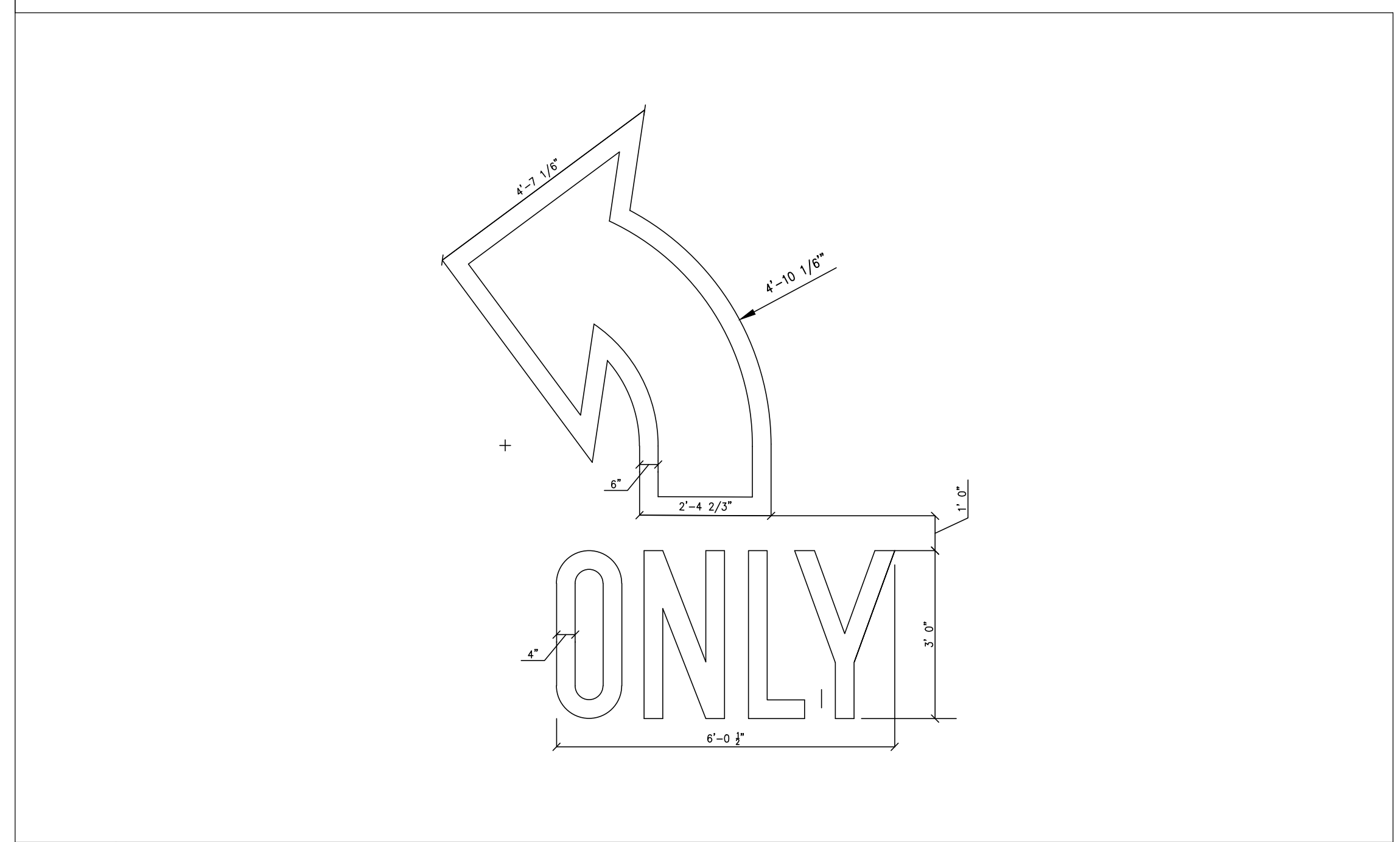
ST #5 (PUBLIC) SW-401 48" STORM SEWER MANHOLE SPACING DETAIL
 1" = 5'
 NOT TO SCALE
 REVISION
 BY DATE



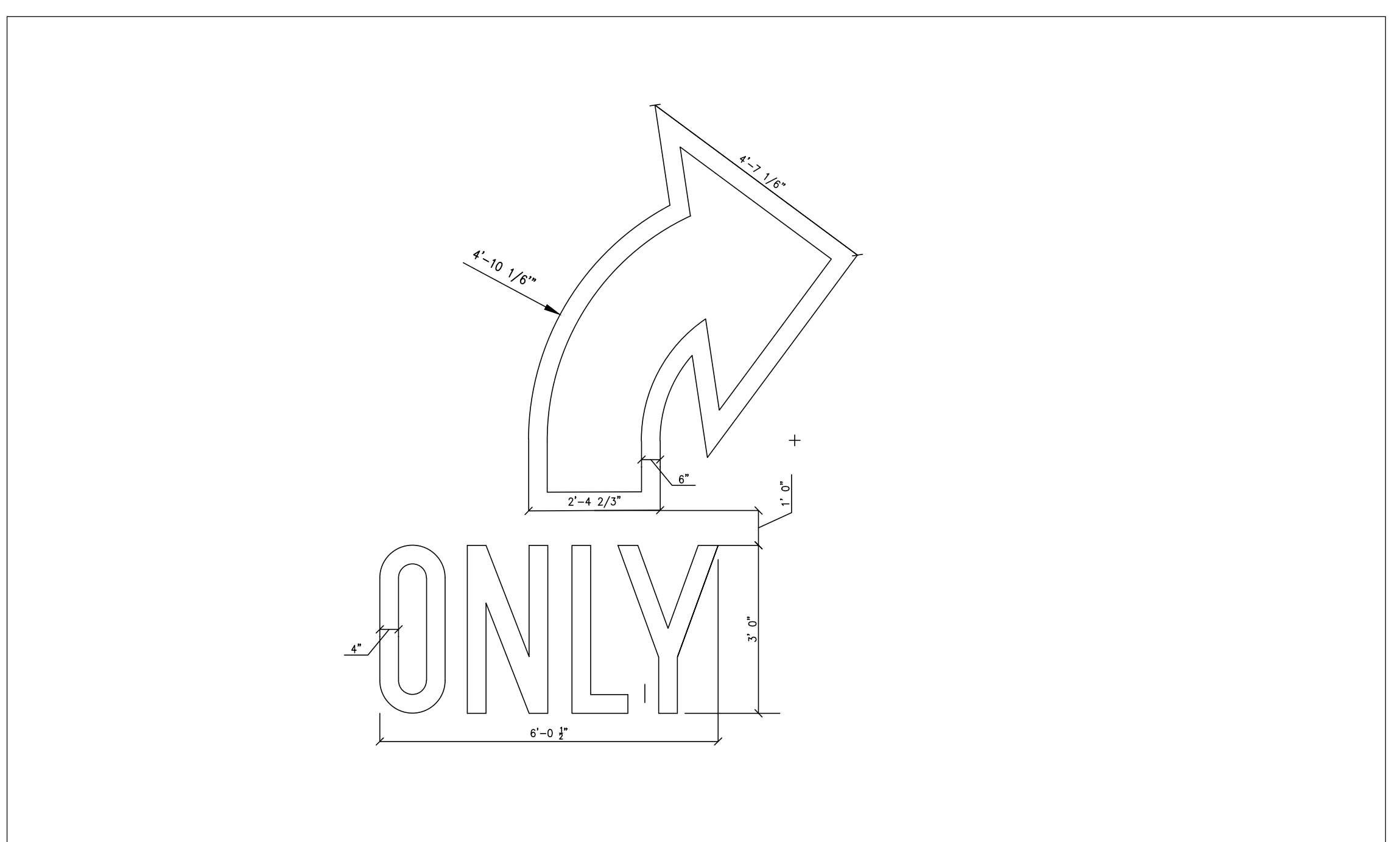
SAN EX (PUBLIC) SW-301 48" SANITARY SEWER MANHOLE SPACING DETAIL
 SCALE: 3/8" = 1'-0"
 NOT TO SCALE
 REVISION
 ISSUE DATE
 BY DATE



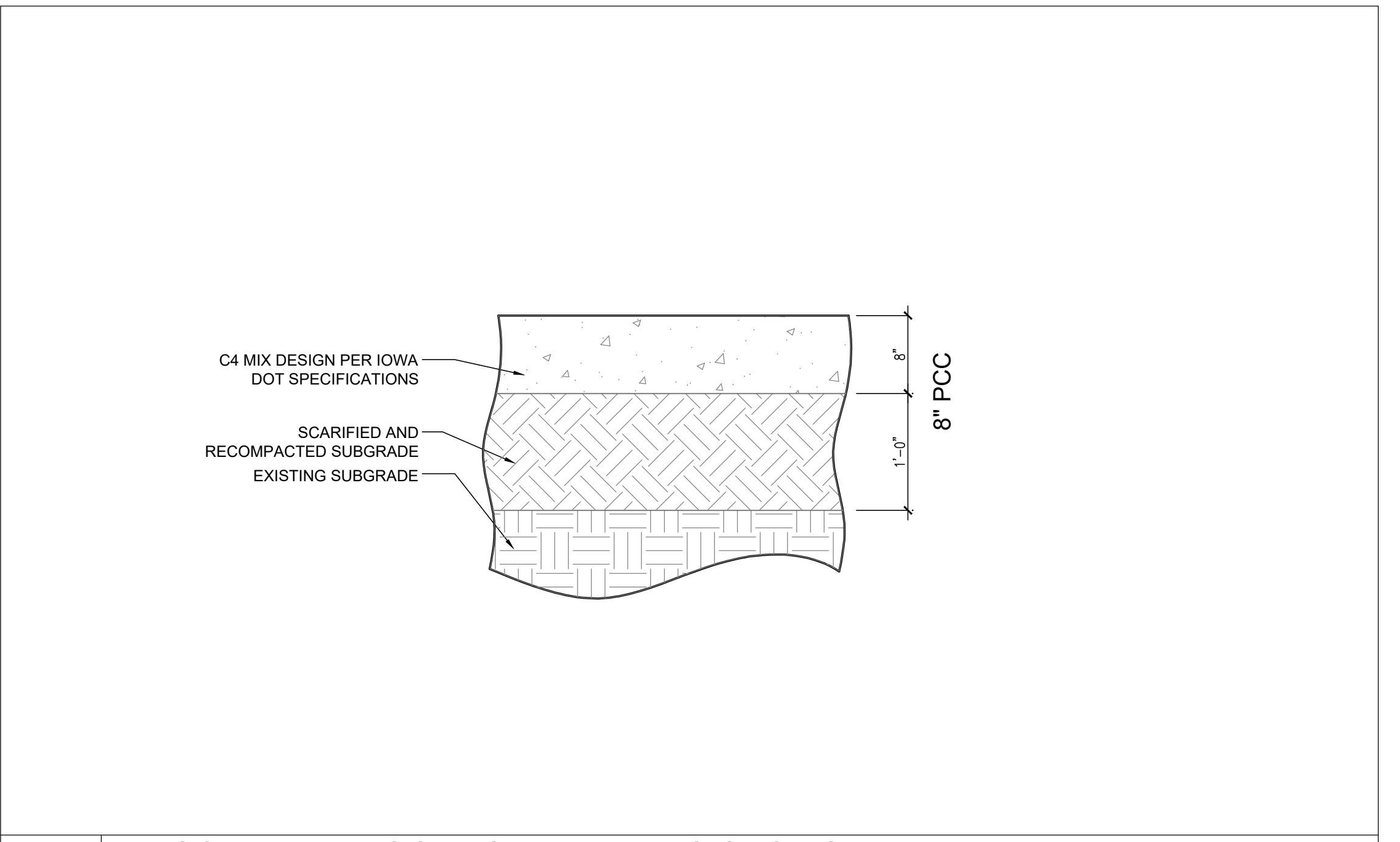
GROCERY PICK-UP LANE PAVEMENT MARKING
 NOT TO SCALE
 REVISION
 BY DATE



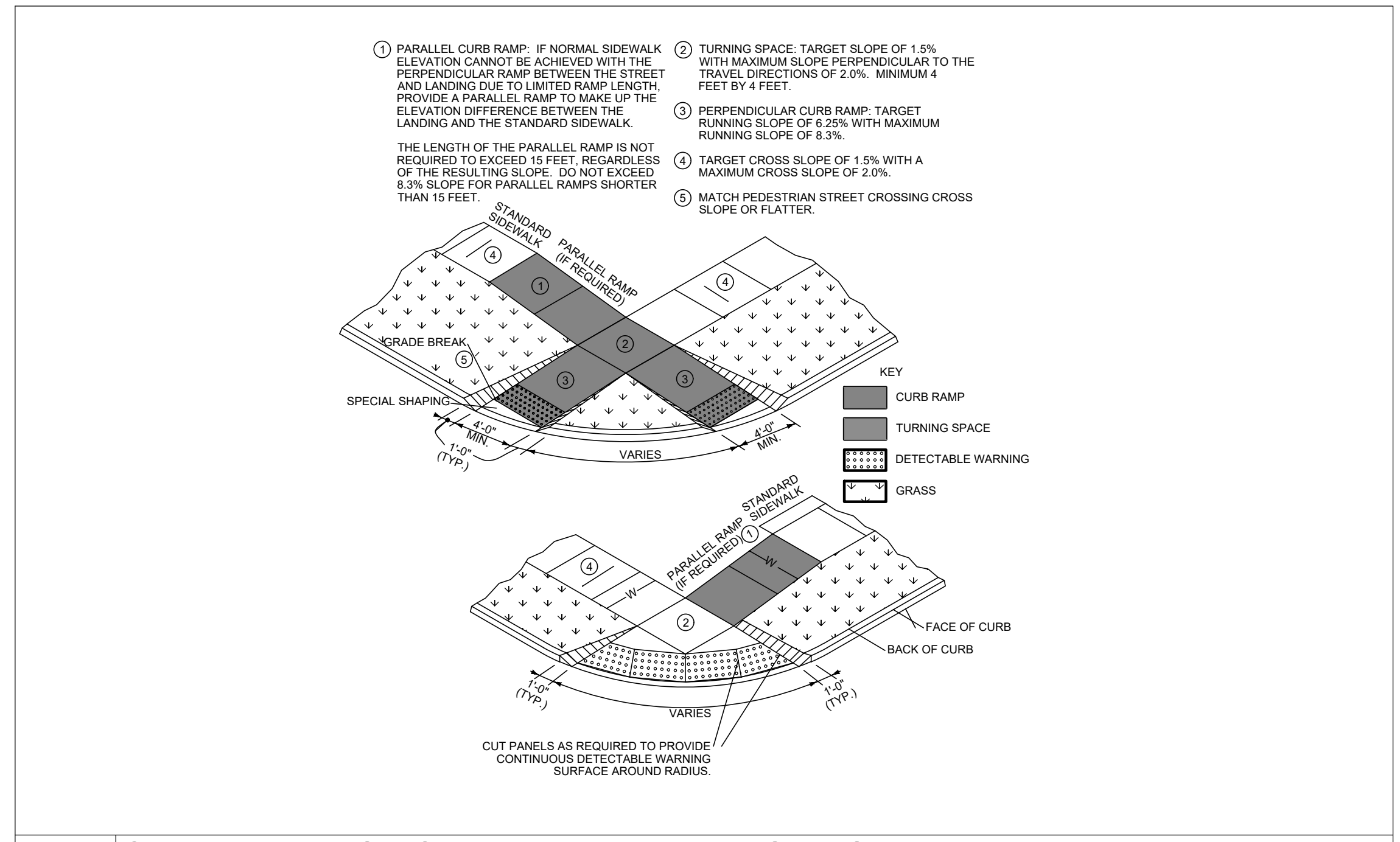
LEFT TURN ONLY PAVEMENT MARKING
 NOT TO SCALE
 REVISION
 BY DATE



RIGHT TURN ONLY PAVEMENT MARKING
 NOT TO SCALE
 REVISION
 ISSUE DATE
 BY DATE



8" PCC WITH 1' AGGREGATE PAVING SECTION, TYP.
 NOT TO SCALE
 REVISION
 BY DATE



CURB RAMP FOR SIDEWALK WITHIN RIGHT-OF-WAY
 NOT TO SCALE
 REVISION
 BY DATE

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.

Signature: Luis T. Leon, P.E.
 Date: 02/09/2022
 Iowa License Number 18665
 My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: C6.4

LOCATION:
POLK CITY, IA
102 E. BRIDGE RD.

Fresh Market
 184 JEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 TELEPHONE: (515) 287-2800
 FAX: (515) 287-2935

TRUENORTH PLANNORTH

CONSTRUCTION DETAILS

DRAWN: IOM	DATE: 02/09/2022
SCALE: AS INDICATED	JOB NUMBER: 007.077
SHEET:	

C6.4

February 10, 2022

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

RE: STORM SEWER CONSTRUCTION – PUBLIC IMPROVEMENTS IN ASSOCIATION WITH
HY-VEE DOLLAR FRESH SITE PLAN
APPROVAL OF CONSTRUCTION DRAWINGS

Dear Honorable Mayor and City Council:

On behalf of Hy-Vee, Inc., LT Leon Associates, Inc. has submitted the construction drawings for the above referenced public improvements in association with the previously approved Hy-Vee Dollar Fresh site plan. These plans include extension of the storm sewer constructed with the City of Polk City's project at the intersection of S. 3rd Street and W. Bridge Road to cross the Hy-Vee site. These improvements are scheduled to be constructed in the summer of 2022. These plans represent the improvements associated with the public storm sewer. Construction of pavement widening is detailed separately. All public improvements are to be completed and ready for acceptance prior to issuance of a Certificate of Occupancy for the Hy-Vee Dollar Fresh.

The construction drawings appear to be in general conformance to the Subdivision Regulations and SUDAS. LT Leon Associates, Inc. remains solely responsible for their design and ensuring it is fully compliant with all applicable code and permit requirements. LT Leon Associates, Inc. is also responsible for construction staking and ensuring all locations, grades, and slopes conform to the approved construction drawings.

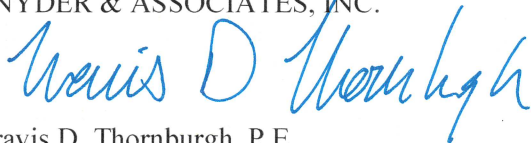
It shall be the developer's responsibility to obtain all necessary permits prior to the start of construction, including all permits required by the Iowa Department of Transportation and Iowa DNR.

We recommend approval of the construction drawings for the Public Storm Sewer Construction Project in association with the Hy-Vee Dollar Fresh Site Plan subject to the developer acquiring the appropriate Iowa DOT Right of Way permitting.

We will be in attendance at the February 14 City Council meeting to answer any questions you may have.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.



Travis D. Thornburgh, P.E.

CC: Chelsea Huisman, City of Polk City
Mike Schulte, City of Polk City
Jeff Stein, P.E., Hy-Vee, Inc.
Luis Leon, P.E., LT Leon Associates, Inc.

RESOLUTION NO. 2022-21

**A RESOLUTION APPROVING THE CONSTRUCTION DRAWINGS FOR
PUBLIC STORM SEWER CONSTRUCTION IN ASSOCIATION WITH HY-VEE
DOLLAR FRESH SITE PLAN**

WHEREAS, LT Leon Associates, Inc, on behalf of Hy-Vee, Inc., has submitted the Construction Drawings for Public Storm Sewer associated with Hy-Vee Dollar Fresh site plan; and

WHEREAS, said Construction Drawings appear to be in general conformance with Polk City's Subdivision Regulations and SUDAS; and

WHEREAS, it shall be the Developer's responsibility to obtain approval for all necessary permits prior to the start of construction, including the Iowa DNR permits for the NPDES Storm Water Discharge permit and the Iowa Department of Transportation Right of Way permit; and

WHEREAS, the Developer's Engineer remains solely responsible for their design and ensuring it is fully compliant with all applicable code requirements and permits; and

WHEREAS, the Developer's Engineer is also responsible for construction staking and ensuring all locations, grades and slopes are in conformance with said standards; and

WHEREAS, the City Engineer has reviewed said Construction Drawings for Public Improvements and recommended approval of same.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the City Engineer and deems it appropriate to approve the Construction Drawings for Public Storm Sewer Construction Project in association with the Hy-Vee Dollar Fresh Site Plan subject to the developer obtaining all necessary permits and approvals prior to commencing construction..

PASSED AND APPROVED the 14th day February 2022.

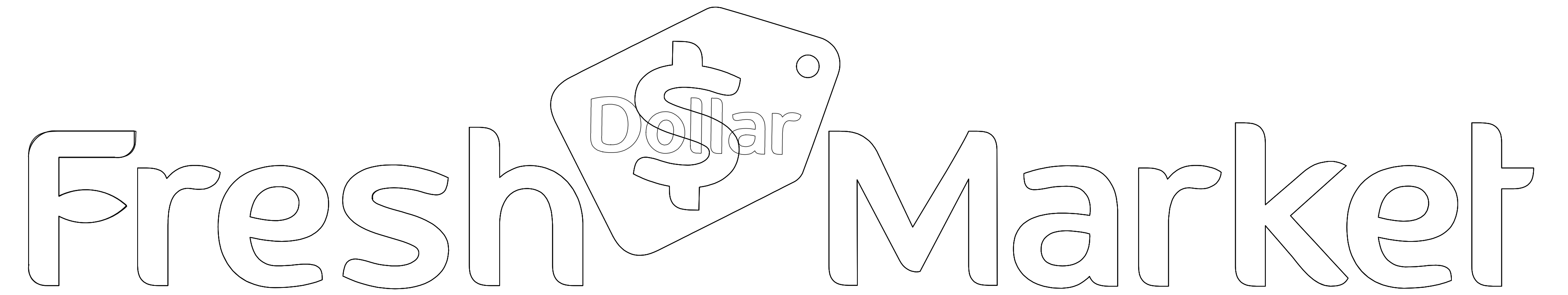
Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

HY-VEE INC.

5820 Westown Parkway West Des Moines, Iowa 50266



PROJECT LOCATION:

POLK CITY, IA

102 E. BRIDGE RD.

PLANS ISSUED:

REV	DATE	DESCRIPTION

DEVELOPER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

OWNER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

CIVIL ENGINEER

LT LEON ASSOCIATES, INC.
500 E LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

LANDSCAPE ARCHITECT

LT LEON ASSOCIATES, INC.
500 E LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

SITE SURVEY

THOMAS LAND SURVEYING, LLC
6230 90TH AVENUE
INDIANOLA, IOWA 50125
515-494-6663

REGULATORY AGENCIES

CITY MANAGER
CHELSEA HUISMAN
515-984-6233

CITY CLERK/TREASURER
JENNY COFFIN
515-984-6233

PUBLIC WORKS
MIKE SCHULTE
515-984-6233

FIRE CHIEF
JIM MITCHELL
515-984-6304

POLICE CHIEF
JEREMY SIEPKER
515-984-6304

UTILITY CONTACTS

STATE ONE CALL
1-800-292-8989

GAS
MIDAMERICAN ENERGY COMPANY
1-888-427-5632

ELECTRIC
MIDAMERICAN ENERGY COMPANY
1-888-427-5632

TELEPHONE
CENTURYLINK
1-800-244-1111

CABLE
MEDIACOM
1-800-262-3843

WATER
CITY OF POLK CITY
515-984-6223

SHEET INDEX

G100 COVER SHEET

C100 DEMO PLAN

C101 PUBLIC STORM SEWER PLAN
AND PROFILE

C102 PUBLIC STORM SEWER PLAN
AND PROFILE

C103 CONSTRUCTION DETAILS

GENERAL NOTES

1. ALL OPERATIONS ON THIS PROJECT SHALL BE COORDINATED WITH S. 3RD STREET IMPROVEMENT PROJECT AS OUTLINED IN PLANS PREPARED BY SHIVE-HATTERY.
2. ALL OPERATIONS SHALL BE COORDINATED WITH THE HY-VEE DOLLAR FRESH SITE PLAN PREPARED BY LT LEON ASSOCIATES, INC.
3. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2021 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS.

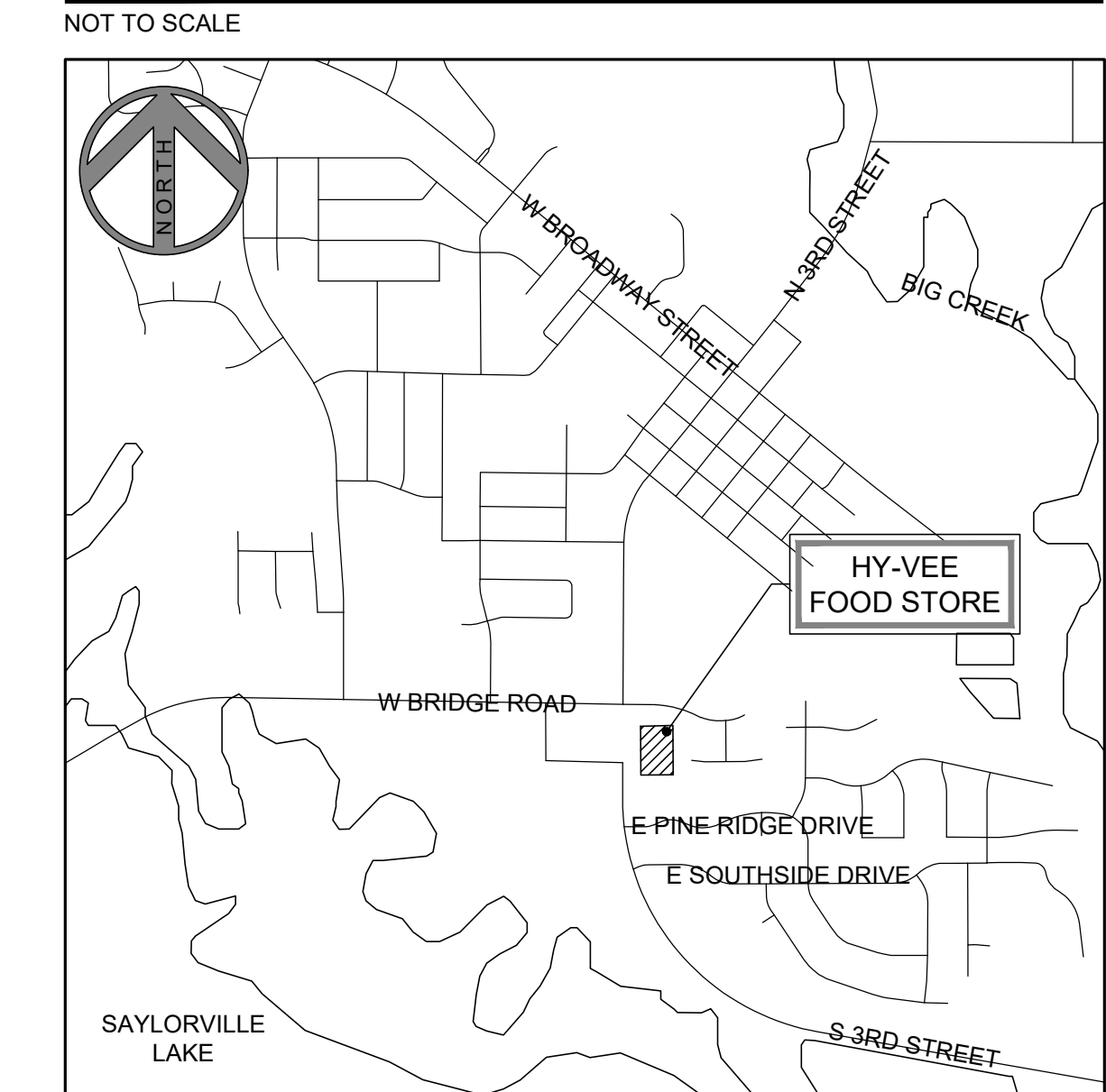
BENCHMARKS

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

BM1 ELEV=932.84
BURY BOLT ON HYDRANT AT
THE NORTHWEST QUADRANT
OF S 3RD STREET & W BRIDGE
ROAD

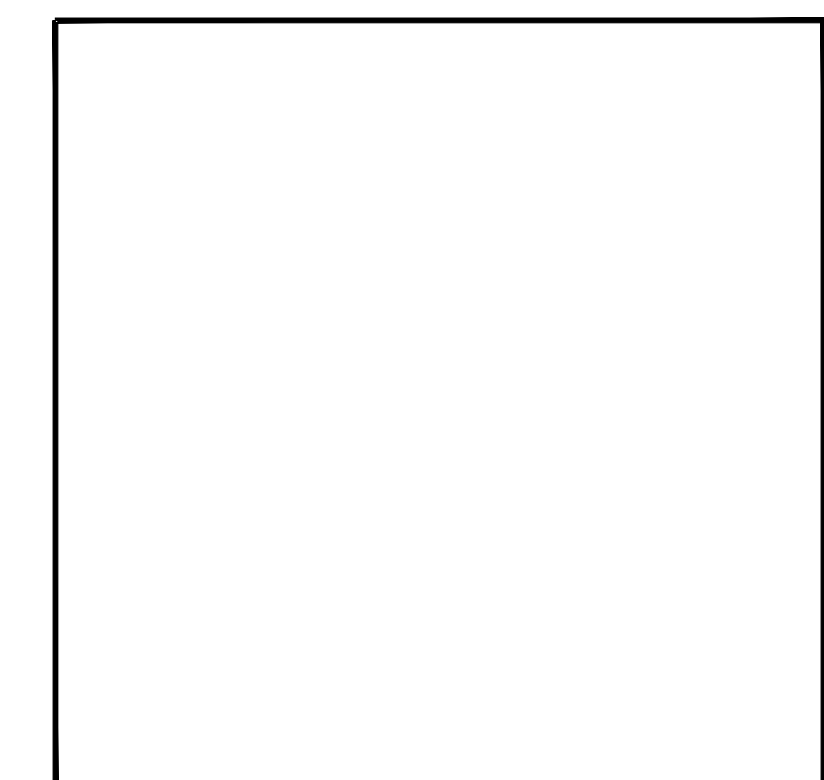
BM2 ELEV=936.76
NORTH TAG BOLT ON
HYDRANT ON THE WEST SIDE
OF S 3RD STREET SOUTH
CASEY'S ENTRANCE

SITE LOCATION MAP



POLK CITY PUBLIC WORKS DEPARTMENT

THIS ENGINEERING DOCUMENT IS RECOMMENDED
FOR FILING WITH THE CITY CLERK



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.

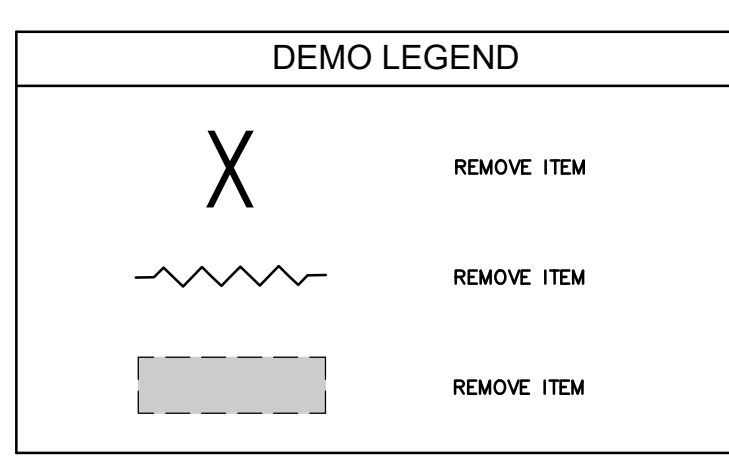
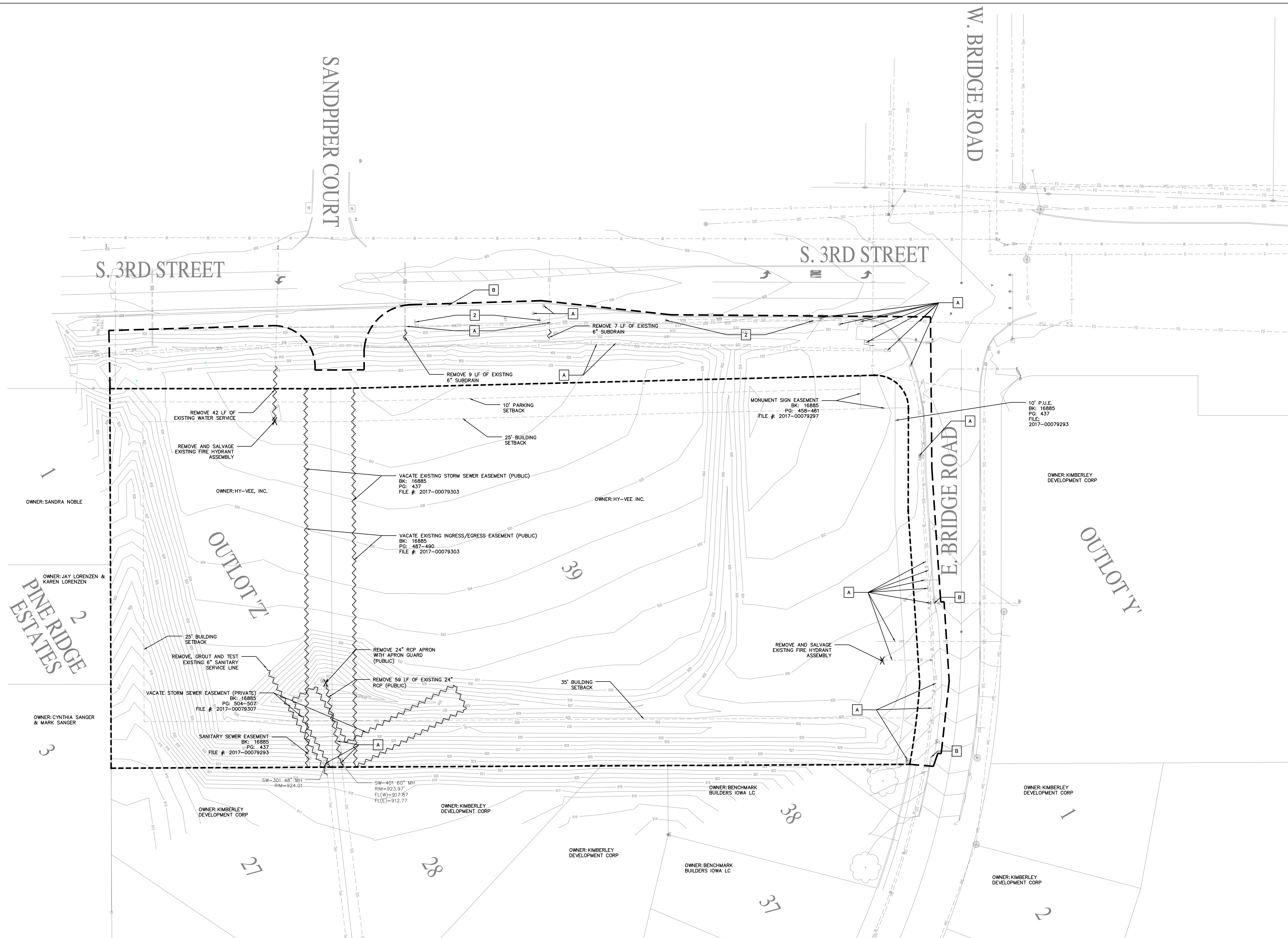
Signature: _____ Date: _____
 Luis T. Leon, P.E.
 Iowa License Number 18685
 My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: ALL SHEETS



PUBLIC STORM SEWER CONSTRUCTION

02/09/2022



DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY THE CITY OF POLK CITY A MINIMUM OF TWO WEEKS IN ADVANCE PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT TO THE CITY A TRAFFIC CONTROL PLAN AND CONSTRUCTION SCHEDULE AND RECEIVE APPROVAL AND ANY NECESSARY PERMITS FROM THE CITY PRIOR TO WORKING IN THE PUBLIC WAY.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 88% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
- ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.
- ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. LIMB UP EXISTING TREES SO THAT MINIMUM CLEARANCE FOR A PEDESTRIAN IS 7 FOOT ABOVE GRADE. PRUNE ALL DEAD, DAMAGED, AND CROSSING BRANCHES AT THE BRANCH COLLAR. PRUNE NO MORE THAN 1/3 OF ANY TREE IN A CALENDAR YEAR. DO NOT PRUNE IN MONTHS OF APRIL OR MAY.
- ALL OPERATIONS ON THIS PROJECT SHALL BE COORDINATED WITH S. 3RD STREET IMPROVEMENT PROJECT AS OUTLINES IN PLANS PREPARED BY SHIVE-HATTERY.
- CONTRACTOR SHALL REFER TO IOWA DOT'S "ENTRANCE TO A HIGHWAY" FOR ADDITIONAL REQUIREMENTS AND DETAILS.

KEYED NOTES:

- REMOVE EXISTING PAVEMENT, CURB AND GUTTER. SAWCUT AT EXISTING JOINT LINE, TYP.
- REMOVE AND REPLACE EXISTING SIGN.
- PAVEMENT MARKINGS REMOVED AS A PART OF S. 3RD STREET IMPROVEMENT PROJECT PLANS PREPARED BY SHIVE-HATTERY.

PROTECT ITEMS:

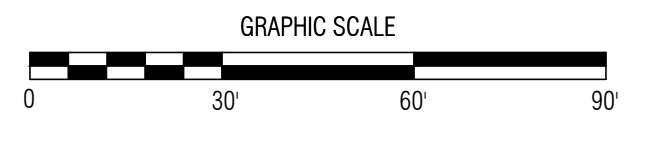
- A PROTECT EXISTING UTILITY/STRUCTURE.
- B PROTECT EXISTING CURB AND GUTTER.

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.

Signature: Luis T. Leon, P.E.
Iowa License Number 18685
Date: My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: C1.0

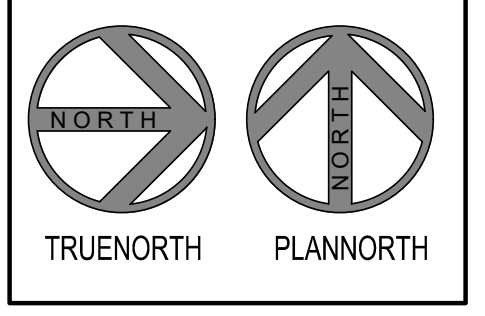
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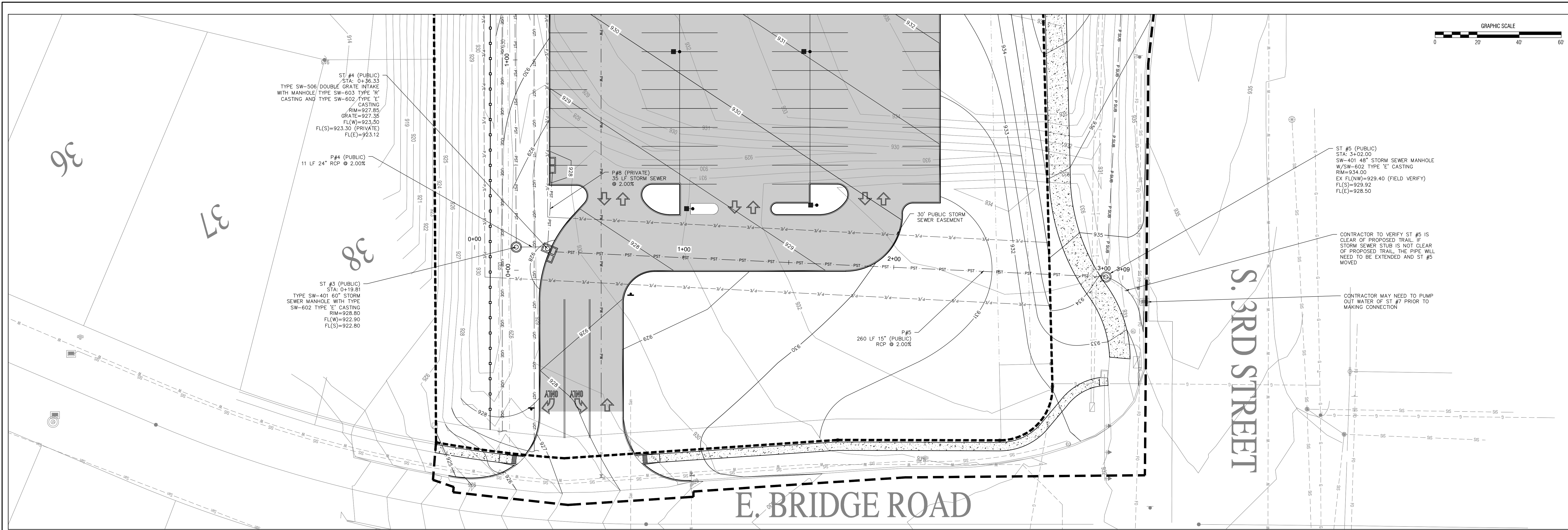
LOCATION:
POLK CITY, IA
102 E. BRIDGE RD.

Fresh Market
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

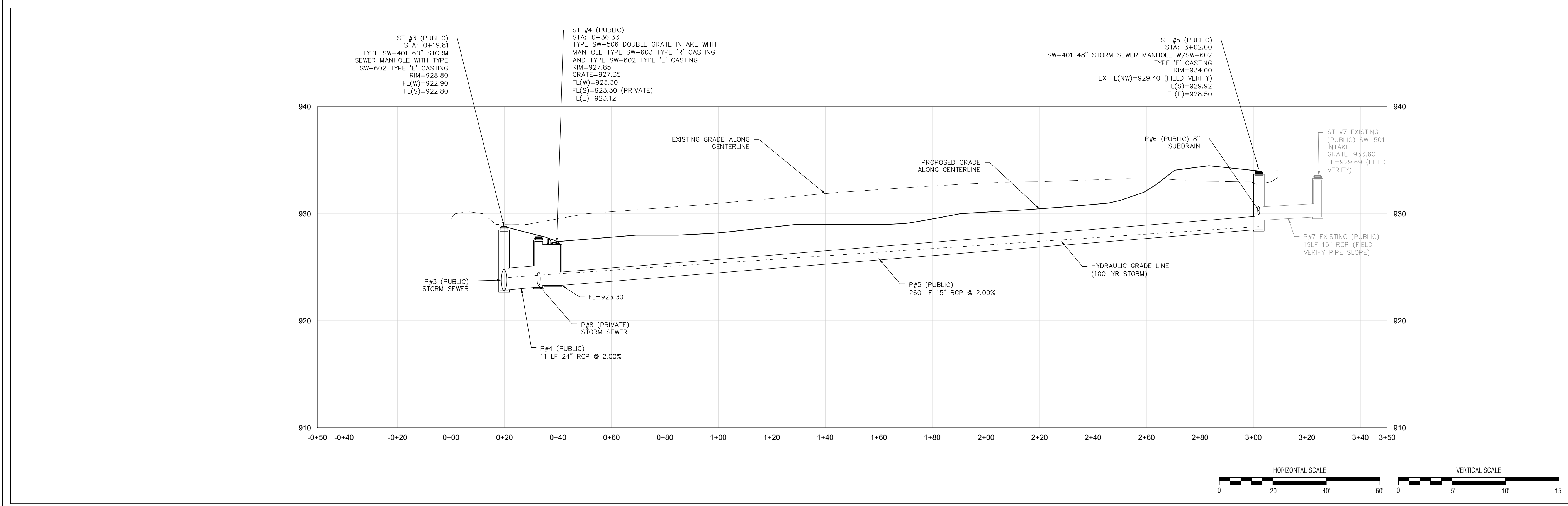
DEMOLITION PLAN



DRAWN: IOM
DATE: 02/09/2022
SCALE: 1"=30'
JOB NUMBER: 007.077
SHEET: **C100**



1:20 SCALE
PUBLIC STORM SEWER PLAN (ST #5, ST #4 & ST #3)



1:20 HORIZONTAL SCALE; 1:5 VERTICAL SCALE
PUBLIC STORM SEWER PROFILE (ST #5, ST #4 & ST #3)

- UTILITY NOTES**
- PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
 - SEE DETAILS FOR UTILITY TRENCH CONSTRUCTION REQUIREMENTS. GEOTECHNICAL ENGINEER TO OBSERVE UTILITY TRENCH BACKFILL AND COMPACTION PROCEDURES.
 - ALL OPERATIONS SHALL BE COORDINATED WITH THE HY-VEE DOLLAR FRESH SITE PLAN PREPARED BY LT LEON ASSOCIATES, INC.
 - THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2021 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS.
 - ALL OPERATIONS ON THIS PROJECT SHALL BE COORDINATED WITH S. 3RD STREET IMPROVEMENT PROJECT AS OUTLINES IN PLANS PREPARED BY SHIVE-HATTERY.
 - CONTRACTOR SHALL VERIFY THAT ST #4 (PUBLIC) IS CLEAR OF PROPOSED TRAIL ALONG S. 3RD STREET. IF STORM SEWER STUB IS NOT CLEAR OF PROPOSED TRAIL, THE P #7 (PUBLIC) WILL NEED TO BE EXTENDED AND ST #4 MOVED ACCORDINGLY.

- GENERAL NOTES**
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - SNYDER & ASSOCIATES
 - CITY OF POLK CITY
 - HY-VEE, ATTN: JEFF STEIN, (525) 267-2819
 - LT LEON ASSOCIATES, ATTN: LUIS LEON, (515) 422-7016
 - IOWA ONE-CALL
 - THE CONTRACTOR SHALL NOTIFY THE POLK CITY PUBLIC WORKS DIRECTOR AND SNYDER & ASSOCIATES PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO UTILITY CONSTRUCTION, SUBGRADE PREPARATION, MAIN LINE PAVING AND BOX-OUT PAVING.
 - ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CURRENT AT THE COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR, DEVELOPER, AND DEVELOPER'S ENGINEER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH THE CITY AND SNYDER & ASSOCIATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL IOWA DNR AND IOWA DOT PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE DEVELOPER'S ENGINEER SHALL OBTAIN THE NECESSARY NPDES STORM WATER DISCHARGE PERMIT AND FOR MAINTAINING EROSION CONTROL MEASURES IN CONFORMANCE WITH THE SWPPP.
 - THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS AND MATERIALS SUBMITTALS TO THE DEVELOPER'S ENGINEER FOR REVIEW AND APPROVAL. THE DEVELOPER'S ENGINEER THEN SHALL PROVIDE TO SNYDER & ASSOCIATES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE. MATERIAL SUBMITTALS SHALL INCLUDE MANUFACTURER'S CUT SHEETS, OR SIMILAR, OF PIPE MATERIALS FOR ALL UTILITIES AND UTILITY SERVICE LINES; FIRE HYDRANTS, VALVES, CURB STOPS, SUBDRAIN PIPE MATERIALS, CLEAN-OUTS, APRON GUARDS, CONCRETE MIX, MATURITY CURVES OR OTHER ACCEPTABLE TESTING. SHOP DRAWINGS SHALL INCLUDE MANHOLES, INTAKES, BOX CULVERTS, FENCING/GUARD RAILS AND OTHER SPECIALTY CONSTRUCTION ITEMS.
 - THE DEVELOPER'S ENGINEER SHALL IMMEDIATELY NOTIFY SNYDER & ASSOCIATES IF FIELD CONDITIONS DO NOT MATCH THE APPROVED CONSTRUCTION DRAWINGS. THESE CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, STAKING DISCREPANCIES OF MORE THAN 0.2' VERTICAL OR 1.0'

- HORIZONTAL DISCOVERY OF PIPES AND/OR FIELD TILES NOT SHOWN ON PLANS, ELEMENTS SHOWN ON PLANS THAT ARE MISSING IN THE FIELD, OR OTHER DISCREPANCIES BETWEEN THE APPROVED PLANS AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
 - THE CONTRACTOR SHALL CONDUCT CLEAN-UP OPERATIONS ON EXISTING STREETS AND ADJACENT PRIVATE PROPERTY AT THE END OF EACH WORKING DAY OR MORE OFTEN AS DIRECTED BY THE CITY ENGINEER PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES. A TABLE DIMENSIONING THE DISTANCE FROM THE NEAREST PROPERTY CORNER TO EACH SERVICE SHALL BE PROVIDED TO THE CITY ENGINEER PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
 - THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON DAMAGING ANY UTILITY LINE OR APPURTENANCE, OR IF THERE IS ANY INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED AND APPROVED BY CITY.
 - THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL

- BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL SLOPES WITHIN PUBLIC EASEMENTS, RIGHT-OF-WAY, PARKS, OR LAND TO BE PUBLICALLY OWNED SHALL BE GRADED TO A 4:1 MAXIMUM SLOPE.
 - ALL SLOPES ON PRIVATE PROPERTY SHALL BE 4:1 MAXIMUM, UNLESS THE SPECIFIC LOCATION(S) HAVE BEEN LABELED AS 3:1 MAXIMUM.
 - HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
 - ALL CURB INTAKES SHALL HAVE TYPE "R" VANE GRATES.
 - ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE OR PRECAST CONCRETE.
 - ALL 12" AND LARGER STORM SEWERS SHALL BE RCP.
 - ALL INTAKES SHALL BE LOCATED A MINIMUM OF 7.5 FEET FROM END OF RETURNS.
 - CORE DRILL ALL CONNECTIONS TO EXISTING STRUCTURES.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWER, INCLUDING SUMP SERVICES.
 - INSTALL CONTINUOUS PERFORATED SUBDRAIN IN LOCATIONS SHOWN ON PLANS.
 - ALL SUBDRAIN, 6-INCHES OR SMALLER, SHALL HAVE CRITTER GUARDS.
 - ALL CLEAN-OUTS SHALL BE SET IN A 24" ROUND CONCRETE PAD.
 - THE CONTRACTOR SHALL JET CLEAN AND VACUUM ANY SECTION OF PIPE, FROM MANHOLE TO MANHOLE, WITH MUD OR DEBRIS MORE THAN 1" DEEP, ALONG WITH ANY DOWNSTREAM SEGMENTS AS REQUIRED DUE TO THIS CONSTRUCTION.
 - THE CONTRACTOR SHALL TELEVISION EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE VIDEO IN DIGITAL FORMAT TO SNYDER & ASSOCIATES, USING A 500 GALLON TANK AND GARDEN HOSE. THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE JUST PRIOR TO TELEVISIONING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY REPAIRS AND/OR CLEANING REQUIRED PRIOR TO COMMENCING PAVING. THE SEGMENTS SHALL THEN BE RE-TELEVISIONED TO DEMONSTRATE PIPES ARE CLEAN. REPAIRS, IF NECESSARY, AND RE-TELEVISIONING SHALL BE AT THE CONTRACTOR'S EXPENSE.

LEGEND

● PROPOSED BOLLARD	— PST — PROPOSED SANITARY SEWER	— PSS — PROPOSED STORM SEWER	— UGE — PROPOSED UNDERGROUND ELECTRIC
○ PROPOSED LIGHT FIXTURE AND BASE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED CLEANOUT	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED STORM SEWER INTAKE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED TRAFFIC SIGN	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED FIRE HYDRANT	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED WATER VALVE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED FROST FREE HYDRANT	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED SPOT ELEVATION	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED GUTTER ELEVATION	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED TOP OF CURB ELEVATION	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED BOTTOM OF WALL ELEVATION	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED SHRUB	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
○ PROPOSED TREE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED EROSION CONTROL FENCE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED SANITARY SEWER	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED STORM SEWER	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED UNDERGROUND ELECTRIC	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED UNDERGROUND TELEPHONE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED GAS MAIN	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED WATER MAIN	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED PROPERTY LINE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
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— PROPOSED EASEMENT LINE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED CONTOUR LINE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED SIDEWALK	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED 8" PCC	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED 6" PCC	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— CRITICAL UTILITY CROSSING	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN
— PROPOSED CONSTRUCTION ENTRANCE	— UST — PROPOSED UNDERGROUND TELEPHONE	— G — PROPOSED GAS MAIN	— PW — PROPOSED WATER MAIN

REVISION DATE BY

GRAPHIC SCALE
0 20 40 60

CONTRACTOR TO VERIFY ST #5 IS CLEAR OF PROPOSED TRAIL. IF STORM SEWER STUB IS NOT CLEAR OF PROPOSED TRAIL, THE PIPE WILL NEED TO BE EXTENDED AND ST #5 MOVED.

CONTRACTOR MAY NEED TO PUMP OUT WATER OF ST #7 PRIOR TO MAKING CONNECTION.

ST #3 (PUBLIC)
STA: 0+19.81
TYPE SW-401 60" STORM SEWER MANHOLE WITH TYPE SW-602 TYPE 'E' CASTING
RIM=928.80
FL(W)=922.80
FL(S)=922.80

ST #4 (PUBLIC)
STA: 0+36.33
TYPE SW-506 DOUBLE GRATE INTAKE WITH MANHOLE TYPE SW-603 TYPE 'R' CASTING AND TYPE SW-602 TYPE 'E' CASTING
RIM=927.85
GRATE=927.35
FL(W)=923.30 (PRIVATE)
FL(S)=923.30
FL(E)=923.12

ST #5 (PUBLIC)
STA: 3+02.00
SW-401 48" STORM SEWER MANHOLE W/SW-602 TYPE 'E' CASTING
RIM=934.00
EX FL(NW)=929.40 (FIELD VERIFY)
FL(S)=929.92
FL(E)=928.50

30' PUBLIC STORM SEWER EASEMENT

260 LF 15" (PUBLIC) RCP @ 2.00%

11 LF 24" RCP @ 2.00%

S. 3RD STREET

E. BRIDGE ROAD

1:20 SCALE
PUBLIC STORM SEWER PLAN (ST #5, ST #4 & ST #3)

1:20 HORIZONTAL SCALE; 1:5 VERTICAL SCALE
PUBLIC STORM SEWER PROFILE (ST #5, ST #4 & ST #3)

UTILITY NOTES

GENERAL NOTES

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LEGEND

● PROPOSED BOLLARD

○ PROPOSED LIGHT FIXTURE AND BASE

○ PROPOSED CLEANOUT

○ PROPOSED STORM SEWER INTAKE

○ PROPOSED TRAFFIC SIGN

○ PROPOSED FIRE HYDRANT

○ PROPOSED WATER VALVE

○ PROPOSED FROST FREE HYDRANT

○ PROPOSED SPOT ELEVATION

○ PROPOSED GUTTER ELEVATION

○ PROPOSED TOP OF CURB ELEVATION

○ PROPOSED BOTTOM OF WALL ELEVATION

○ PROPOSED SHRUB

○ PROPOSED TREE

— PROPOSED EROSION CONTROL FENCE

— PROPOSED SANITARY SEWER

— PROPOSED STORM SEWER

— PROPOSED UNDERGROUND ELECTRIC

— PROPOSED UNDERGROUND TELEPHONE

— PROPOSED GAS MAIN

— PROPOSED WATER MAIN

— PROPOSED PROPERTY LINE

— PROPOSED SETBACK LINE

— PROPOSED EASEMENT LINE

— PROPOSED CONTOUR LINE

— PROPOSED SIDEWALK

— PROPOSED 8" PCC

— PROPOSED 6" PCC

— CRITICAL UTILITY CROSSING

— PROPOSED CONSTRUCTION ENTRANCE

TRUE NORTH PLAN NORTH

POLK CITY, IA
102 E. BRIDGE RD.
Fresh Market

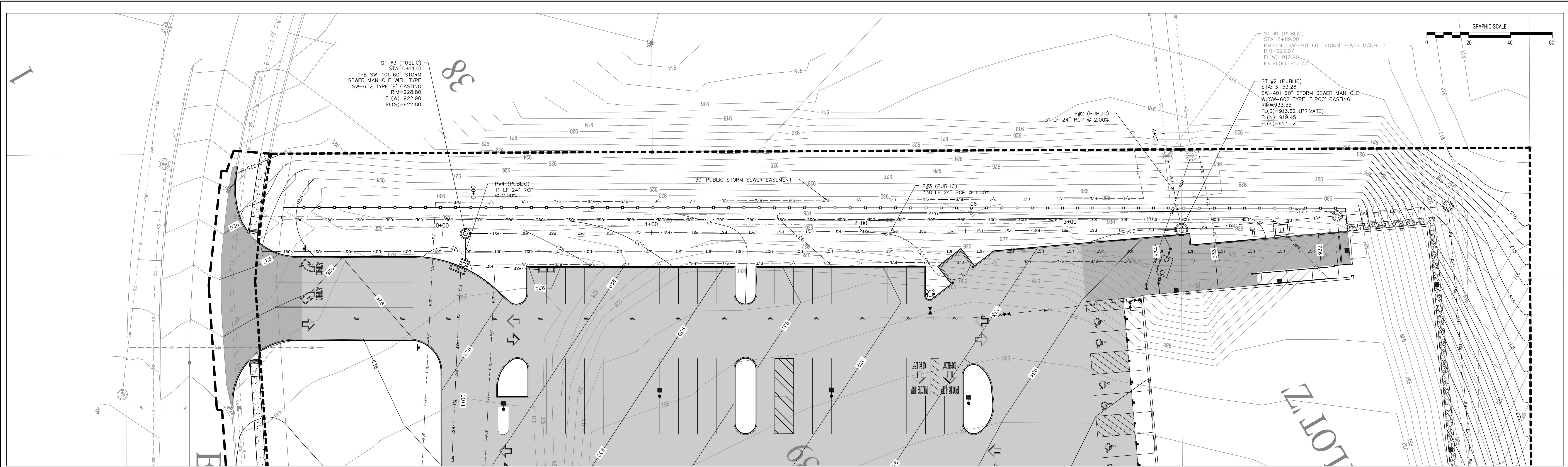
IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

PUBLIC STORM SEWER PLAN AND PROFILE

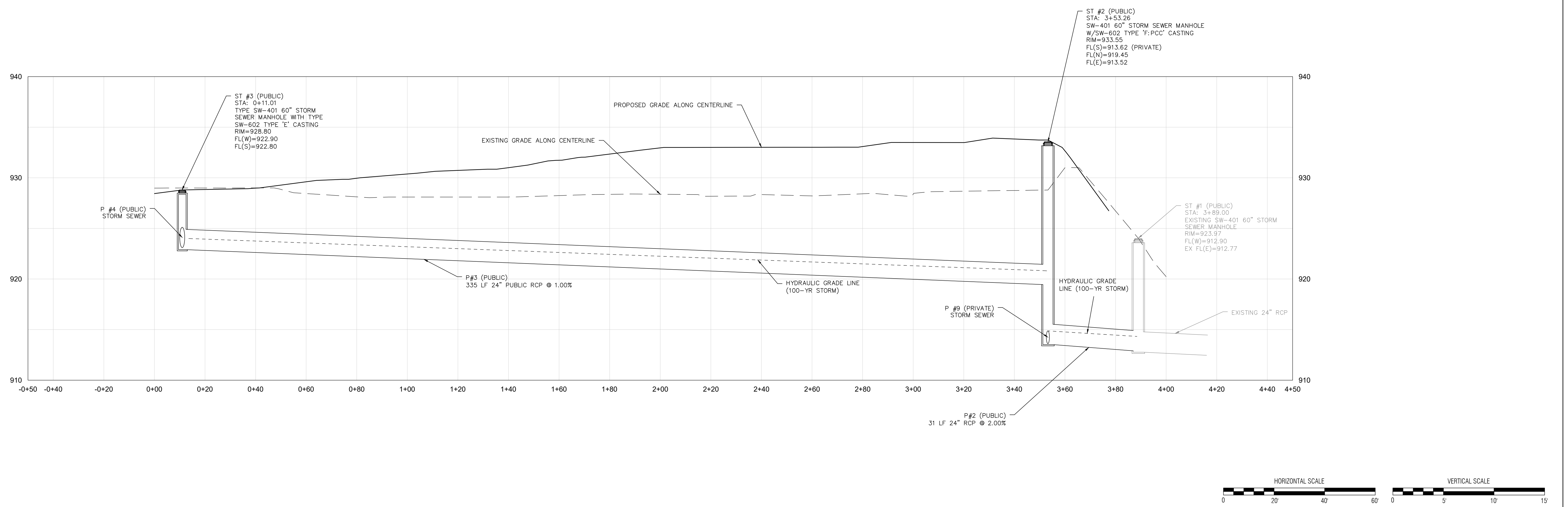
DRAWN: IOM
SCALE: VARIES

DATE: 02/09/2022
JOB NUMBER: 007.077

SHEET: C101



1 PUBLIC STORM SEWER PLAN (ST #3, ST #2)
1:20 SCALE



2 PUBLIC STORM SEWER PROFILE (ST #3, ST #2)
1:20 HORIZONTAL SCALE; 1:5 VERTICAL SCALE

UTILITY NOTES

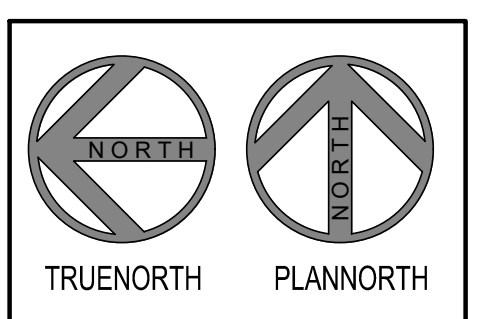
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5. ALL OPERATIONS ON THIS PROJECT SHALL BE COORDINATED WITH S. 3RD STREET IMPROVEMENT PROJECT AS OUTLINES IN PLANS PREPARED BY SHIVE-HATTERY.

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

LEGEND	
●	PROPOSED BOLLARD
○	PROPOSED LIGHT FIXTURE AND BASE
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CLEANOUT
○	PROPOSED STORM SEWER MANHOLE
○	PROPOSED STORM SEWER INTAKE
○	PROPOSED TRAFFIC SIGN
○	PROPOSED FIRE HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED FROST FREE HYDRANT
○	PROPOSED SPOT ELEVATION
○	PROPOSED GUTTER ELEVATION
○	TW TOP OF WALL ELEVATION
○	BW BOTTOM OF WALL ELEVATION
○	TYP TYPICAL
○	PROPOSED SHRUB
○	PROPOSED TREE
○	PROPOSED EROSION CONTROL FENCE
○	PROPOSED STORM SEWER
○	PROPOSED SANITARY SEWER
○	PROPOSED UNDERGROUND ELECTRIC
○	PROPOSED UNDERGROUND TELEPHONE
○	PROPOSED GAS MAIN
○	PROPOSED WATER MAIN
○	PROPERTY LINE
○	SEWER LINE
○	EASEMENT LINE
○	PROPOSED CONTOUR LINE
○	PROPOSED SIDEWALK
○	PROPOSED 8" PCC
○	PROPOSED 6" PCC
○	CRITICAL UTILITY CROSSING
○	PROPOSED CONSTRUCTION ENTRANCE

REVISION DATE BY

LOCATION: POLK CITY, IA
102 E. BRIDGE RD.
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835
Fresh Market



PUBLIC STORM SEWER PLAN AND PROFILE

DRAWN: IOM
DATE: 02/09/2022
SCALE: VARIES
JOB NUMBER: 007.077

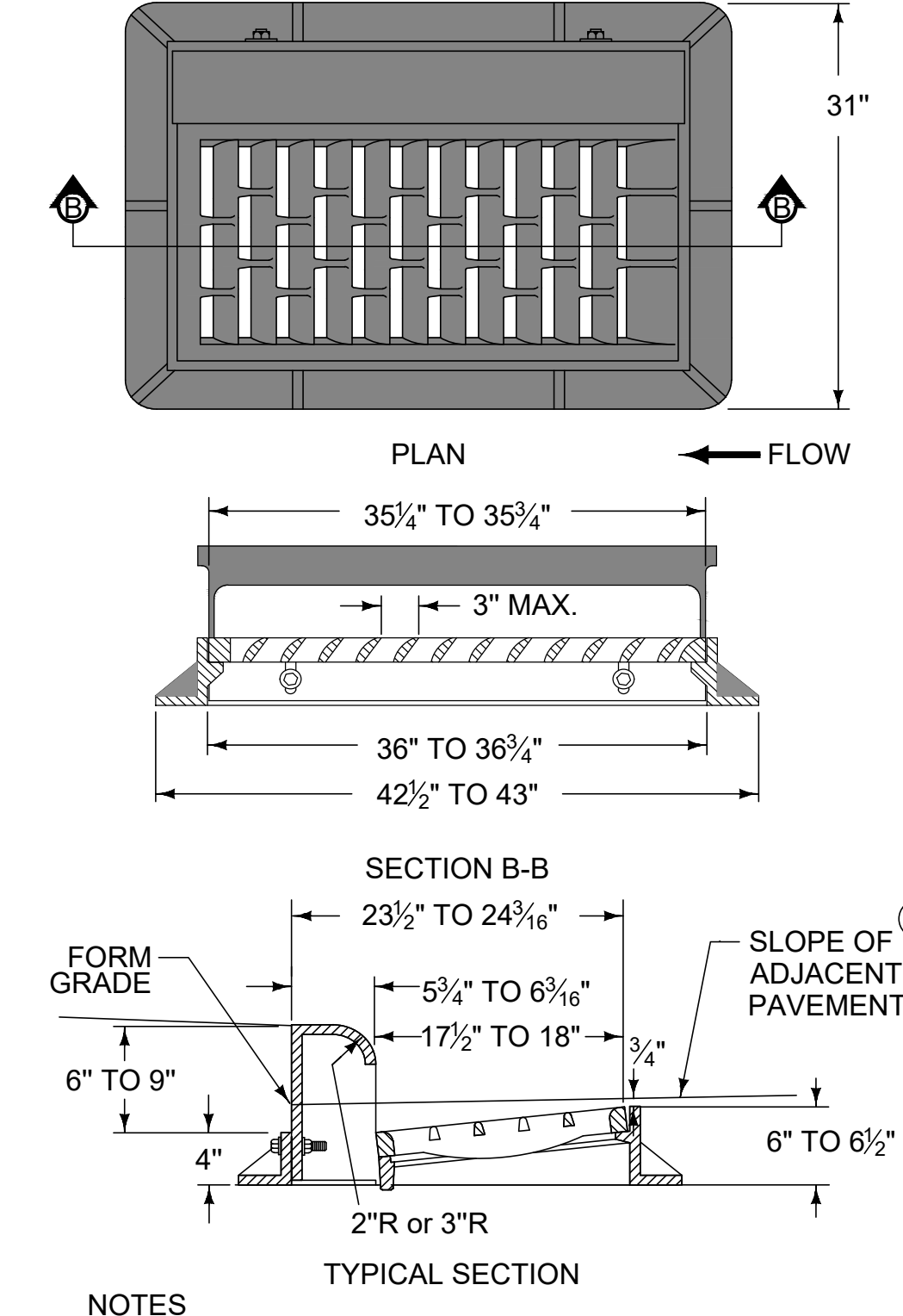
SHEET: C102

REVISION	DATE BY

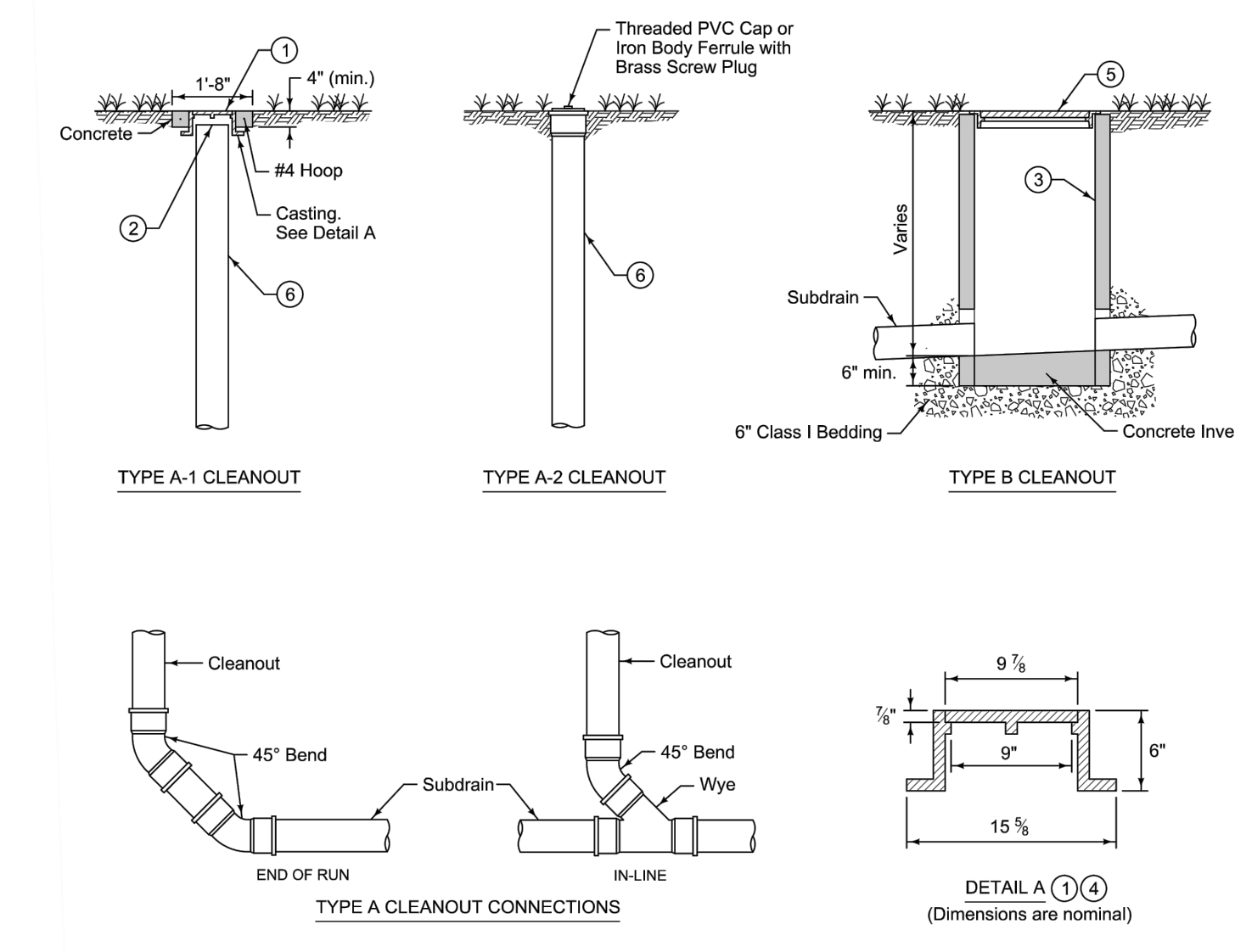
Frame Notes:
Size, spacing, and number of lugs and flanges may vary.

Cover Notes:
Roughness pattern and text style may vary. Minimum one pickhole.

TYPE R
CURB INLET GRATE
(MINIMUM OPEN AREA 180 IN²)



- Anchor the lower frame of all three-piece castings to the manhole structure. When specified in the contract documents, anchor the frame of two-piece castings to the manhole structure. If casting frame does not include anchor holes or slots, drill four 7/8 inch diameter holes, equally spaced around the frame.
- Casting height varies. Minimum adjustment range of 4 inches.
- Set casting at proper grade using the adjustment slots or adjustment mechanism. Remove bolts or mechanism upon completion of paving.
- Height adjustment method may vary; two options are shown.



- Use in non-traffic areas.
- Light duty casting. Label lid with "Storm" or "Sewer C.D."
 - Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
 - A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.
 - Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.
 - Provide Type G casting, as required to fit pipe size.
 - PVC riser pipe; match diameter of subdrain (8 inches maximum).

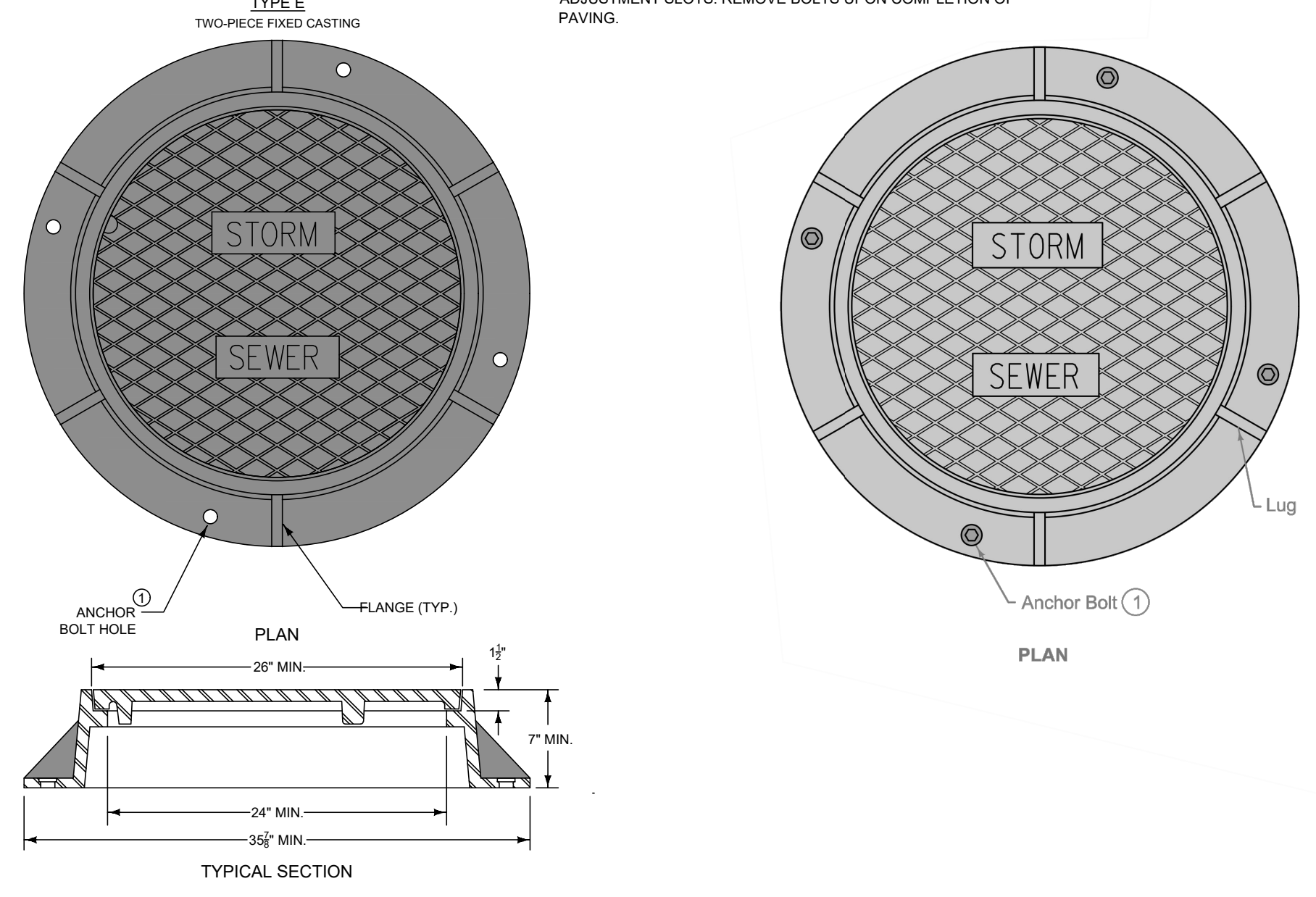
- NOTES**
- FOR USE AT CURB DROPS FOR DRIVEWAYS. USE ONLY WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.
 - PROVIDE BICYCLE-SAFE VANE-STYLE GRATE. AT LOW POINTS, GRATES WITH VANES FACING BOTH DIRECTIONS OF FLOW ARE ALLOWED.
 - FOR DETAILS OF BOXOUT PAVEMENT, REFER TO SUDAS SW-514.

3 SUBDRAIN CLEANOUT
NOT TO SCALE

2 CURB INLET GRATE (SW-603 TYPE 'R')
NOT TO SCALE

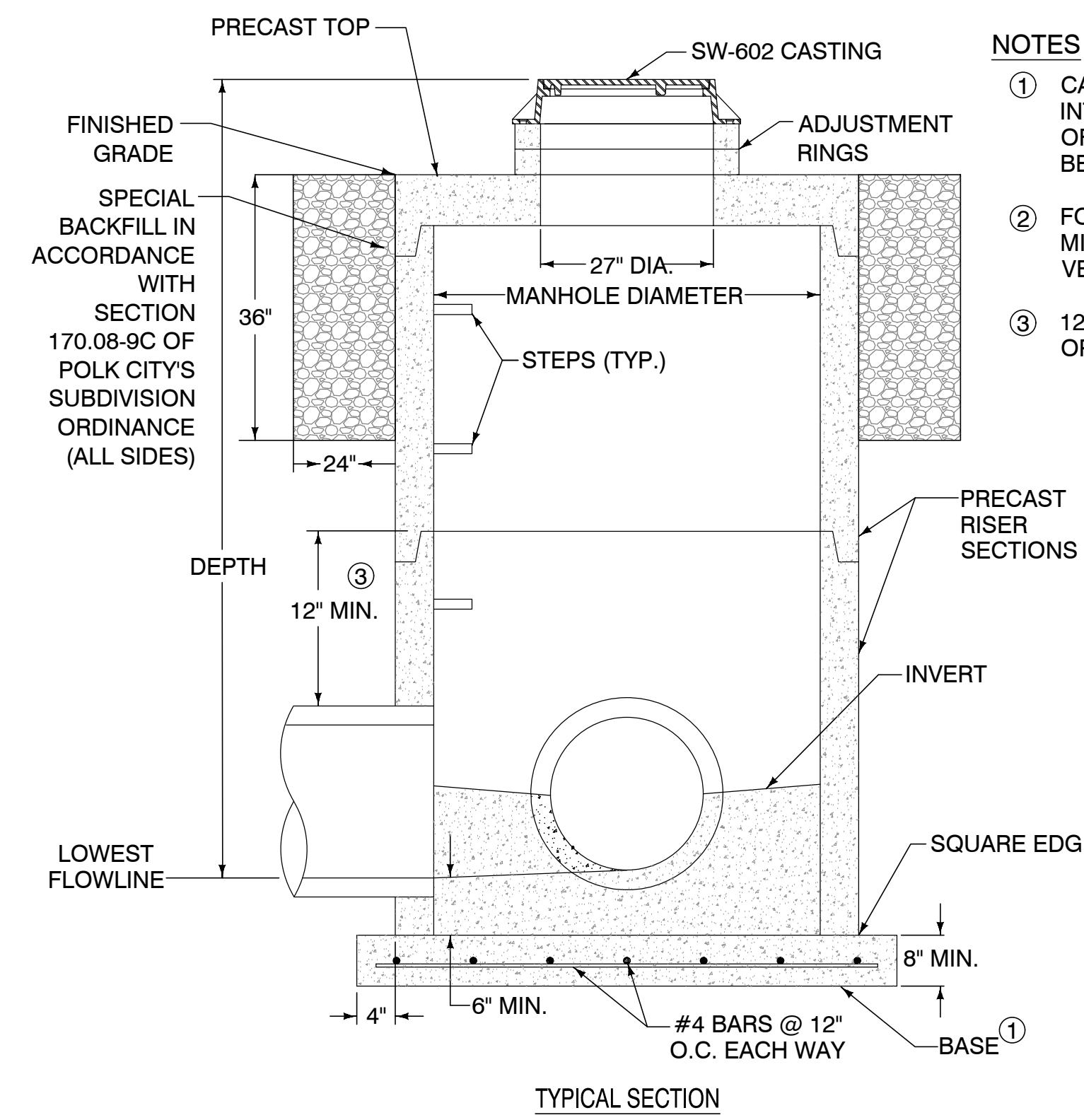
FRAME NOTES:
SIZE AND SPACING OF LUGS AND FLANGES MAY VARY.

COVER NOTES:
ROUGHNESS PATTERN AND TEXT STYLE MAY VARY. MINIMUM ONE CONCEALED PICKHOLE.



- WHEN THE CONTRACT DOCUMENTS REQUIRE THE FRAME TO BE ATTACHED TO THE STRUCTURE, DRILL FOUR 3/4" DIAMETER HOLES OR SLOTS, EQUALLY SPACED AROUND FRAME.
- SET CASTING AT PROPER GRADE USING ONE OF THE ADJUSTMENT SLOTS. REMOVE BOLTS UPON COMPLETION OF PAVING.

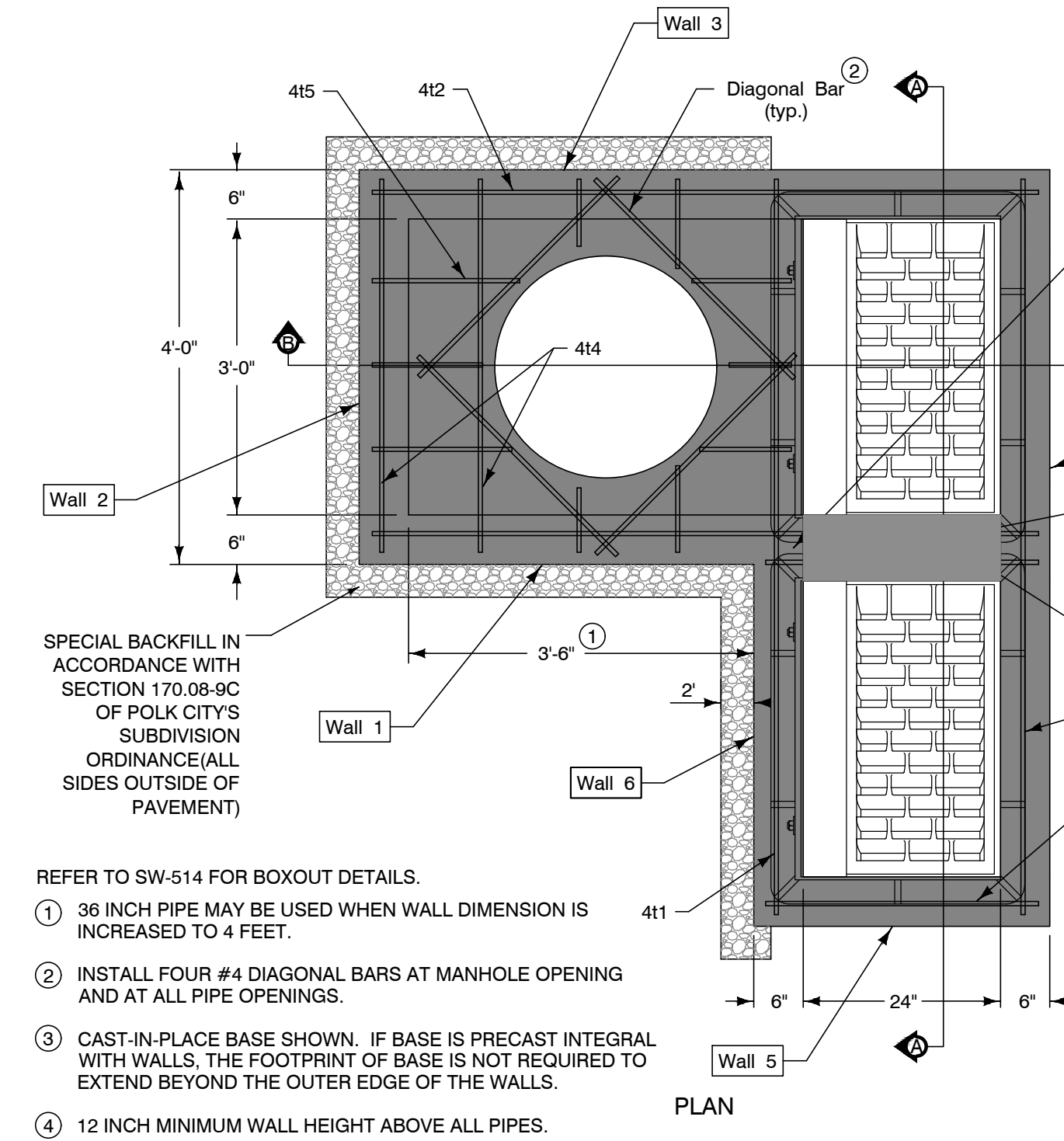
1 CASTING FOR STORM SEWER MANHOLES (SW-602)
NOT TO SCALE



- NOTES**
- CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH BOTTOM RISER, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE RISER.
 - FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
 - 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.

MANHOLE DIAMETER (INCHES)	MAXIMUM PIPE DIAMETER ② (INCHES) FOR 2 PIPES	
	AT 180° SEPARATION	AT 90° SEPARATION
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

4 CIRCULAR STORM SEWER MANHOLE (SW-401)
NOT TO SCALE



- REFER TO SW-514 FOR BOXOUT DETAILS.
- 36 INCH PIPE MAY BE USED WHEN WALL DIMENSION IS INCREASED TO 4 FEET.
 - INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.
 - CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 - 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

MARK	SIZE	LOCATION	SHAPE	COUNT	LENGTH	SPACING
411	4	Top	---	4	7'-4"	See Detail
412	4	Top	---	4	6'-8"	See Detail
413	4	Top	---	4	2'-8"	See Detail
414	4	Top	---	8	3'-8"	12"
415	4	Top	---	6	4'-2"	12"
4b1	4	Base	---	4	7'-10"	12"
4b2	4	Base	---	4	3'-2"	12"
4b3	4	Base	---	5	7'-2"	12"
4b4	4	Base	---	4	4'-2"	12"
4w1	4	Walls	---	29	Wall Height minus 4"	12"
4w2	4	Walls	---	Varies	3'-8"	12"
4w3	4	Walls 1 and 3	---	Varies	6'-8"	12"
4w4	4	Wall 4	---	Varies	7'-4"	12"
4w5	4	Wall 5	---	Varies	2'-8"	12"
4w6	4	Wall 6	---	Varies	3'-10"	12"

NOTE: DETAIL IS PROVIDED FOR REFERENCE. CONTRACTOR SHALL SUBMIT CERTIFIED SHOP DRAWING PRIOR TO FABRICATION.

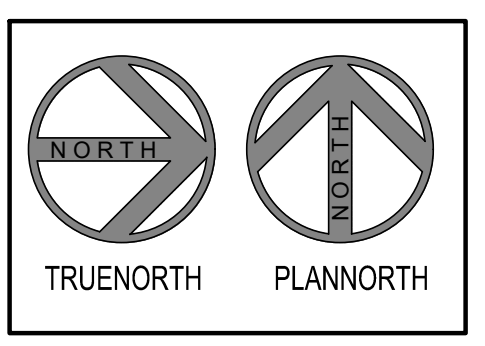
WALL	MAX. DIA.
1	30" ①
2	24"
3	36"
4	48"

5 MODIFIED SW-506 DOUBLE GRATE INTAKE WITH MANHOLE
NOT TO SCALE

LOCATION: **POLK CITY, IA**
102 E. BRIDGE RD.

154 LEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

Fresh Market



PUBLIC STORM SEWER CONSTRUCTION DETAILS

DRAWN: IOM	DATE: 02/09/2022
SCALE: VARIES	JOB NUMBER: 007.077



C103

February 10, 2022

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

RE: S. 3RD STREET IMPROVEMENT PROJECT – PUBLIC IMPROVEMENTS IN ASSOCIATION
WITH HY-VEE DOLLAR FRESH SITE PLAN
APPROVAL OF CONSTRUCTION DRAWINGS

Dear Honorable Mayor and City Council:

On behalf of Hy-Vee, Inc., Shive-Hattery, Inc. has submitted the construction drawings for the above referenced public improvements in association with the previously approved Hy-Vee Dollar Fresh site plan. These plans include pavement widening along S. 3rd Street required due to the increased traffic from the site plan, raised medians along S. 3rd Street, as well as associated pavement markings, streetlights, and storm sewer. These improvements are scheduled to be constructed in the summer of 2022. These plans represent the improvements associated with the pavement widening. Construction of storm sewer crossing the site are included separately. All public improvements are to be completed and ready for acceptance prior to issuance of a Certificate of Occupancy of the Hy-Vee Dollar Fresh.

The construction drawings appear to be in general conformance to the Subdivision Regulations and SUDAS. Shive-Hattery, Inc. remains solely responsible for their design and ensuring it is fully compliant with all applicable code and permit requirements. Shive-Hattery, Inc. is also responsible for construction staking and ensuring all locations, grades and slopes conform to the approved construction drawings.

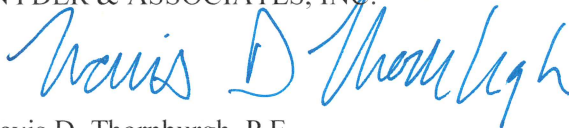
It shall be the developer's responsibility to obtain approval for all necessary permits prior to the start of construction, including all permits required by the Iowa DOT and Iowa DNR.

We recommend approval of the construction drawings for the S. 3rd Street Improvement Project in association with the Hy-Vee Dollar Fresh Site Plan, subject to the developer acquiring the appropriate Iowa DOT Right of Way permitting and provision of a signed agreement between the developer and Mid-American Energy for installation of streetlights prior to issuance of a full Building Permit.

We will be in attendance at the February 14 City Council meeting to answer any questions you may have.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.



Travis D. Thornburgh, P.E.

CC: Chelsea Huisman, City of Polk City
Mike Schulte, City of Polk City
Jeff Stein, Hy-Vee, Inc.
Marcus H. Januario, Shive-Hattery, Inc.

RESOLUTION NO. 2022-22

A RESOLUTION APPROVING THE CONSTRUCTION DRAWINGS FOR S. 3RD STREET PUBLIC IMPROVEMENTS IN ASSOCIATION WITH HY-VEE DOLLAR FRESH SITE PLAN

WHEREAS, Shive-Hattery, Inc. on behalf of Hy-Vee, Inc., has submitted the Construction Drawings for Public Improvements for the S. 3rd Street Improvement Project associated with Hy-Vee Dollar Fresh site plan, including but not limited to construction of a raised median island from S. 3rd Street to Sandpiper Court in the center of said street, northbound right turn lane at HyVee's proposed entrance on S. 3rd Street, public storm sewer, and streetlights; and

WHEREAS, said Construction Drawings appear to be in general conformance with Polk City's Subdivision Regulations and SUDAS; and

WHEREAS, it shall be the Developer's responsibility to obtain approval for all necessary permits prior to the start of construction, including all Iowa DNR and Iowa DOT permits; and

WHEREAS, the Developer's Engineer remains solely responsible for their design and ensuring it is fully compliant with all applicable code requirements and permits; and

WHEREAS, the Developer's Engineer is also responsible for construction staking and ensuring all locations, grades and slopes are in conformance with said standards; and

WHEREAS, the City Engineer has reviewed said Construction Drawings for Public Improvements and recommended approval of same.

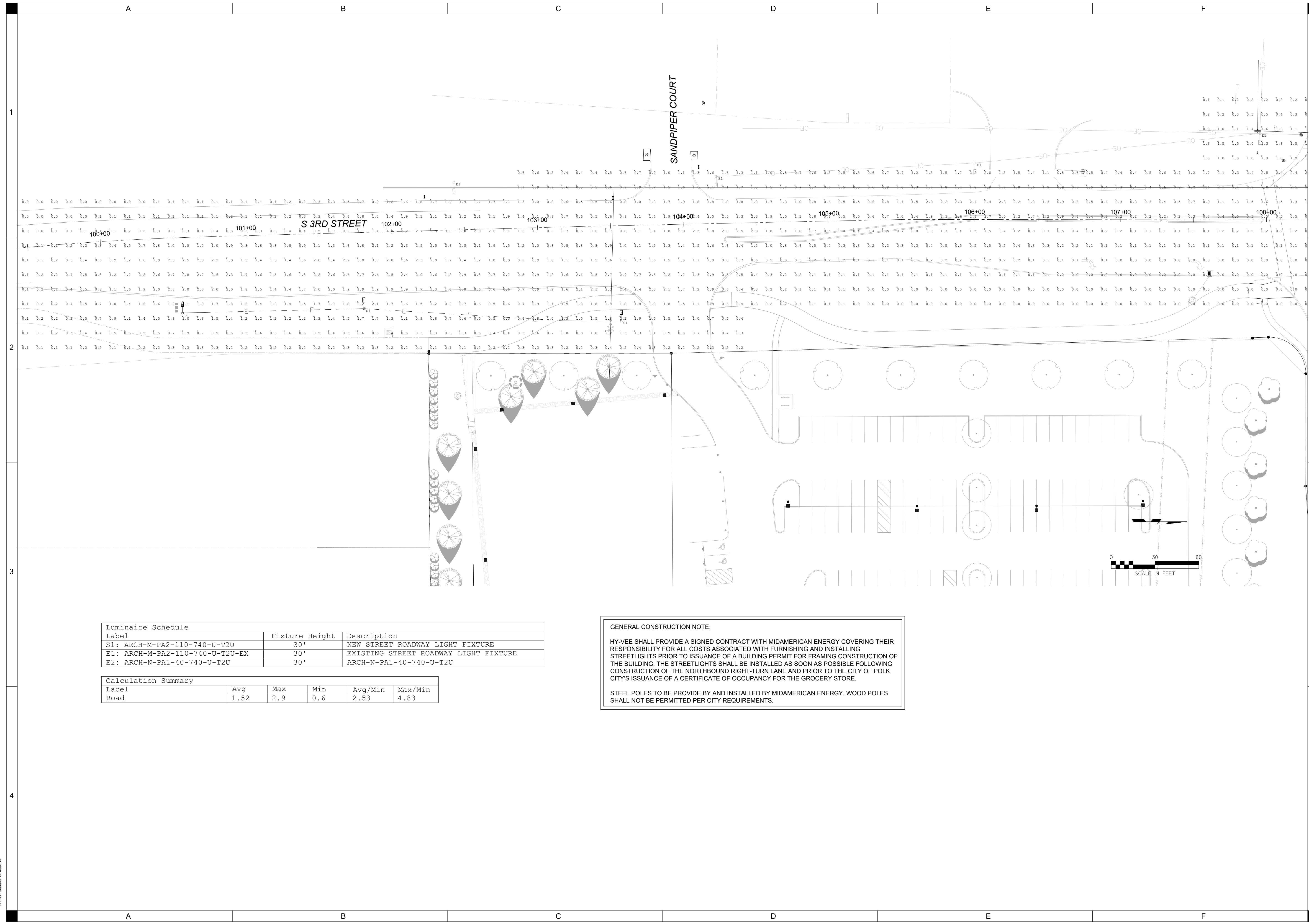
NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the City Engineer and deems it appropriate to approve the Construction Drawings for Public Improvements for the S. 3rd Street Improvement Project in association with the Hy-Vee Dollar Fresh Site Plan subject to the developer acquiring the appropriate Iowa DOT Right of Way permitting and provision of a signed agreement between the developer and Mid-American Energy for installation of streetlights prior to issuance of a full Building Permit.

PASSED AND APPROVED the 14th day February 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk



Luminaire Schedule		
Label	Fixture Height	Description
S1: ARCH-M-PA2-110-740-U-T2U	30'	NEW STREET ROADWAY LIGHT FIXTURE
E1: ARCH-M-PA2-110-740-U-T2U-EX	30'	EXISTING STREET ROADWAY LIGHT FIXTURE
E2: ARCH-N-PA1-40-740-U-T2U	30'	ARCH-N-PA1-40-740-U-T2U

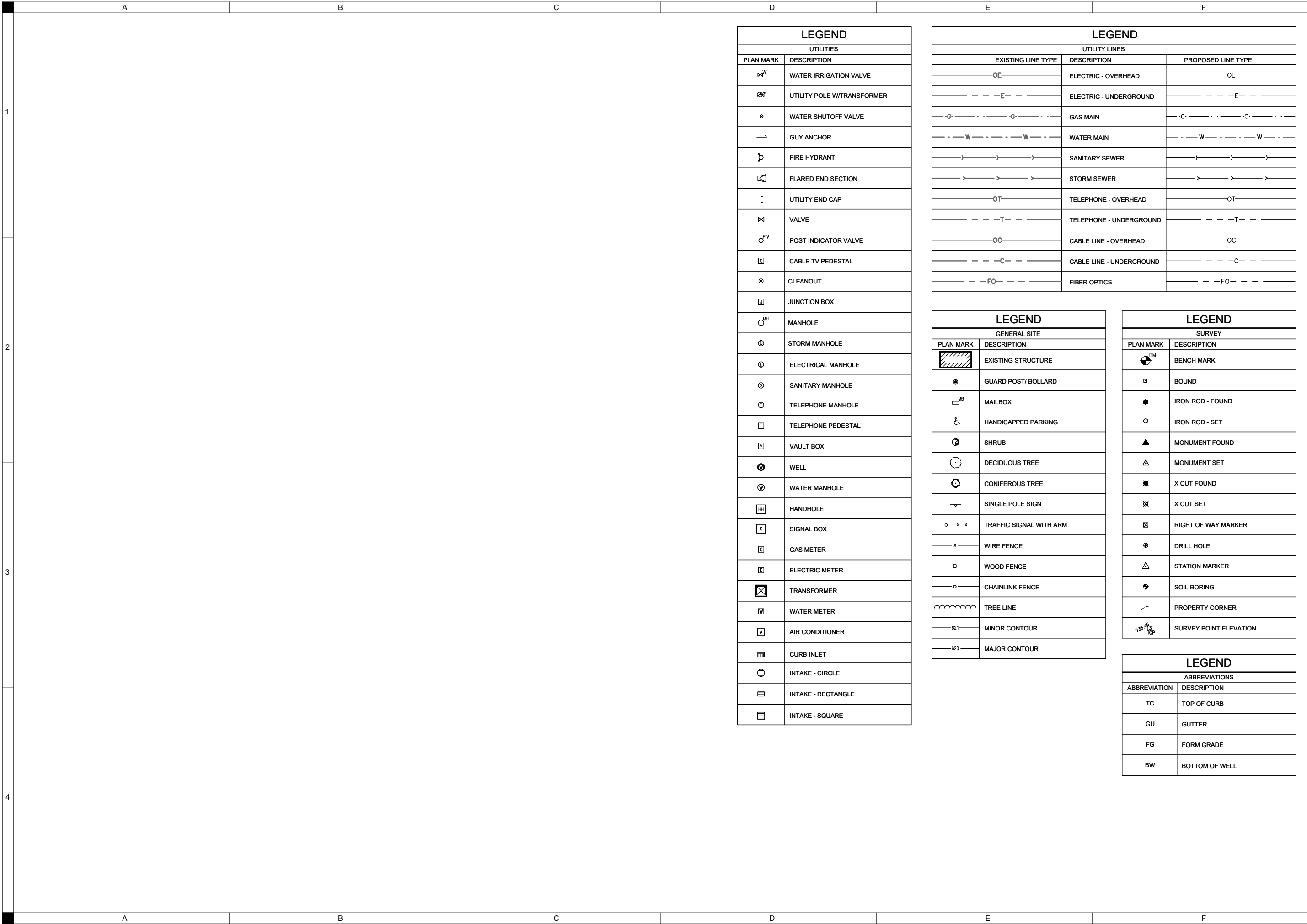
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Road	1.52	2.9	0.6	2.53	4.83

GENERAL CONSTRUCTION NOTE:

HY-VEE SHALL PROVIDE A SIGNED CONTRACT WITH MIDAMERICAN ENERGY COVERING THEIR RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH FURNISHING AND INSTALLING STREETLIGHTS PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR FRAMING CONSTRUCTION OF THE BUILDING. THE STREETLIGHTS SHALL BE INSTALLED AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION OF THE NORTHBOUND RIGHT-TURN LANE AND PRIOR TO THE CITY OF POLK COUNTY'S ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE GROCERY STORE.

STEEL POLES TO BE PROVIDED BY AND INSTALLED BY MIDAMERICAN ENERGY. WOOD POLES SHALL NOT BE PERMITTED PER CITY REQUIREMENTS.

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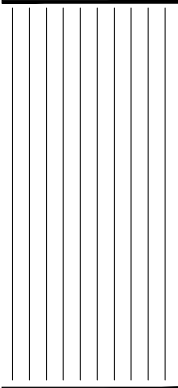
LEGEND	
UTILITIES	
PLAN MARK	DESCRIPTION
	WATER IRRIGATION VALVE
	UTILITY POLE W/TRANSFORMER
	WATER SHUTOFF VALVE
	GUY ANCHOR
	FIRE HYDRANT
	FLARED END SECTION
	UTILITY END CAP
	VALVE
	POST INDICATOR VALVE
	CABLE TV PEDESTAL
	CLEANOUT
	JUNCTION BOX
	MANHOLE
	STORM MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	VAULT BOX
	WELL
	WATER MANHOLE
	HANDHOLE
	SIGNAL BOX
	GAS METER
	ELECTRIC METER
	TRANSFORMER
	WATER METER
	AIR CONDITIONER
	CURB INLET
	INTAKE - CIRCLE
	INTAKE - RECTANGLE
	INTAKE - SQUARE

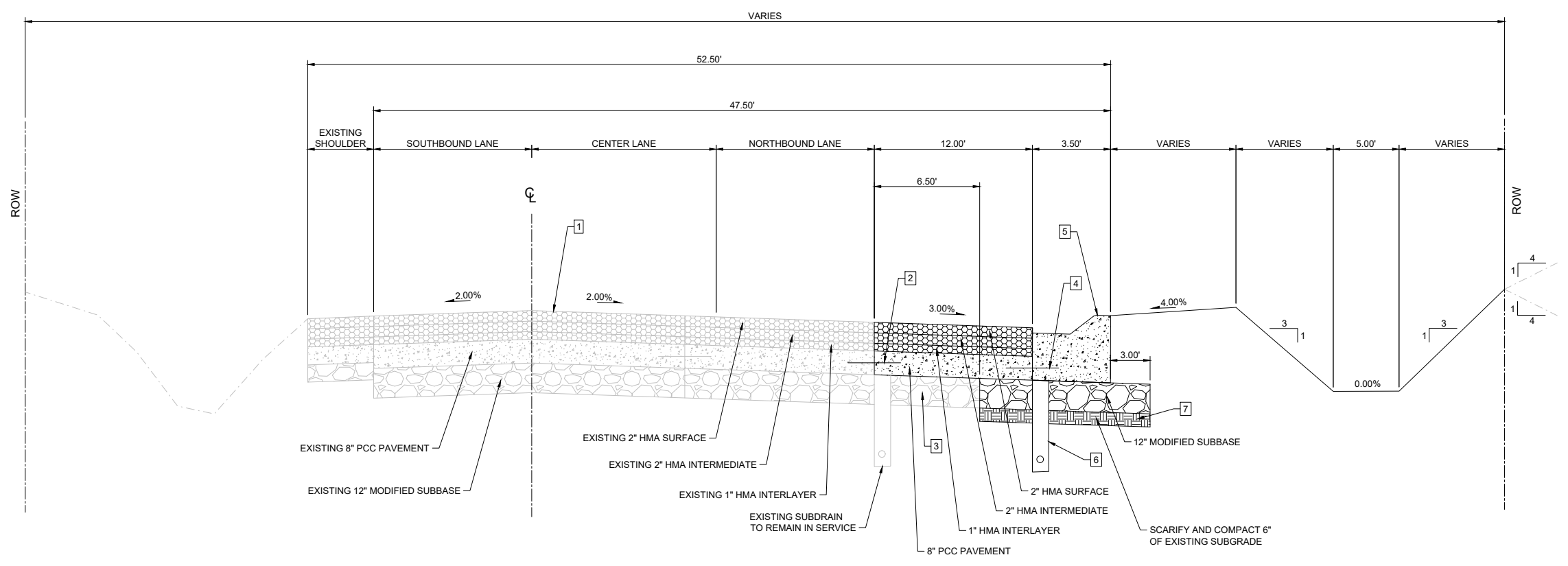
LEGEND		
UTILITY LINES		
EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINE TYPE
	ELECTRIC - OVERHEAD	
	ELECTRIC - UNDERGROUND	
	GAS MAIN	
	WATER MAIN	
	SANITARY SEWER	
	STORM SEWER	
	TELEPHONE - OVERHEAD	
	TELEPHONE - UNDERGROUND	
	CABLE LINE - OVERHEAD	
	CABLE LINE - UNDERGROUND	
	FIBER OPTICS	

LEGEND	
GENERAL SITE	
PLAN MARK	DESCRIPTION
	EXISTING STRUCTURE
	GUARD POST/ BOLLARD
	MAILBOX
	HANDICAPPED PARKING
	SHRUB
	DECIDUOUS TREE
	CONIFEROUS TREE
	SINGLE POLE SIGN
	TRAFFIC SIGNAL WITH ARM
	WIRE FENCE
	WOOD FENCE
	CHAINLINK FENCE
	TREE LINE
	MINOR CONTOUR
	MAJOR CONTOUR

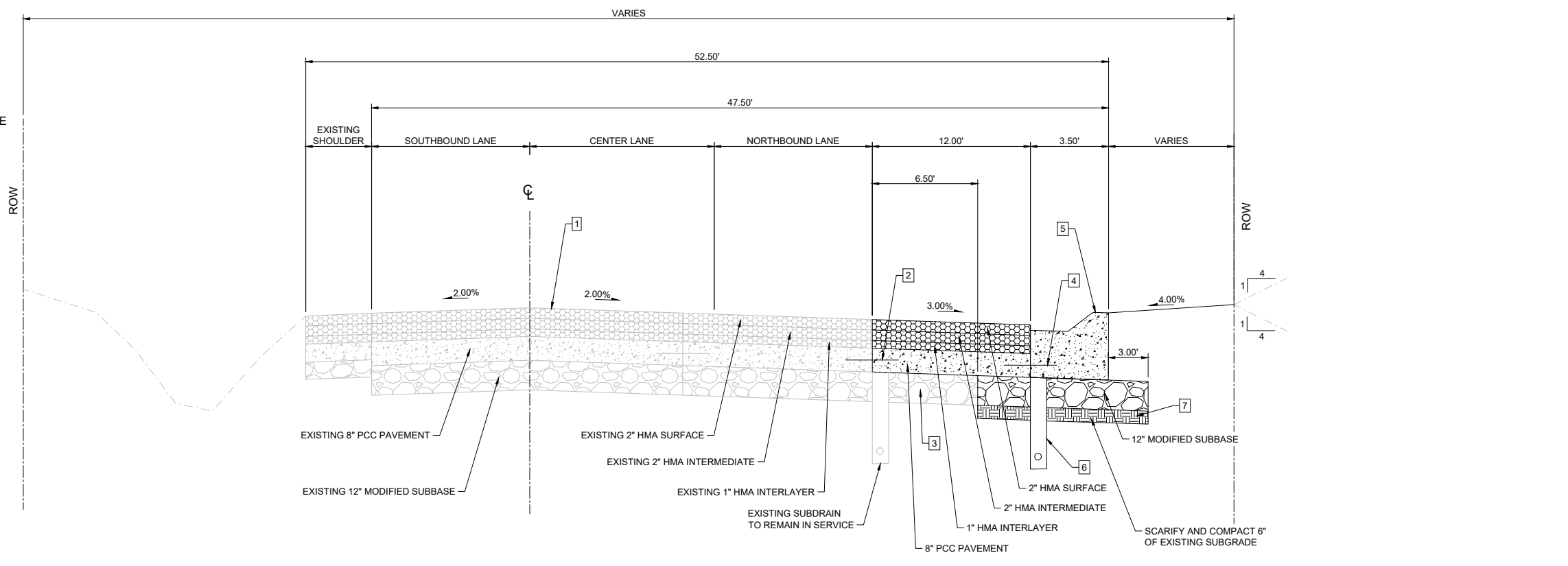
LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
	BENCH MARK
	BOUND
	IRON ROD - FOUND
	IRON ROD - SET
	MONUMENT FOUND
	MONUMENT SET
	X CUT FOUND
	X CUT SET
	RIGHT OF WAY MARKER
	DRILL HOLE
	STATION MARKER
	SOIL BORING
	PROPERTY CORNER
	SURVEY POINT ELEVATION

LEGEND	
ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
TC	TOP OF CURB
GU	GUTTER
FG	FORM GRADE
BW	BOTTOM OF WELL





A S 3RD STREET - RIGHT TURN LANE EXPANSION
 NOT TO SCALE
 STA : 99+69.25 - 101+91.74



B S 3RD STREET - RIGHT TURN LANE EXPANSION
 NOT TO SCALE
 STA : 101+91.74 - 103+47.10

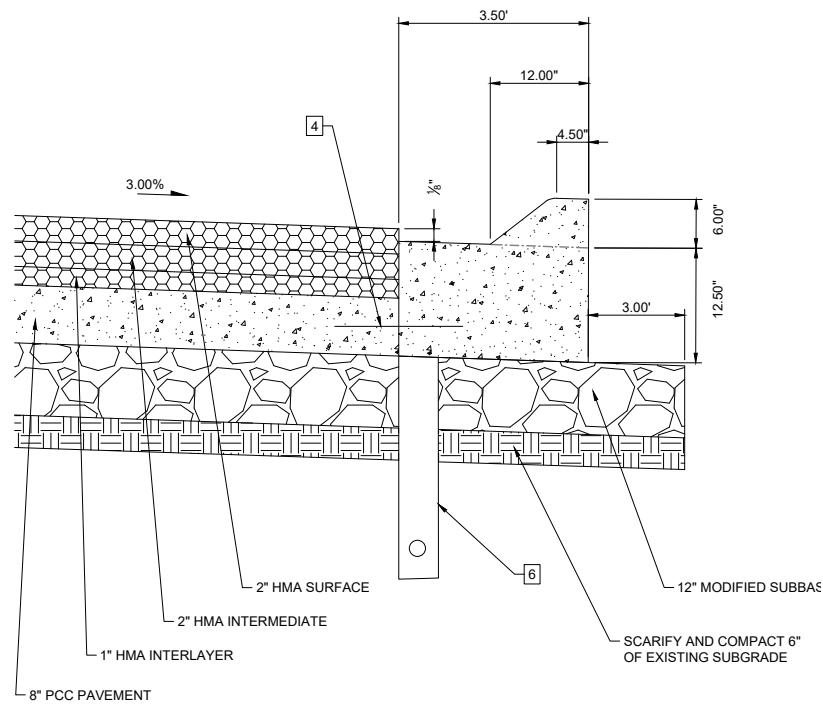
NOTES:

- 1 = SEE IOWA DOT PLAN SET 15-77-415-010 FOR EXISTING ROADWAY CONDITIONS
- 2 = CONNECT PROPOSED PAVEMENT INTO EXISTING BT-2 JOINT
- 3 = PROTECT AND RE-COMPACT EXISTING 12" OF MODIFIED SUBBASE
- 4 = BT-4 JOINT
- 5 = P.C. CONCRETE SHOULDER WITH 6" SLOPED CURB, SEE TYPICAL SECTION C
- 6 = 6" LONGITUDINAL SUBDRAIN. SEE SUDAS 4040.231 TYPE B
- 7 = PROOF ROLL EXISTING SUBGRADE TO ENSURE COMPACTION PRIOR TO PLACING SUB BASE

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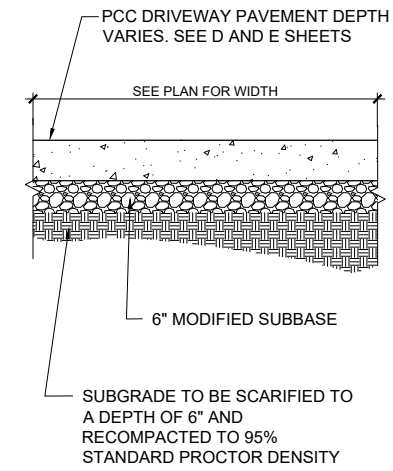
NOTES:

- 1 = SEE IOWA DOT PLAN SET 15-77-415-010 FOR EXISTING ROADWAY CONDITIONS
- 2 = CONNECT PROPOSED PAVEMENT INTO EXISTING BT-2 JOINT
- 3 = PROTECT AND RE-COMPACT EXISTING 12" OF MODIFIED SUBBASE
- 4 = BT-4 JOINT
- 5 = P.C. CONCRETE SHOULDER WITH 6" SLOPED CURB, SEE TYPICAL SECTION C
- 6 = 6" LONGITUDINAL SUBDRAIN. SEE SUDAS 4040.231 TYPE B
- 7 = PROOF ROLL EXISTING SUBGRADE TO ENSURE COMPACTION PRIOR TO PLACING SUB BASE

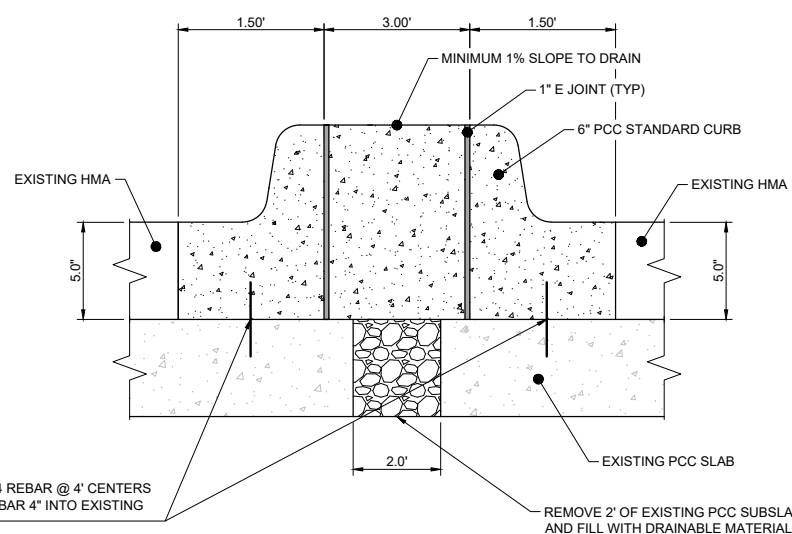


C S 3RD STREET - P.C. CONCRETE SHOULDER WITH 6" SLOPE CURB
NOT TO SCALE

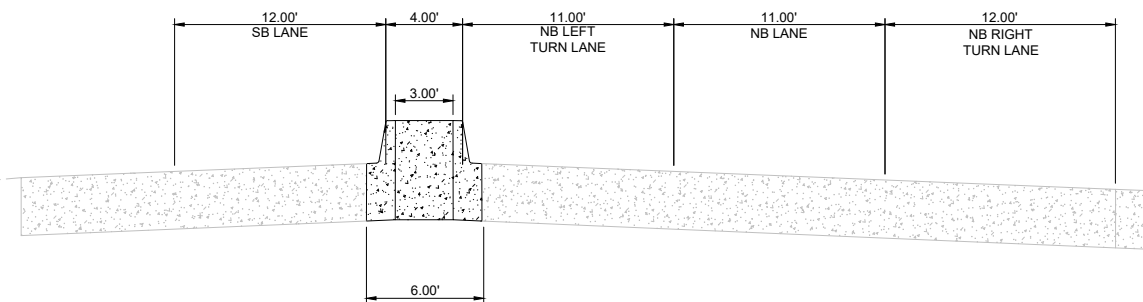
STA : 99+69.25 - 103+47.10



D PCC DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



E PCC RAISED MEDIAN SECTION
NOT TO SCALE



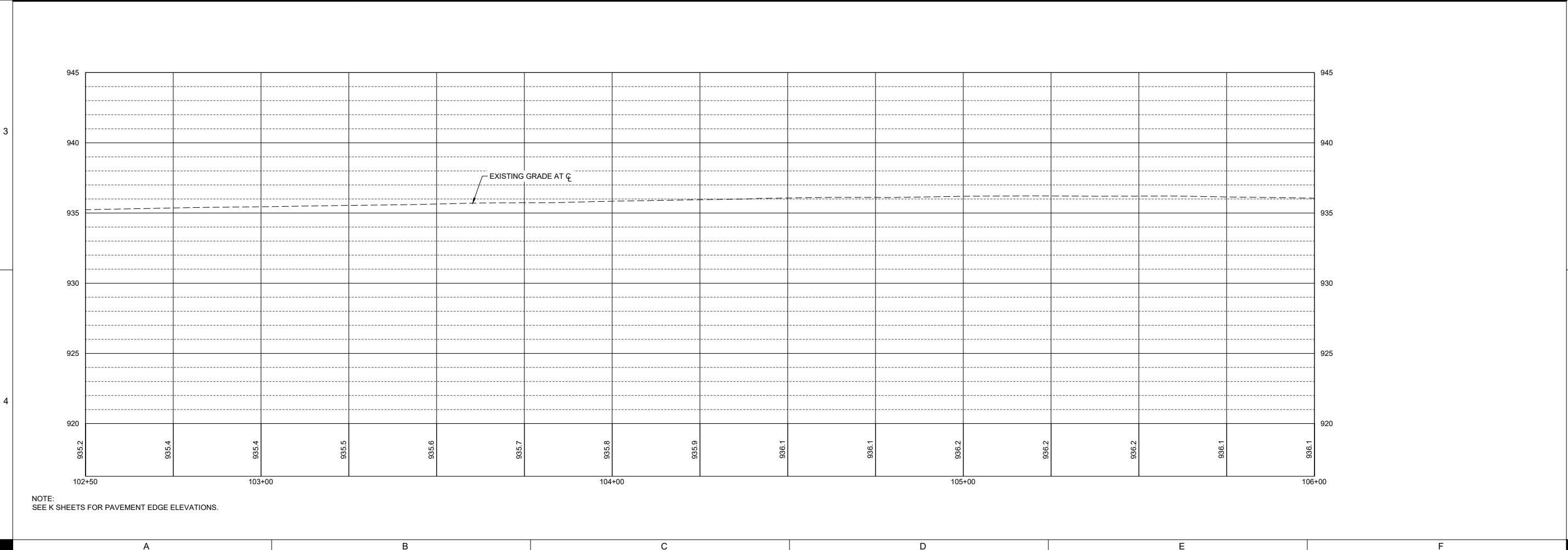
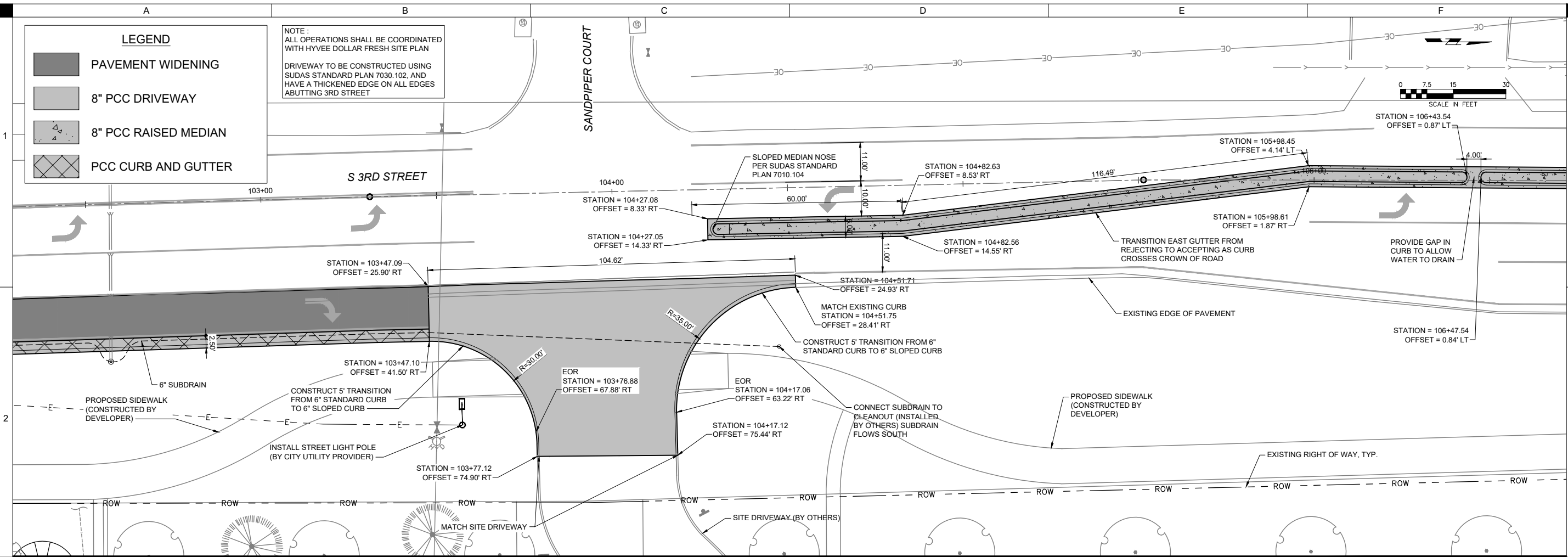
NOTE:
11' LANE NEXT TO MEDIAN IS MEASURED FROM FACE OF CURB

F PCC RAISED MEDIAN CONFIGURATION
NOT TO SCALE

S 3RD STREET IMPROVEMENT PROJECT

HY-VEE
POLK COUNTY, IA

DRAWN:	CBS
APPROVED:	DAP
ISSUED FOR:	FINAL PLANS
DATE:	02/09/2022
PROJECT NO.:	121421
FIELD BOOK:	-
CLIENT NO.:	-

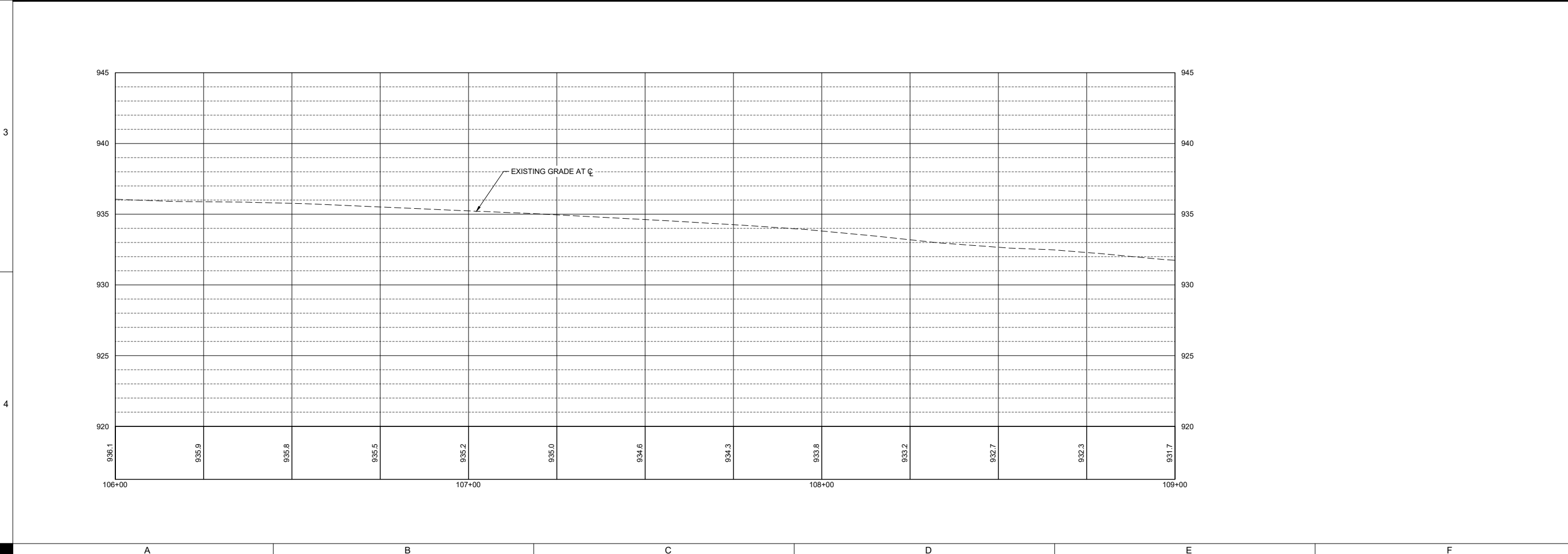
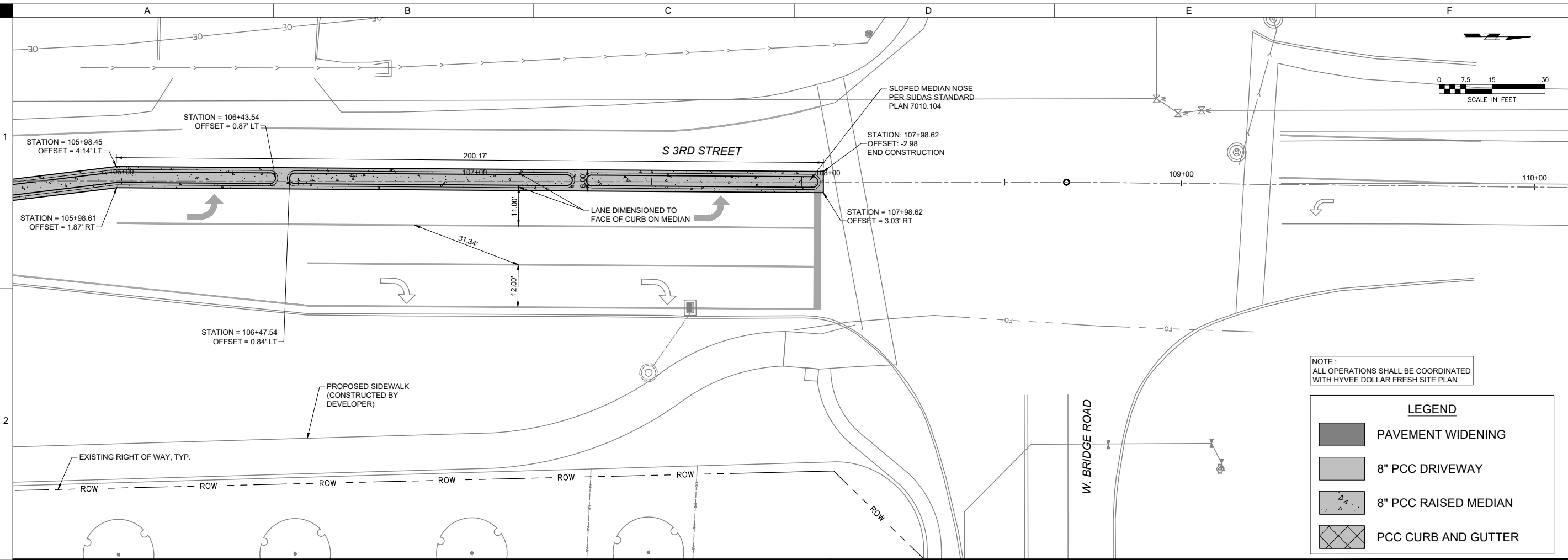


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NOTE:
SEE K SHEETS FOR PAVEMENT EDGE ELEVATIONS.

S 3RD STREET IMPROVEMENT PROJECT

HY-VEE
POLK COUNTY, IA

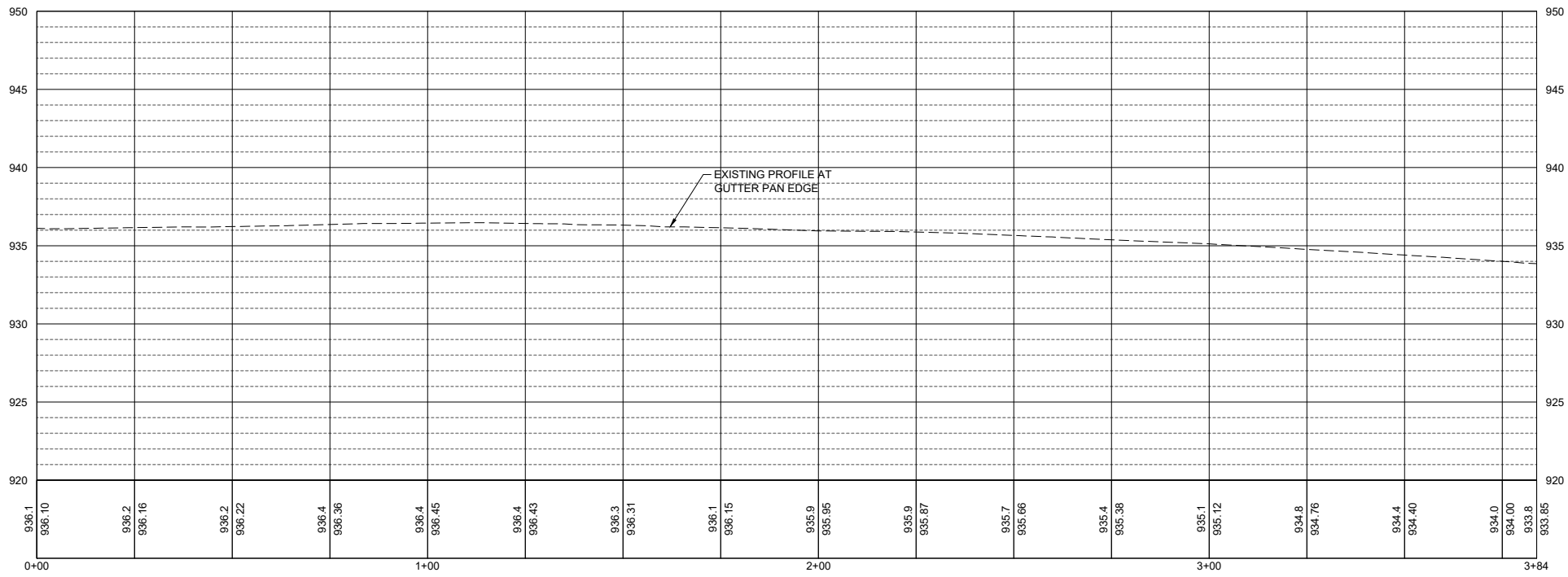


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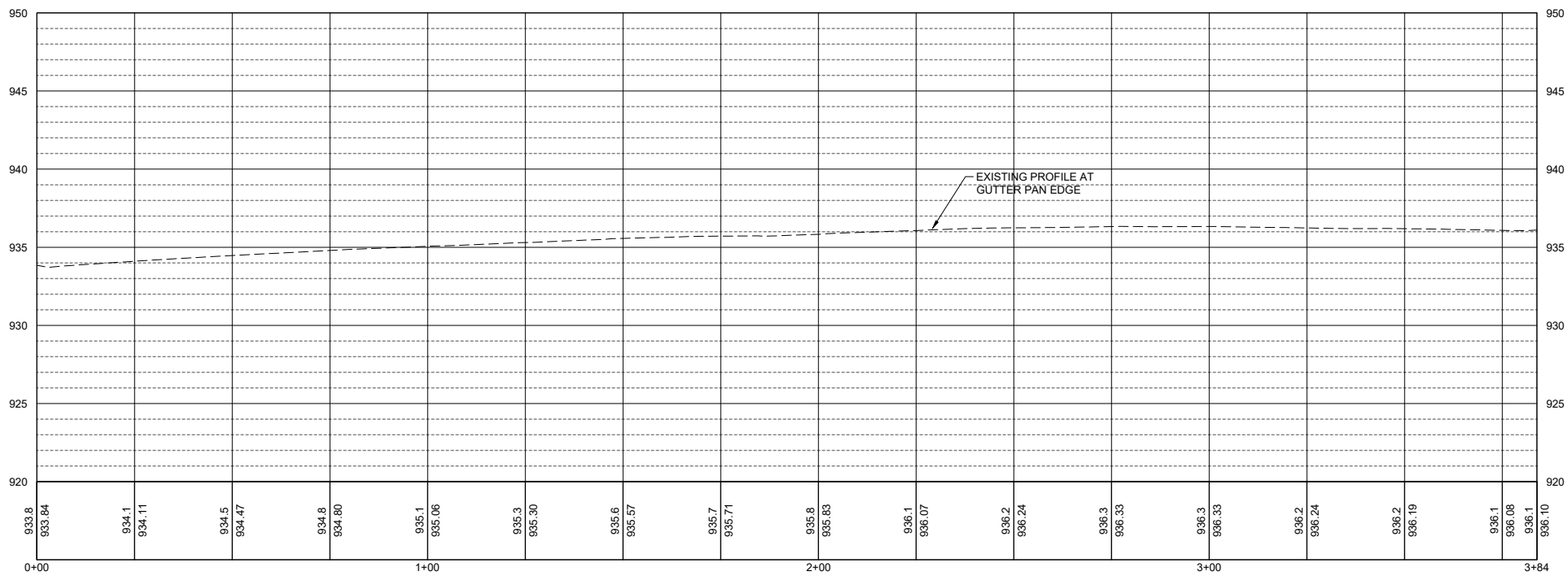
DRAWN: BH	APPROVED: DAP
ISSUED FOR: FINAL PLANS	DATE: 02/09/2022
PROJECT NO: 121421	FIELD BOOK: -
CLIENT NO: -	

MAINLINE PLAN AND PROFILE

PROFILE OF EAST MEDIAN ALIGNMENT



PROFILE OF WEST MEDIAN ALIGNMENT

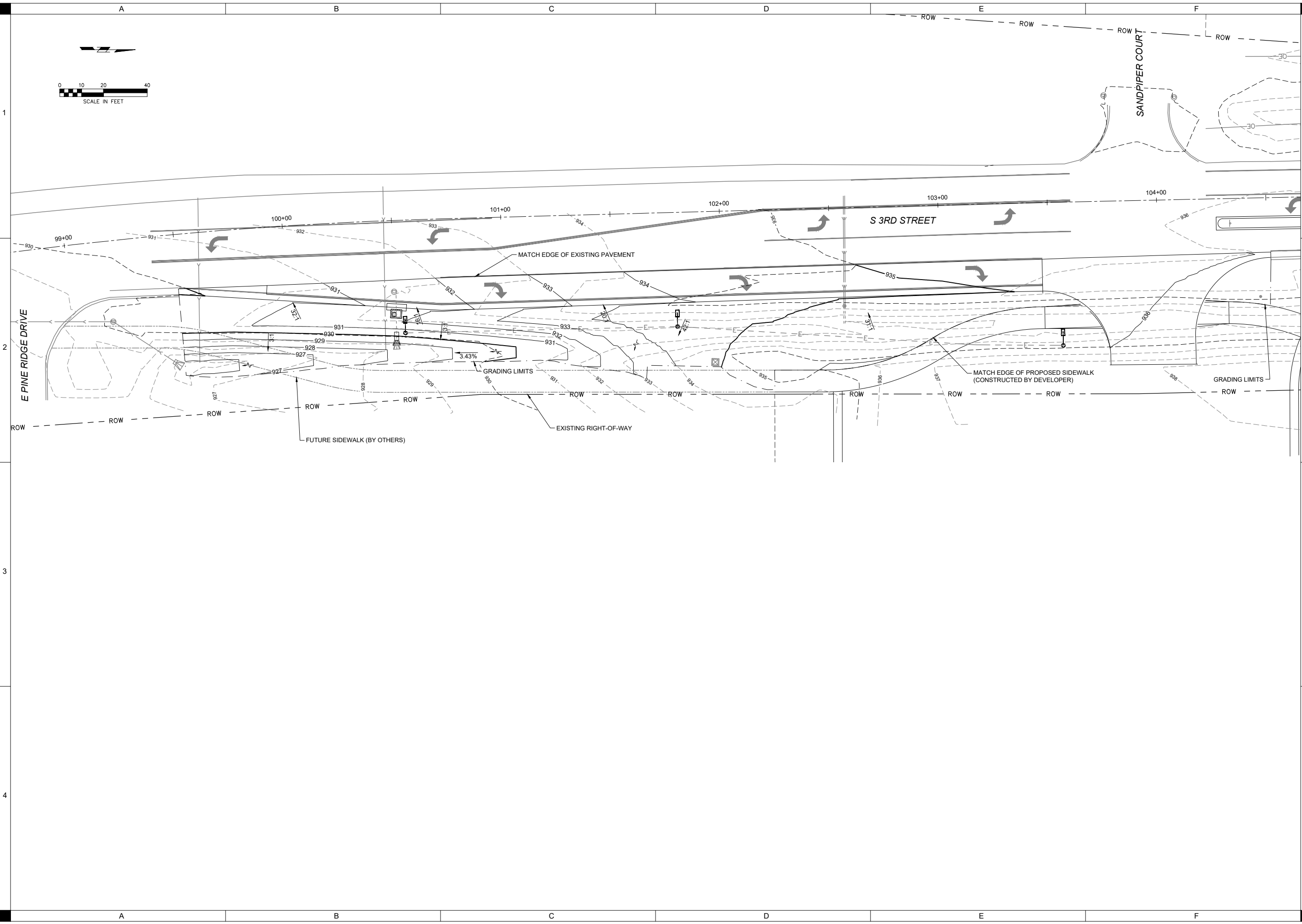
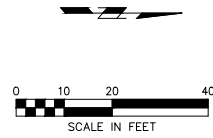


NOTE:
 MEDIAN CURB PROFILES ARE SHOWN FOR REFERENCE ONLY. CURB AND GUTTER TO MATCH EXISTING GRADE

DRAWN: BH	APPROVED: DAP
ISSUED FOR: FINAL PLANS	DATE: 02/09/2022
PROJECT NO: 121421	FIELD BOOK: -
CLIENT NO: -	

MEDIAN EDGE PROFILE

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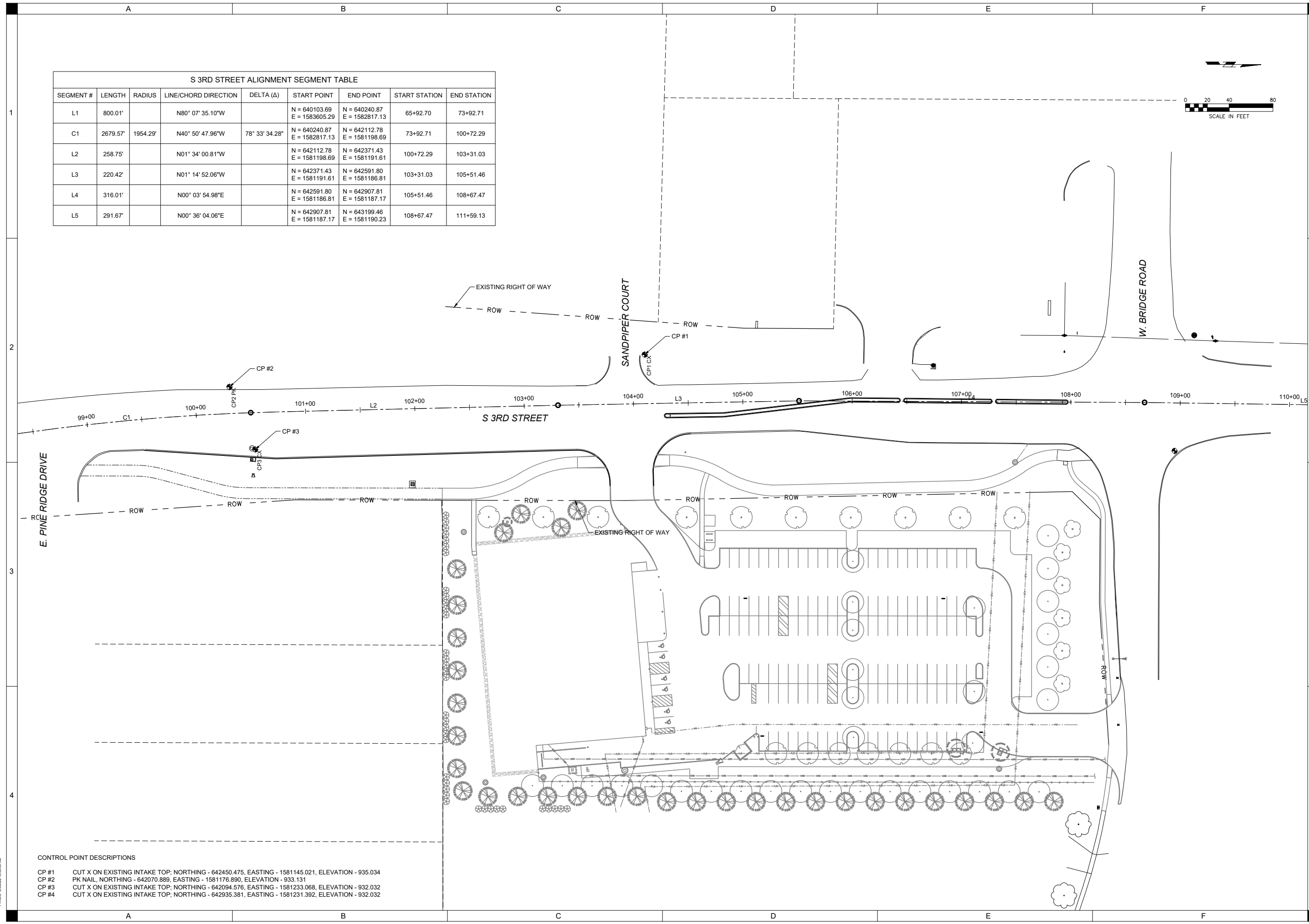
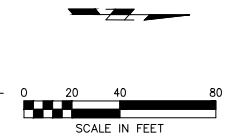


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S 3RD STREET IMPROVEMENT PROJECT
 HY-VEE
 POLK COUNTY, IA

DRAWN:	BH
APPROVED:	DAP
ISSUED FOR:	FINAL PLANS
DATE:	02/09/2022
PROJECT NO.:	1214211
FIELD BOOK:	-
CLIENT NO.:	-

S 3RD STREET ALIGNMENT SEGMENT TABLE								
SEGMENT #	LENGTH	RADIUS	LINE/CHORD DIRECTION	DELTA (Δ)	START POINT	END POINT	START STATION	END STATION
L1	800.01'		N80° 07' 35.10"W		N = 640103.69 E = 1583605.29	N = 640240.87 E = 1582817.13	65+92.70	73+92.71
C1	2679.57'	1954.29'	N40° 50' 47.96"W	78° 33' 34.28"	N = 640240.87 E = 1582817.13	N = 642112.78 E = 1581198.69	73+92.71	100+72.29
L2	258.75'		N01° 34' 00.81"W		N = 642112.78 E = 1581198.69	N = 642371.43 E = 1581191.61	100+72.29	103+31.03
L3	220.42'		N01° 14' 52.06"W		N = 642371.43 E = 1581191.61	N = 642591.80 E = 1581186.81	103+31.03	105+51.46
L4	316.01'		N00° 03' 54.98"E		N = 642591.80 E = 1581186.81	N = 642907.81 E = 1581187.17	105+51.46	108+67.47
L5	291.67'		N00° 36' 04.06"E		N = 642907.81 E = 1581187.17	N = 643199.46 E = 1581190.23	108+67.47	111+59.13



CONTROL POINT DESCRIPTIONS

CP #1	CUT X ON EXISTING INTAKE TOP; NORTHING - 642450.475, EASTING - 1581145.021, ELEVATION - 935.034
CP #2	PK NAIL, NORTHING - 642070.889, EASTING - 1581176.890, ELEVATION - 933.131
CP #3	CUT X ON EXISTING INTAKE TOP; NORTHING - 642094.576, EASTING - 1581233.068, ELEVATION - 932.032
CP #4	CUT X ON EXISTING INTAKE TOP; NORTHING - 642935.381, EASTING - 1581231.392, ELEVATION - 932.032

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DRAWN:	BH
APPROVED:	DAP
ISSUED FOR:	FINAL PLANS
DATE:	02/09/2022
PROJECT NO.:	121421
FIELD BOOK:	-
CLIENT NO.:	-

LEGEND

● ●	42" CHANNELIZERS	➔	DIRECTION OF TRAFFIC
⊗	DRUM	▨	TYPE III BARICADE
⊘	TRAFFIC CONTROL SIGN	③	SIGN DETAIL NO. SEE SHEET J.01
▨	PHASE 1 WORK AREA	▨	PHASE 2 WORK AREA

PHASE 1

TRAFFIC CONTROL

- CLOSE CENTER TURN LANE BETWEEN SANDPIPER COURT AND W BRIDGE ROAD
- INSTALL TRAFFIC CONTROL SIGNS AS SHOWN ON SHEET J.03

CONSTRUCTION

- REMOVE EXISTING STRIPING FOR TURN LANES BETWEEN SANDPIPER COURT AND W BRIDGE ROAD.

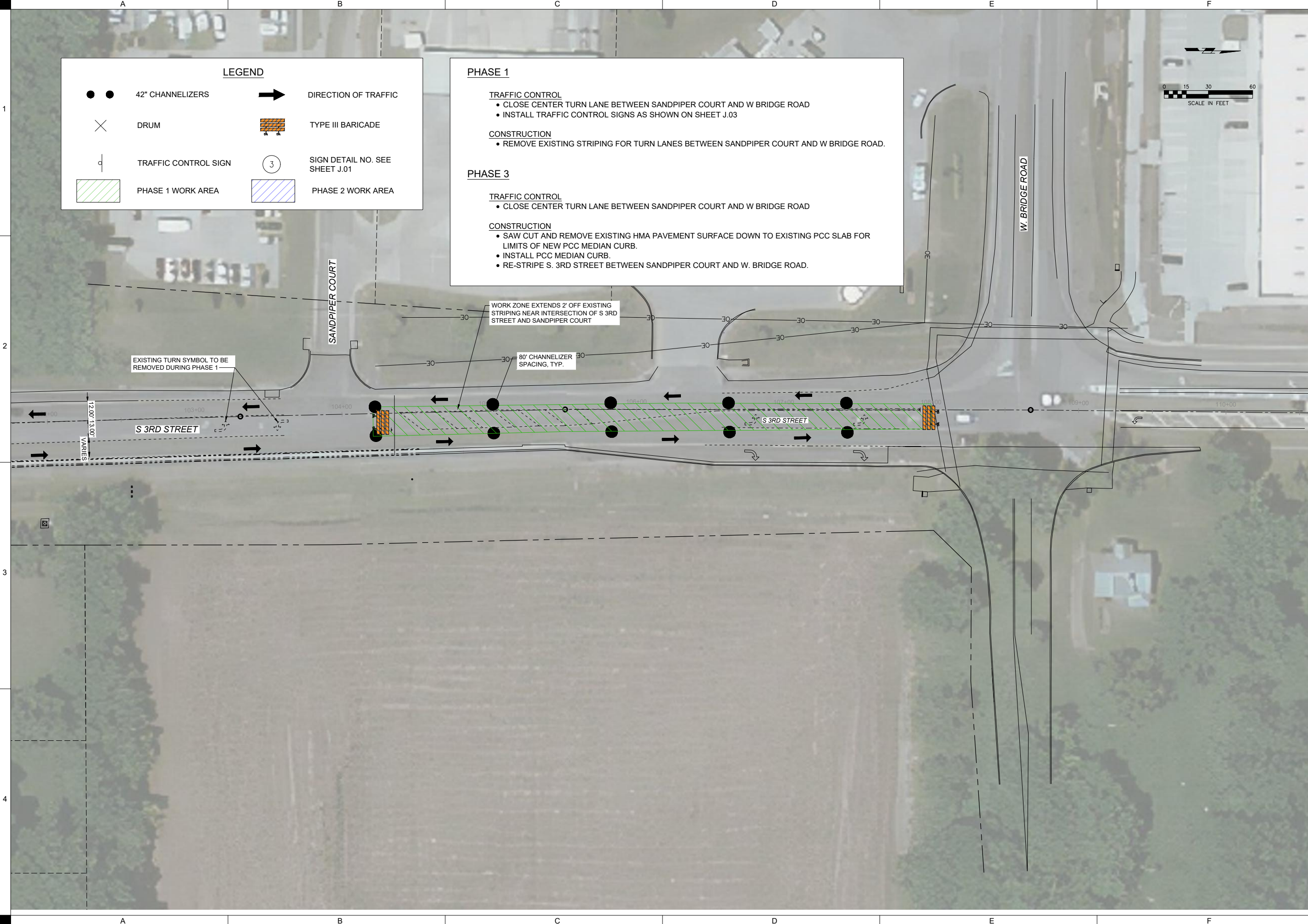
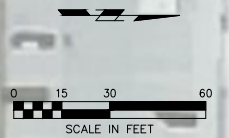
PHASE 3

TRAFFIC CONTROL

- CLOSE CENTER TURN LANE BETWEEN SANDPIPER COURT AND W BRIDGE ROAD

CONSTRUCTION

- SAW CUT AND REMOVE EXISTING HMA PAVEMENT SURFACE DOWN TO EXISTING PCC SLAB FOR LIMITS OF NEW PCC MEDIAN CURB.
- INSTALL PCC MEDIAN CURB.
- RE-STRIPES S. 3RD STREET BETWEEN SANDPIPER COURT AND W. BRIDGE ROAD.



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DRAWN:	CBS
APPROVED:	DAP
ISSUED FOR:	FINAL PLANS
DATE:	02/09/2022
PROJECT NO.:	121421
FIELD BOOK:	-
CLIENT NO.:	-

LEGEND

● ●	42" CHANNELIZERS	➔	DIRECTION OF TRAFFIC
✕	DRUM	▨	TYPE III BARRICADE
⊡	TRAFFIC CONTROL SIGN	⓪	SIGN DETAIL NO. SEE SHEET J.01
▨	PHASE 1 WORK AREA	▨	PHASE 2 WORK AREA

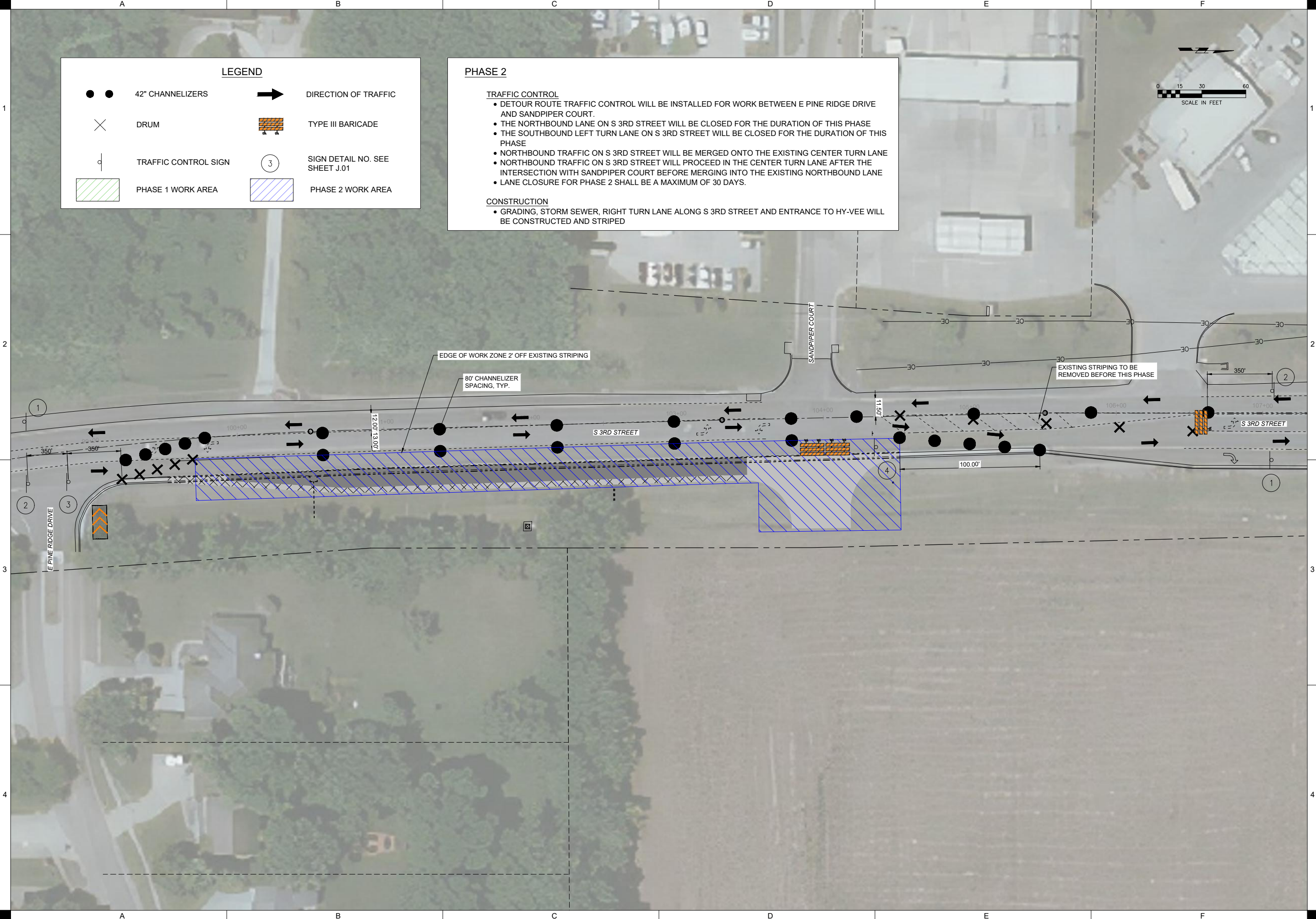
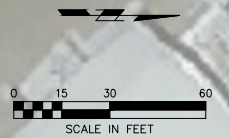
PHASE 2

TRAFFIC CONTROL

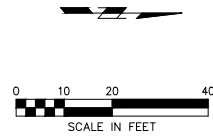
- DETOUR ROUTE TRAFFIC CONTROL WILL BE INSTALLED FOR WORK BETWEEN E PINE RIDGE DRIVE AND SANDPIPER COURT.
- THE NORTHBOUND LANE ON S 3RD STREET WILL BE CLOSED FOR THE DURATION OF THIS PHASE
- THE SOUTHBOUND LEFT TURN LANE ON S 3RD STREET WILL BE CLOSED FOR THE DURATION OF THIS PHASE
- NORTHBOUND TRAFFIC ON S 3RD STREET WILL BE MERGED ONTO THE EXISTING CENTER TURN LANE
- NORTHBOUND TRAFFIC ON S 3RD STREET WILL PROCEED IN THE CENTER TURN LANE AFTER THE INTERSECTION WITH SANDPIPER COURT BEFORE MERGING INTO THE EXISTING NORTHBOUND LANE
- LANE CLOSURE FOR PHASE 2 SHALL BE A MAXIMUM OF 30 DAYS.

CONSTRUCTION

- GRADING, STORM SEWER, RIGHT TURN LANE ALONG S 3RD STREET AND ENTRANCE TO HY-VEE WILL BE CONSTRUCTED AND STRIPED



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 P:\Users\dap\OneDrive\Documents\Projects\2022\121421

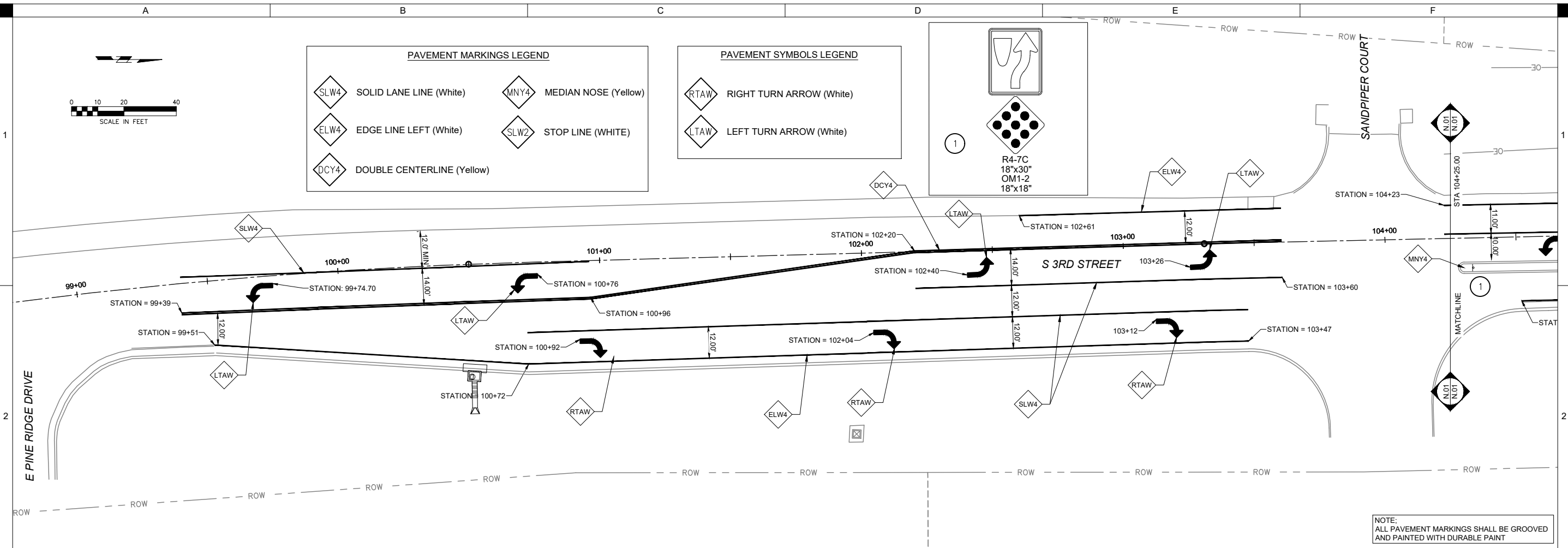


PAVEMENT MARKINGS LEGEND			
	SOLID LANE LINE (White)		MEDIAN NOSE (Yellow)
	EDGE LINE LEFT (White)		STOP LINE (WHITE)
	DOUBLE CENTERLINE (Yellow)		

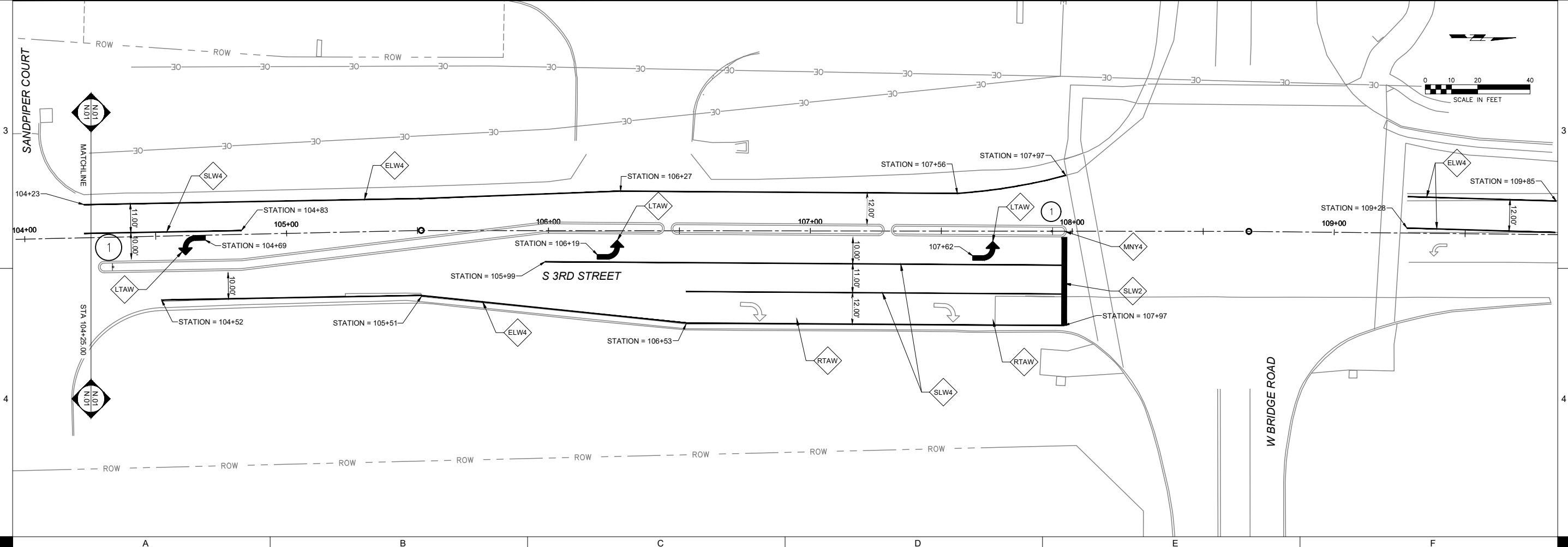
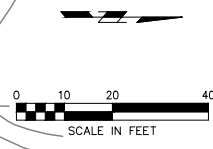
PAVEMENT SYMBOLS LEGEND	
	RIGHT TURN ARROW (White)
	LEFT TURN ARROW (White)

1

R4-7C
18"x30"
OM1-2
18"x18"



NOTE:
ALL PAVEMENT MARKINGS SHALL BE GROOVED
AND PAINTED WITH DURABLE PAINT



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S 3RD STREET IMPROVEMENT PROJECT

HY-VEE
POLK COUNTY, IA

DRAWN: CBS
APPROVED: DAP
ISSUED FOR: FINAL PLANS
DATE: 02/09/2022
PROJECT NO: 1214211
FIELD BOOK: -
CLIENT NO: -

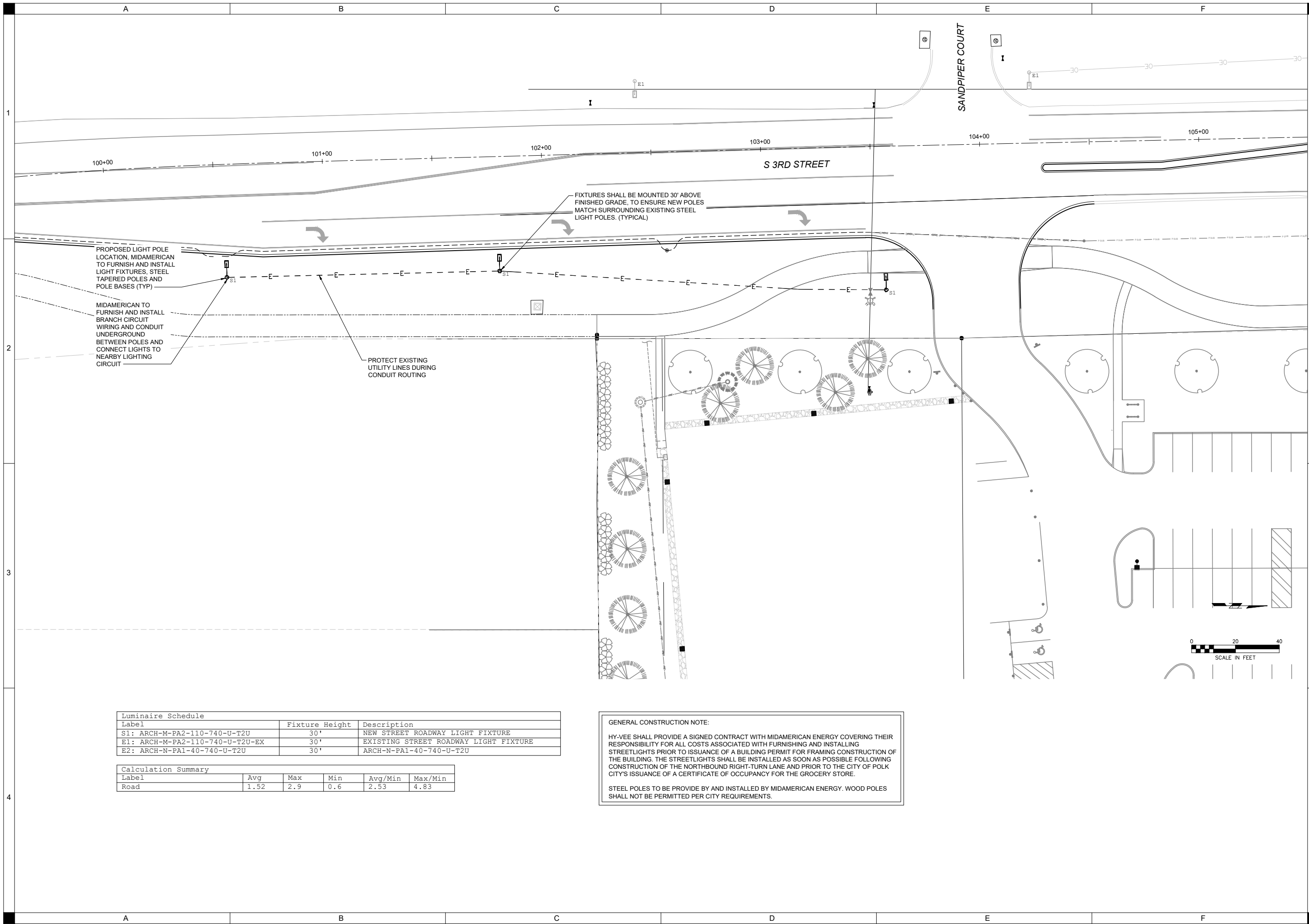
STRIPING AND SIGNAGE

**S 3RD STREET
IMPROVEMENT PROJECT**

HY-VEE
POLK COUNTY, IA

DRAWN: JCH
APPROVED: MLF
ISSUED FOR: FINAL PLANS
DATE: 02/09/2022
PROJECT NO: 1214211
FIELD BOOK: --
CLIENT NO: --

LIGHTING PLAN



PROPOSED LIGHT POLE LOCATION, MIDAMERICAN TO FURNISH AND INSTALL LIGHT FIXTURES, STEEL TAPERED POLES AND POLE BASES (TYP)

MIDAMERICAN TO FURNISH AND INSTALL BRANCH CIRCUIT WIRING AND CONDUIT UNDERGROUND BETWEEN POLES AND CONNECT LIGHTS TO NEARBY LIGHTING CIRCUIT

PROTECT EXISTING UTILITY LINES DURING CONDUIT ROUTING

FIXTURES SHALL BE MOUNTED 30' ABOVE FINISHED GRADE, TO ENSURE NEW POLES MATCH SURROUNDING EXISTING STEEL LIGHT POLES, (TYPICAL)

Luminaire Schedule		
Label	Fixture Height	Description
S1: ARCH-M-PA2-110-740-U-T2U	30'	NEW STREET ROADWAY LIGHT FIXTURE
E1: ARCH-M-PA2-110-740-U-T2U-EX	30'	EXISTING STREET ROADWAY LIGHT FIXTURE
E2: ARCH-N-PA1-40-740-U-T2U	30'	ARCH-N-PA1-40-740-U-T2U

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Road	1.52	2.9	0.6	2.53	4.83

GENERAL CONSTRUCTION NOTE:

HY-VEE SHALL PROVIDE A SIGNED CONTRACT WITH MIDAMERICAN ENERGY COVERING THEIR RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH FURNISHING AND INSTALLING STREETLIGHTS PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR FRAMING CONSTRUCTION OF THE BUILDING. THE STREETLIGHTS SHALL BE INSTALLED AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION OF THE NORTHBOUND RIGHT-TURN LANE AND PRIOR TO THE CITY OF POLK COUNTY'S ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE GROCERY STORE.

STEEL POLES TO BE PROVIDED BY AND INSTALLED BY MIDAMERICAN ENERGY. WOOD POLES SHALL NOT BE PERMITTED PER CITY REQUIREMENTS.

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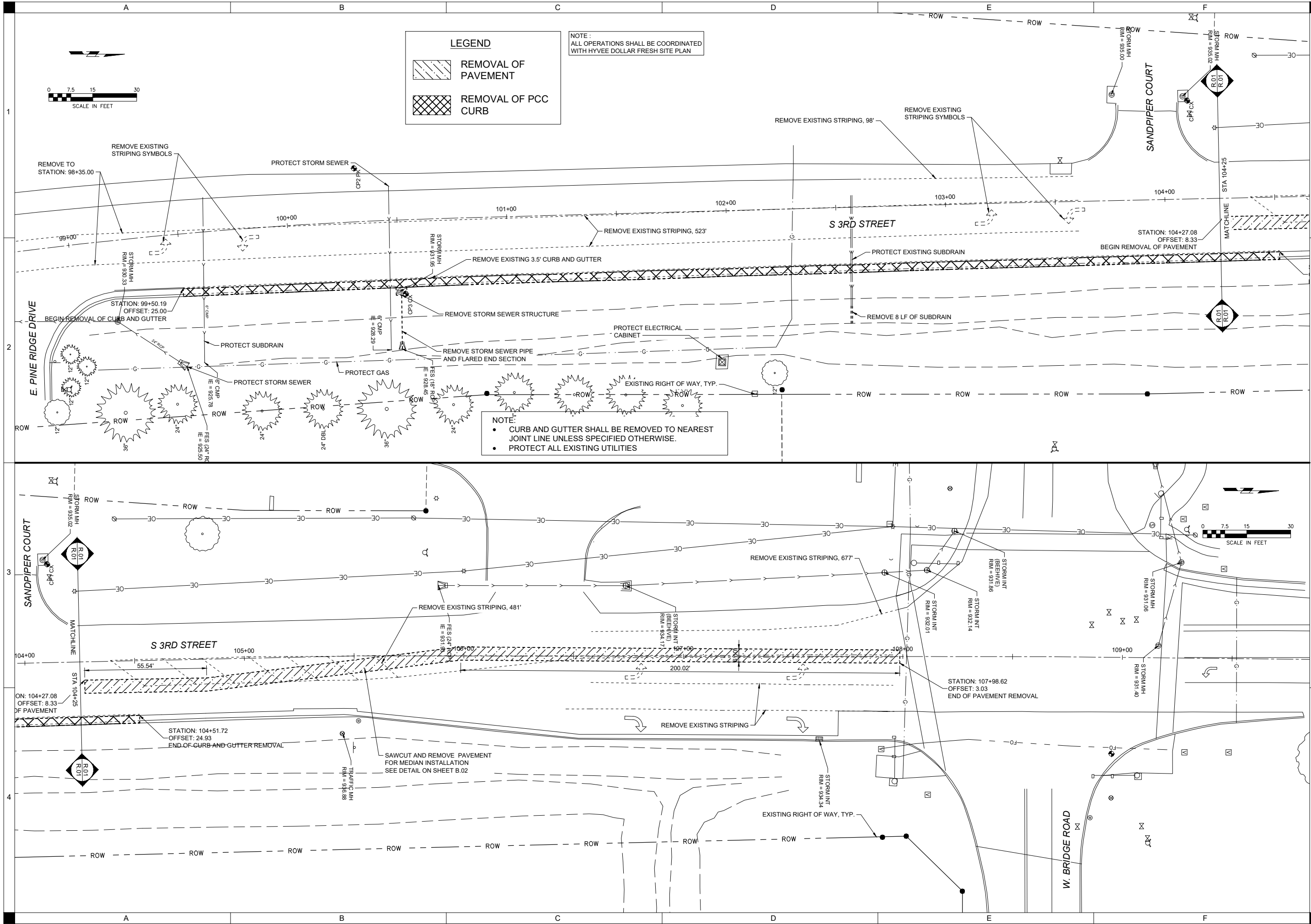
S 3RD STREET IMPROVEMENT PROJECT

HY-VEE
POLK COUNTY, IA


DRAWN:	CBS
APPROVED:	DAP
ISSUED FOR:	FINAL PLANS
DATE:	02/09/2022
PROJECT NO.:	1214211
FIELD BOOK:	-
CLIENT NO.:	-


REMOVALS

R.01



LEGEND

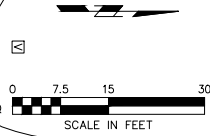
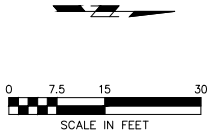
 **REMOVAL OF PAVEMENT**

 **REMOVAL OF PCC CURB**

NOTE:
ALL OPERATIONS SHALL BE COORDINATED WITH HYVEE DOLLAR FRESH SITE PLAN

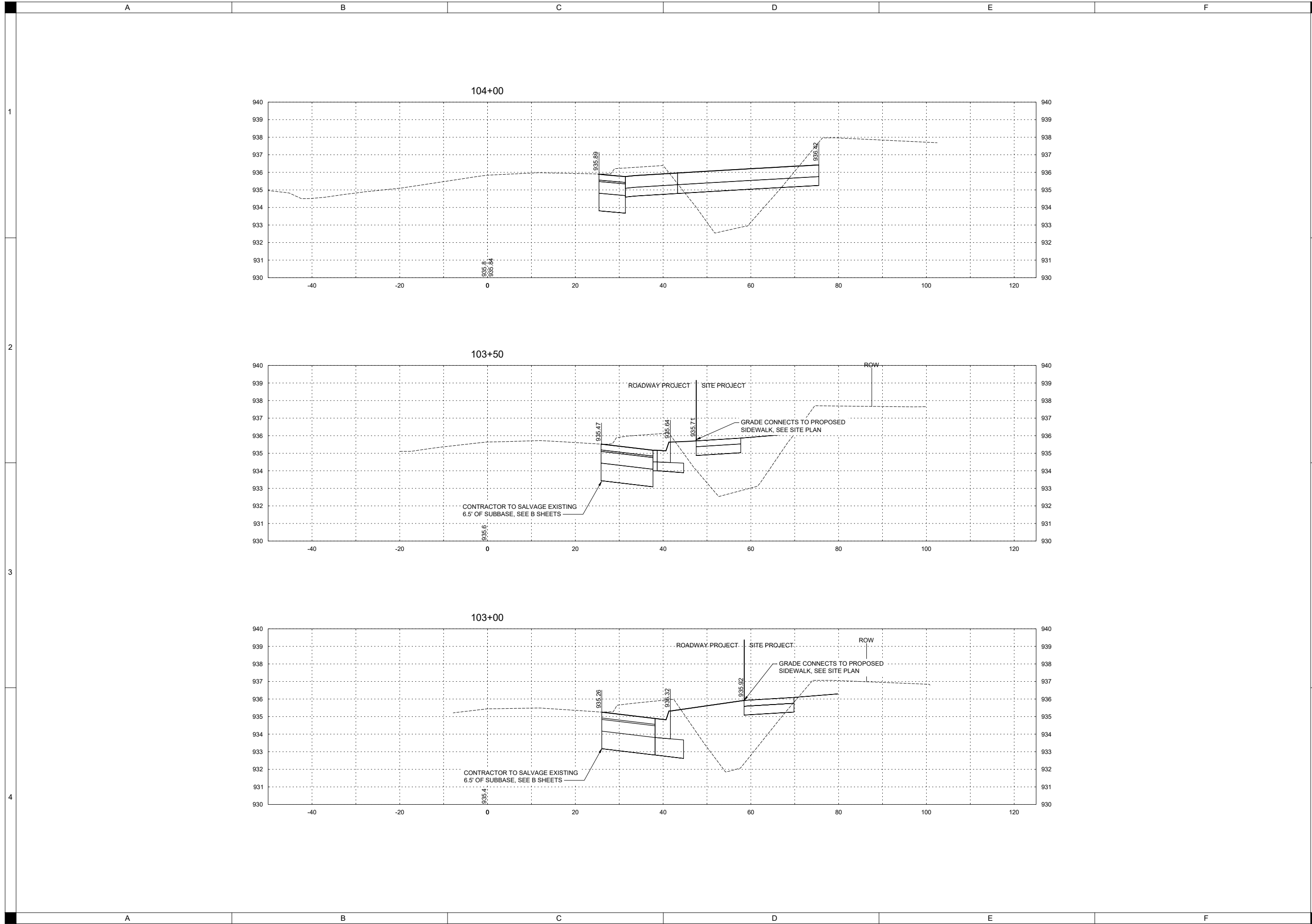
NOTE:

- CURB AND GUTTER SHALL BE REMOVED TO NEAREST JOINT LINE UNLESS SPECIFIED OTHERWISE.
- PROTECT ALL EXISTING UTILITIES



P:\Projects\2022\1214211\Drawings\Removals_Curbs\R01.dwg
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ARCHITECTURE+ENGINEERING

222 Third Avenue SE, Suite 300 | Cedar Rapids, Iowa 52406
319.384.0227 | www.shivehattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin

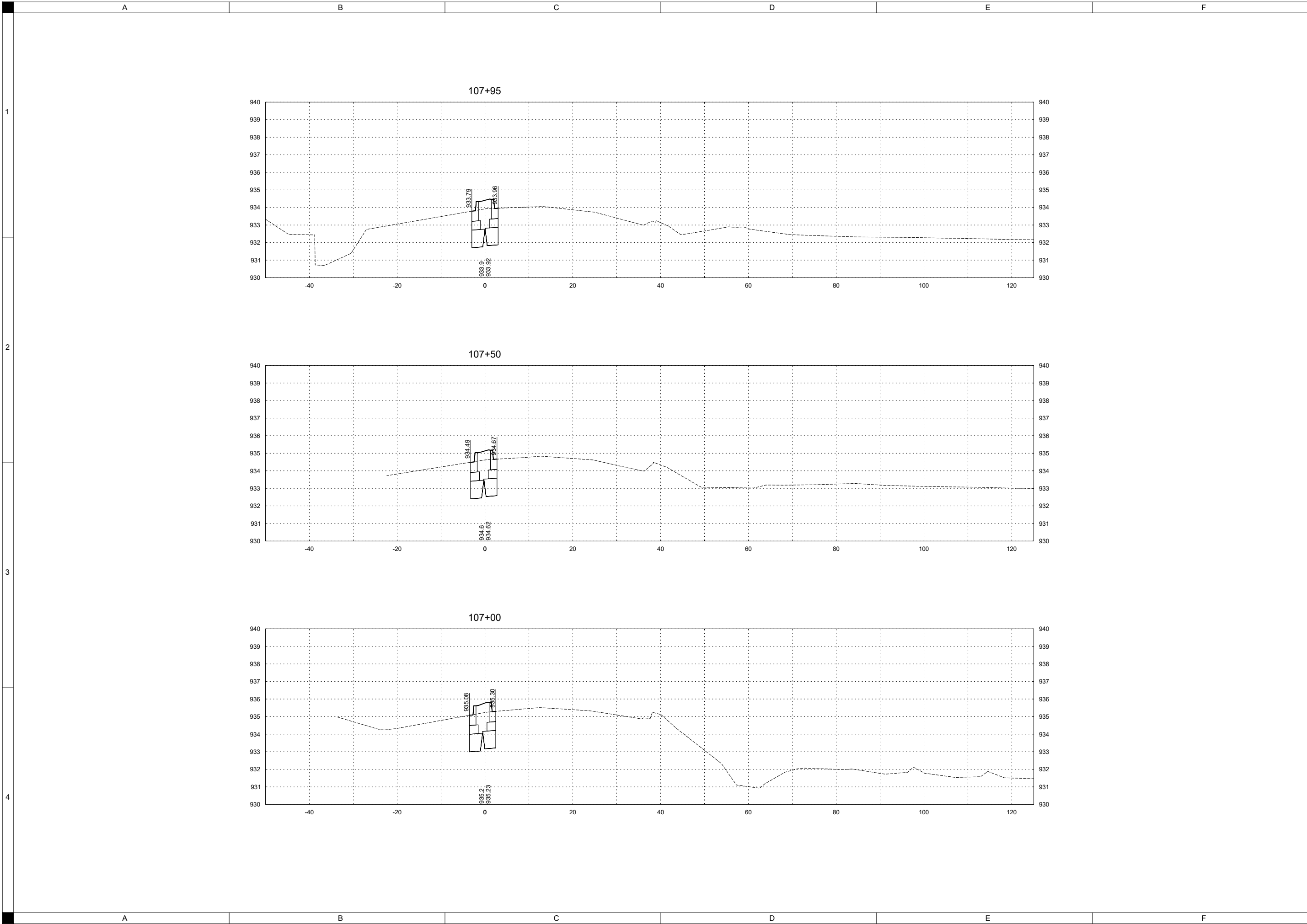
S 3RD STREET IMPROVEMENT PROJECT

HY-VEE
POLK COUNTY, IA

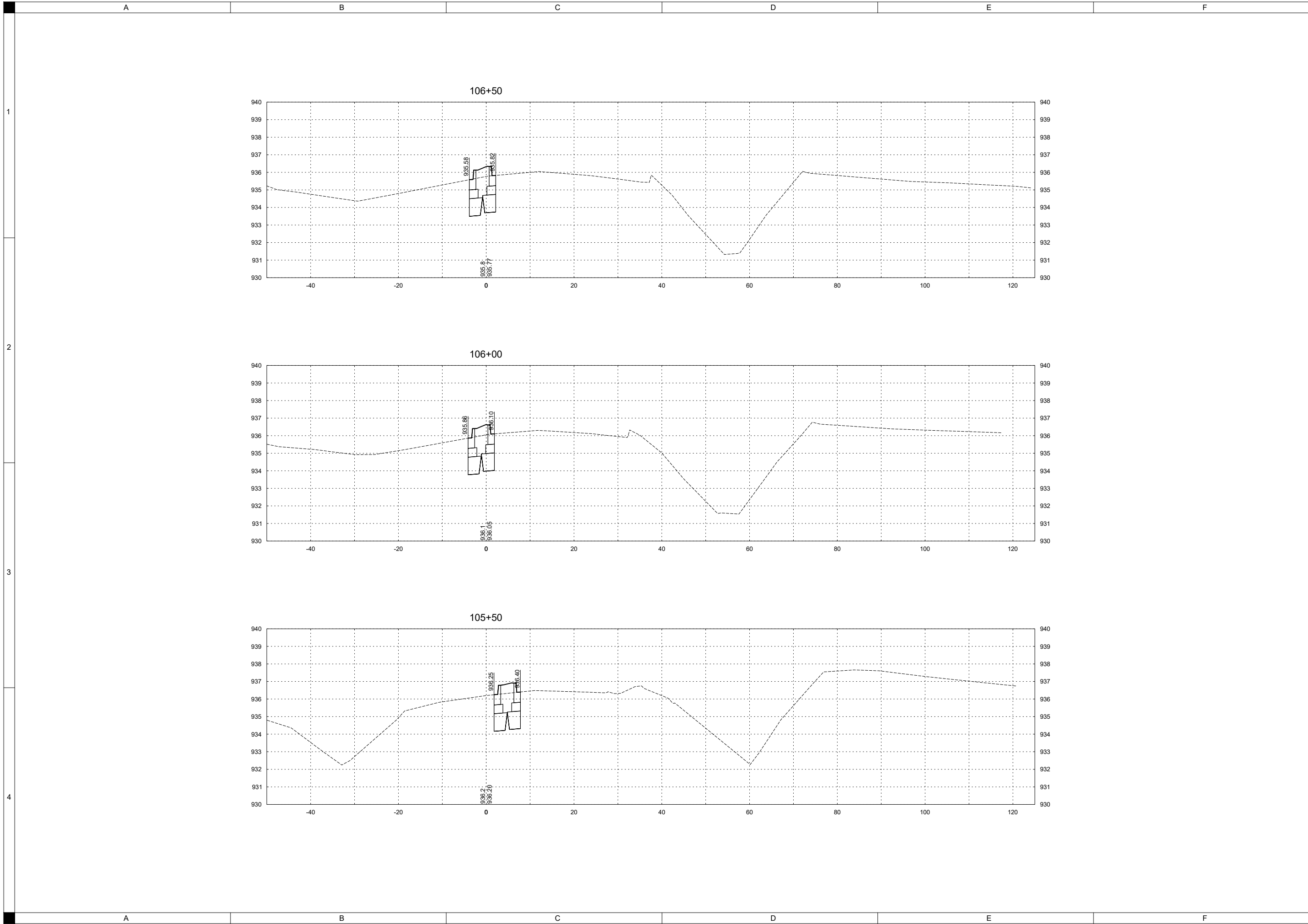
DRAWN:	CBS
APPROVED:	DAP
ISSUED FOR:	FINAL PLANS
DATE:	02/09/2022
PROJECT NO.:	121421
FIELD BOOK:	-
CLIENT NO.:	-

CROSS SECTIONS

W.04



DRAWN: BH
APPROVED: DAP
ISSUED FOR: FINAL PLANS
DATE: 02/09/2022
PROJECT NO: 121421
FIELD BOOK: -
CLIENT NO: -



DRAWN: BH
APPROVED: DAP
ISSUED FOR: FINAL PLANS
DATE: 02/09/2022
PROJECT NO: 121421
FIELD BOOK: -
CLIENT NO: -



City of Polk City, Iowa

City Council Agenda Communication

Date: 02/10/2022
To: Mayor and Council
From: Mike Schulte
Subject: Lead Service Line Inventory

BACKGROUND: One of the many duties of our Water Department is to test the water for certain chemicals and minerals to ensure that our customers are receiving safe drinking water. Lead and copper testing is two of the many tests we perform. The reason we test for lead is, of course, in high concentrations it can create major health problems. We have been following a lead and copper testing program mandated from the E.P.A and administered by the Iowa Department of Natural Resources since 1993. The testing is performed from the water taps of homes that meet certain criteria, that testing has shown Polk City has lead levels below the mandated thresholds.

It is important that we understand how lead gets in drinking water. The major source of lead in drinking water comes from the pipes serving the homes. This could be the underground service line to the house or the interior plumbing of that house.

The EPA has announced next steps to strengthen the regulatory framework on lead in drinking water. Polk City must create a database of materials used in customers service lines and in interior plumbing of homes built prior to 1988.

Staff has determined that we have 501 homes that meet the criteria. To accomplish the database of materials used in customers' homes we will schedule and complete an in-home survey. In this council packet we have also provided the letter that will be sent to the residents.

Scheduling and performing 501 in home surveys is no small task. This workload will be placed on City Hall and Public Works staff to complete. Our goal is to have the survey completed in the fall of 2022.

Additionally, we will complete a sump pump survey at the same time. The information from this survey will help us understand the need for sump supply lines in certain areas.

ALTERNATIVES: None

FINANCIAL CONSIDERATIONS: None

RECOMMENDATION: This is a memo for your understanding only, no council action needed.

CITY OF POLK CITY

February 15, 2022

Dear Resident,

The City of Polk City Water Department is required to conduct Lead and Copper testing at least every three years at various locations within the distribution system. There is no safe level of lead exposure. In drinking water, the primary source of lead is from pipes, which can present a risk to the health of children and adults. The EPA has determined that there are advancements in the Lead and Copper Rule. Specifically, lead service line inventories that must be developed and are necessary to achieve.

On December 16, 2021, EPA announced next steps to strengthen the regulatory framework on lead in drinking water. With the newly proposed guidelines, a database of materials used in our customers service lines and plumbing is required by our sampling plan on any home built prior to 1988. Your home has been identified as one that meets these criteria, and we are required to complete this material inventory survey. You can visit <https://www.epa.gov/ground-water-and-drinking-water/revised-lead-and-copper-rule> to learn more about EPA requirements.

Please contact City Hall at 515-984-6233 to schedule an appointment between the hours of 8am-3pm Monday-Friday for a Water Department Employee to conduct this survey along with a sump pump survey. Please note this appointment should only take around 15-20 minutes to complete.

Polk City is committed to working with our federal and state partners to ensure that all residents have access to clean drinking water. We thank you in advance for your cooperation.

Sincerely,

Randy Franzen
Public Works Supervisor
Polk City Water Department



City of Polk City, Iowa

City Council Agenda Communication

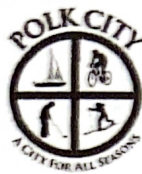
Date: February 14, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager
Subject: Board of Adjustments appointment

BACKGROUND: The City currently has an opening on the Board of Adjustments. The current make-up of the Commission is 2 males and 2 females; therefore the city could appoint either gender to the Board. The city has received one application for the Board from Nicholas Wilkens.

ALTERNATIVES: Do not approve the appointment

FINANCIAL CONSIDERATIONS: None

RECOMMENDATION: It is my recommendation that the Council approve Nicholas Wilkens to the Board of Adjustments. We have advertised the vacancy for several months, and this appointment will fill the Board of Adjustments.



**CITY OF POLK CITY
VOLUNTEER BOARDS & COMMISSIONS APPLICATION**

The City of Polk City has a variety of volunteer opportunities on boards and commissions for the following purposes:

- advise the City Council*
- hear and make decisions on appeals and variances*
- assist in the planning of parks, recreational programs, land use and zoning, and operations*
- assist in the promotion of educational, cultural, economic and general welfare of the public*
- assist in the promotion of performing and fine arts programming*
- assist with management of library services*

All board and commission members must be Polk City Residents. Applicants are appointed by the Mayor and confirmed by the City Council. Terms for the boards and commissions vary and are established by the Municipal Code. All meetings of the boards and commissions are open to the public and agendas are prepared and available for public viewing.

For more information, contact the City Clerk's Office by phone at 515-984-6233 or e-mail support@polkcityia.gov.

APPLICANT INFORMATION

Last Name <i>WILKINS</i>	First <i>NICHOLAS</i>	MI <i>S</i>
Street Address <i>1716 FALCON DR</i>	City/State <i>POLK CITY, IA</i>	Zip <i>50226</i>
Employer Name <i>RIGHT ROOFING & SIDING</i>	Job Title <i>SALES REP</i>	Length of residency in Polk City <i>6 YRS</i>

Please check the following Board or Commission you are interested in serving:

<input type="radio"/> Library Board of Trustees	<input type="radio"/> Planning and Zoning Commission
<input type="radio"/> Park Commission	<input checked="" type="radio"/> Board of Adjustment
<input type="radio"/> Tree Board	<input type="radio"/> Other (please specify) _____

What knowledge and/or understanding of the Board/Commission do you have?

MY UNDERSTANDING OF THIS BOARD IS TO HEAR APPEALS FOR SPECIAL EXCEPTIONS AND THEN TO MAKE RECOMMENDATIONS ON APPROVING OR DENYING THESE APPEALS.

Please check the following areas of knowledge and/or expertise you possess:

Financial Management <input checked="" type="checkbox"/>	Land Use Planning
Community Groups	Engineering
Conflict Resolution <input checked="" type="checkbox"/>	Other:

What education, experiences or activities qualify you for this volunteer position?

I HAVE A BACHELOR OF ARTS DEGREE FROM COE COLLEGE WITH A MAJOR IN BUSINESS ADMINISTRATION AND ECONOMICS. I HAVE WORKED IN THE CONSTRUCTION INDUSTRY FOR 16 YEARS

Why do you wish to serve on the Board or Commission?

I would like to goe back to My Community.

Please indicate

	yes	no
Would you be able to attend regularly scheduled meetings?	✓	
Do you sell, contract or furnish supplies, material or labor to the City?		✓
Have you ever been employed by the City?		✓
Do you have any relatives working for the City?	✓	

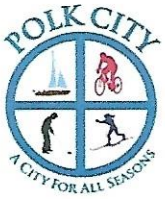
References

Name RYAN JOHNSON - ryan@rightroofing.com
Name MARK AMDAHL - mamdahl@pellainc.com
Name COREY HOODJER - hoodjeco@gmail.com

Thank you for your interest in volunteering with the City of Polk City.

If not selected, your application will be retained for one year. This application is a public document and as such can be viewed, reproduced or distributed to the public.

In applying for appointment, you understand the City Council may make inquiries in the community pertinent to your appointment.



City of Polk City, Iowa City Council Agenda Communication

Date: February 14, 2022
To: Mayor & City Council
From: Jim Mitchell – Fire Chief
Subject: Purchase of Stryker Power Cots

BACKGROUND: We have 2 Stryker cots that are approximately 10 years old. The life expectancy of the cots are 10 years. The cots are experiencing some battery charging issues and parts are becoming difficult to find. We would like to replace the current cots with the new Stryker Power Pro cots. The Stryker Company is increasing all products by 7%, so we feel this is an opportunity to purchase one or two cots. I would like to use the funds we are scheduled to receive from the Polk City Community Foundation from the Gala held in January. The foundation has informed us that we will receive the \$25,000.00 goal they raised from the Gala. I will ask that they donate funds to purchase 2 cots. The cots are currently on a delivery schedule of approximately 4 months. We would like to purchase these cots within the current budget period.

ALTERNATIVES: Do not approve.

FINANCIAL CONSIDERATIONS: We would like to utilize the funds donated from the Polk City Community Foundation via the Gala. The price for both cots, less \$5,000.00 trade-in, is \$31,239.92 or the price of one for \$15,619.96. If the Foundation cannot fund the full project, I can utilize budget money to offset the costs.

RECOMMENDATION: I recommend we purchase two cots.



Power Pro qty2 with trade in

Quote Number: 10479902

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Chicago, IL 60673-3308

Prepared For: POLK CITY FIRE DEPT

Rep: Ali Rood

Attn:

Email: alison.rood@stryker.com

Phone Number: (515) 669-8586

Quote Date: 01/27/2022

Expiration Date: 01/31/2022

Delivery Address

End User - Shipping - Billing

Bill To Account

Name: POLK CITY FIRE DEPT

Name: POLK CITY FIRE DEPT

Name: CITY OF POLK CITY

Account #: 1269349

Account #: 1269349

Account #: 1249608

Address: 309 W VAN DORN

Address: 309 W VAN DORN

Address: PO BOX 426

POLK CITY

POLK CITY

POLK CITY

Iowa 50226

Iowa 50226

Iowa 50226

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	6506000000	Power-PRO XT	2	\$14,509.26	\$29,018.52
1.1	6506040000	XPS Option		\$1,825.71	\$3,651.42
1.2	6506127000	Power-LOAD Compatible Option		\$1,546.49	\$3,092.98
1.3	6500241000	Fowler O2 Bottle Holder		\$238.50	\$477.00
1.4	6085033000	PR Cot Retaining Post		\$0.00	\$0.00
1.5	7777881669	3 Yr X-Frame Powertrain Wrnty		\$0.00	\$0.00
1.6	7777881670	2 Yr Bumper to Bumper Warranty		\$0.00	\$0.00
1.7	6506026000	Power Pro Standard Components		\$0.00	\$0.00
1.8	6500001430	X-RESTRAINT PACKAGE		\$0.00	\$0.00
1.9	0054030000	DOM SHIP (NOT HI, AK, PR, GM)		\$0.00	\$0.00
1.10	650606160000	ONE PER ORDER, MANUAL, ENG OPT		\$0.00	\$0.00
1.11	6085031000	Trendelenburg		\$0.00	\$0.00
1.12	6506037000	No Steer Lock Option		\$0.00	\$0.00
1.13	6060036017	Short Hook		\$0.00	\$0.00
1.14	6500028000	120V AC SMRT Charging Kit		\$0.00	\$0.00
1.15	6506041000	GREY XPS MATTRESS OPTION		\$0.00	\$0.00
1.16	6506036000	No HE Section O2 Bottle		\$0.00	\$0.00
1.17	0054200994	NO RUNNER		\$0.00	\$0.00



Power Pro qty2 with trade in

Quote Number: 10479902

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Prepared For: POLK CITY FIRE DEPT

Chicago, IL 60673-3308

Attn:

Rep: Ali Rood

Email: alison.rood@stryker.com

Phone Number: (515) 669-8586

Quote Date: 01/27/2022

Expiration Date: 01/31/2022

#	Product	Description	Qty	Sell Price	Total
1.18	6500318000	NO IV POLE			\$0.00 \$0.00
1.19	6506012003	STANDARD FOWLER			\$0.00 \$0.00
1.20	639000010902	LABEL, WIRELESS			\$0.00 \$0.00
Equipment Total:					\$36,239.92

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-SPCOT-PPXT	TRADE-IN-STRYKER POWER COT TOWARDS PURCHASE OF POWERPRO XT	2	-\$2,500.00	-\$5,000.00

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$0.00
Grand Total:	\$31,239.92

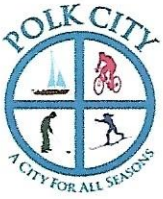
Prices: In effect for 90 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

Capital Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.



City of Polk City, Iowa City Council Agenda Communication

Date: February 14, 2022
To: Mayor & City Council
From: Jim Mitchell – Fire Chief
Subject: Purchase Cardiac Monitors

BACKGROUND: We have 2 cardiac monitors/defibrillators, (Stryker LifePak 15) that have reached the end of their life expectancy of 8 years. One monitor was purchased in 2012 and the other in 2013. Both cardiac monitors are a “Version 2” and replacement parts are not available. So, should the computer board malfunction, we would be forced to replace the cardiac monitor at full price, see Financial Considerations. Also, replacing both cardiac monitors are scheduled in the CIP for ‘22/’23 budget. The delivery of new cardiac monitors is currently 7-12 months. In order to receive and pay for the new cardiac monitors during next fiscal year, we would need to order now.

ALTERNATIVES: Do not approve.

FINANCIAL CONSIDERATIONS: Placing an order for the 2 LifePak 15’s will provide a savings of approximately \$65,000.00. We will receive a trade-in value of \$13,000.00 for both cardiac monitors. Including a 4 year on-site service plan, total cost is \$64,791.26. This would not be paid for until after July 1, 2022.

RECOMMENDATION: We ask for the Councils’ approval to purchase of 2 Stryker LifePak 15’s.



LP15s qty3

Quote Number: 10372402

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Chicago, IL 60673-3308

Prepared For: POLK CITY FIRE DEPT

Rep: Ali Rood

Attn:

Email: alison.rood@stryker.com

Phone Number: (515) 669-8586

Quote Date: 05/10/2021

Expiration Date: 04/28/2022

Delivery Address

End User - Shipping - Billing

Bill To Account

Name: POLK CITY FIRE DEPT

Name: POLK CITY FIRE DEPT

Name: CITY OF POLK CITY

Account #: 1269349

Account #: 1269349

Account #: 1249608

Address: 309 W VAN DORN

Address: 309 W VAN DORN

Address: PO BOX 426

POLK CITY

POLK CITY

POLK CITY

Iowa 50226

Iowa 50226

Iowa 50226

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99577-001957	LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	2	\$30,522.63	\$61,045.26
2.0	41577-000288	Ship Kit -QUIK-COMBO Therapy Cable; 2 rolls100mm Paper; RC-4, Patient Cable, 4ft.; NIBP Hose, Coiled; NIBP Cuff, Reusable, adult; 12-Lead ECG Cable, 4-Wire Limb Leads, 5ft; 12-Lead ECG Cable, 6-Wire Precordial attachment	2	\$0.00	\$0.00
3.0	11171-000082	Masimo™;RC Patient Cable - EMS, 4 FT.	2	\$187.50	\$375.00
4.0	11171-000049	Masimo™Rainbow™ DCI Adult Reusable SpO2, SpCO, SpMet Sensor, 3 FT. For use with RC Patient Cable.	2	\$480.00	\$960.00
5.0	11171-000050	Masimo™Rainbow™ DCIP Pediatric Reusable SpO2, SpCO, SpMet Sensor, 3 FT. For use with RC Patient Cable.	2	\$528.75	\$1,057.50
6.0	11996-000341	Masimo™;Rainbow™; Adhesive SpO2, SpCO, SpMet Sensor - Neonatal/Adult. Box of 10. For use with RC Patient Cable.	2	\$536.25	\$1,072.50
7.0	21300-008159	LIFEPAK 15 NIBP Straight Hose, 6'	2	\$54.75	\$109.50
8.0	11160-000011	NIBP Cuff-Reusable, Infant	2	\$17.25	\$34.50
9.0	11160-000013	NIBP Cuff-Reusable, Child	2	\$19.50	\$39.00
10.0	11160-000017	NIBP Cuff -Reusable, Large Adult	2	\$27.00	\$54.00
11.0	11160-000019	NIBP Cuff-Reusable, Adult X Large	2	\$38.25	\$76.50



LP15s qty3

Quote Number: 10372402

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Chicago, IL 60673-3308

Prepared For: POLK CITY FIRE DEPT

Rep: Ali Rood

Attn:

Email: alison.rood@stryker.com

Phone Number: (515) 669-8586

Quote Date: 05/10/2021

Expiration Date: 04/28/2022

#	Product	Description	Qty	Sell Price	Total
12.0	11577-000002	LIFEPAK 15 Basic carry case w/right & left pouches; shoulder strap (11577-000001) included at no additional charge when case ordered with a LIFEPAK 15 device	2	\$252.75	\$505.50
13.0	11220-000028	LIFEPAK 15 Carry case top pouch	2	\$45.75	\$91.50
14.0	11260-000039	LIFEPAK 15 Carry case back pouch	2	\$65.25	\$130.50
Equipment Total:					\$65,551.26

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-15V1V2-LP15	TRADE-IN-STRYKER LP15V1/V2 TOWARDS PURCHASE OF LIFEPAK 15	2	-\$6,500.00	-\$13,000.00

ProCare Products:

#	Product	Description	Years	Qty	Sell Price	Total
16.1	78000008	ProCare LIFEPAK 15 Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	4	2	\$6,120.00	\$12,240.00
ProCare Total:						\$12,240.00

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$0.00
Grand Total:	\$64,791.26

Prices: In effect for 90 days

Terms: Net 30 Days



LP15s qty3

Quote Number: 10372402

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Prepared For: POLK CITY FIRE DEPT

Chicago, IL 60673-3308

Attn:

Rep: Ali Rood

Email: alison.rood@stryker.com

Phone Number: (515) 669-8586

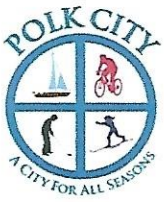
Quote Date: 05/10/2021

Expiration Date: 04/28/2022

Contact your local Sales Representative for more information about our flexible payment options.

Capital Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.



City of Polk City, Iowa City Council Agenda Communication

Date: February 14, 2022
To: Mayor & City Council
From: Jim Mitchell – Fire Chief
Subject: Purchase of Command Vehicle

BACKGROUND: We are scheduled to replace the command vehicle, 2008 Chevrolet Tahoe, in fiscal year '22/'23 per the current CIP. With various factory closings during COVID-19, there are not many 2022 Chevrolet Tahoe's being produced. Therefore, there are no 2022 Tahoe's available. Karl's Chevrolet Emergency Services Vehicles has a few of the red 2021 Tahoe's left over and is willing to sell the vehicle at the 2021 State bid price. The build of an emergency vehicle is approximately 5 months, which the vehicle would not be ready for delivery until after July 1, 2022. I am informed that waiting for a 2023 could be 12-18 months for delivery.

ALTERNATIVES: Wait for the 2023's to become available.

FINANCIAL CONSIDERATIONS: The purchase of the 2021 Chevrolet Tahoe is \$37,036.30 and then to install emergency lighting, command cabinet in the rear of the vehicle, transfer computer hardware, etc., would be an additional \$19,841.15. The total, less graphics, would be \$56,877.45. Graphics will need to be added later.

RECOMMENDATION: Approve the purchase of the 2021 Chevrolet Tahoe outfitted by Karl's Emergency Vehicles for the amount of \$56,877.45 to be paid after July 1, 2022, so that we can place the order now.

2021 TAHOE 4WD SPECIAL SERVICE
5T4 SEO - EXTERIOR BODY COLORED /V8G
H1T JET BLACK
ORDER NO. ZMKP3M/FNR STOCK NO.
VIN 1GN SKLE D1 MR466206

GENERAL MOTORS LLC
RENAISSANCE CENTER
DETROIT MI 48243-1114
VEHICLE INVOICE 1AD68772432
*****8310*****13*183865

MODEL & FACTORY OPTIONS	MSRP	INV AMT	FLEET
CK10706 TAHOE 4WD SPECIAL SERVICE	51000.00	46716.00	INVOICE 09/07/21
BTV REMOTE VEHICLE STARTER SYSTEM	300.00	264.00	SHIPPED 09/07/21
B30 CARPETED FLOOR	195.00	171.60	EXP I/T 09/20/21
B58 COLOR-KEYED FLOOR MATS, CARPETED	80.00	70.40	INT COM 09/20/21 PRC EFF 03/08/21
DRZ REAR CAMERA MIRROR	475.00	418.00	KEYS Z0135 Z0135
FE9 50-STATE EMISSIONS	N/C	N/C	WFP-F QTR OPT-1
FLT FLEET	N/C	N/C	FAN: 000899998
L84 ENG 5.3L ECOTEC3 V8 NO AUTOSTOP	N/C	N/C	BANK: ALLY - 007
MQC TRANSMISSION, 10-SPEED AUTO	N/C	N/C	CHG-TO 18-386
NSS CREDIT - NOT EQUIPPED WITH AUTOMATIC STOP/START	50.00-	44.00-	SHIP WT: 5507
R9Y FLT-FLEET MAINTENANCE CREDIT	33.75-	29.70-	HP: 45.5
TGK SPECIAL PAINT SOLID	450.00	396.00	GVWR: 7500
VQ2 FLT-FLEET ORDERINGASSISTANCE	0.00	0.00	GAWR.FT: 3700
5T4 SEO - EXTERIOR BODY COLORED PARTS, VICTORY RED	250.00	220.00	GAWR.RR: 4300 NTR: 1/2
5W4 SPECIAL SERVICE PACKAGE	5000.00-	4400.00-	CUST PO NUMBER:
6J7 FLASHER SYSTEM - HEADLAMP & TAILLAMP	50.00	44.00	SSV CRD DAN: DRSSV

\$37,036.30

~~state bid \$37,559.00~~

TOTAL MODEL & OPTIONS	47716.25	43826.30	ACT 237	<u>45121.30</u>
DESTINATION CHARGE	1295.00	1295.00		

TOTAL 49011.25 45121.30 PAY 310 45121.30

INVOICE DOES NOT REFLECT DEALER'S ULTIMATE COST BECAUSE OF MANUFACTURER REBATES, ALLOWANCES, INCENTIVES, HOLDBACK, FINANCE CREDIT AND RETURN TO DEALER OF ADVERTISING MONIES, ALL OF WHICH MAY APPLY TO VEHICLE.

THIS MOTOR VEHICLE IS SUBJECT TO A SECURITY INTEREST HELD BY ALLY.

KARL CHEVROLET, INC.

REMIT TO ALLY NO. 007
VIN 1GNSKLED1MR466206
\$ 45121.30 INV 1AD68772432
DUE 09/20/21 DEALER 18-386



EQUIPMENT / INSTALLATION QUOTE

DATED 02/08/22

KARL EMERGENCY VEHICLES

5983 NE Industry Drive
 Des Moines, Iowa 50313
 515-299-4479
 k.brown@karlchevrolet.com
 FED TAX ID:42-1092272

Prepared For:

#N/A
 #N/A
 #N/A

ATTN: #N/A

VEHICLE:	2021 TAHOE SSV RED POLK CITY FIRE DEPT.	RO#:	CHIEF JIM MITCHELL	
Part No.	Description		Price/Unit	Total
BSFW54X	I-E FST WCX S/D 12-LT TAHOE	1.00	\$962.28	\$962.28
WHELEN INNER EDGE FST WCX DUO COLOR INTERIOR LIGHTBAR				
BS54Z	I-E RST WCX 10-LT S/D 2021- Tahoe	1.00	\$1,033.56	\$1,033.56
WHELEN RST DUA COLOR 1/2 RED AND 1/2 BLUE WITH FULL AMBER TA				
ISDK	INNER EDGE FST/RST DUO RED/AMB	5.00	\$41.31	\$206.55
RED/AMBER LIGHTS FOR ABOVE RST				
ISDM	INNER EDGE FST/RST DUO BLU/AMB	5.00	\$41.31	\$206.55
BLUE/AMBER LIGHTS FOR ABOVE RST				
CCTL7	WeCanX 21 BUTTON/SLIDE CTRL HD	1.00	\$319.14	\$319.14
WHELEN CORE LIGHT AND SIREN CONTROL HEAD 21 BUTTON				
C399K6	OBD II CANPORT KIT TAHOE/SUB	1.00	\$126.36	\$126.36
2022 TAHOE OBDII PLUG				
CEM16	WeCanX 16 OUTPUT EXPANSION MOD	1.00	\$196.83	\$196.83
WHELEN LIGHTING EXPANSION MODULE				
C399	CENCOM CORE WCX CONTROL CENTER	1.00	\$955.80	\$955.80
WHELEN CORE LIGHT AND SIREN CONTROL SYSTEM				
BK2019TAH21	PB450L4 ALUM BUMPER ION	1.00	\$998.49	\$998.49
SETINA BUMPER WITH FOUR DUO COLORED ION LIGHTS				
20702		1.00	\$169.32	\$169.32
STREAMLIGHT FLASHLIGHT ON CONSOLE				
SAK9	SA315 SIREN MT KIT UNIV SWIVEL	1.00	\$34.83	\$34.83
WHELEN SIREN SPEAKER BRACKET				
SA315P	SA315P SPEAKER, BLACK PLASTIC	1.00	\$277.83	\$277.83
WHELEN 100 WATT SIREN SPEAKER				
		0.00		
LINSV2R	SURFACE MT LINZ V-SERIES RED	1.00	\$208.17	\$208.17
WHELEN DS MIRROR LIGHT				
LINSV2B	SURFACE MT LINZ V-SERIES BLUE	1.00	\$208.17	\$208.17

\$2,034.94
 Exterior Lightbar



EQUIPMENT / INSTALLATION QUOTE

DATED 02/08/22

KARL EMERGENCY VEHICLES

5983 NE Industry Drive
Des Moines, Iowa 50313
515-299-4479
k.brown@karlchevrolet.com
FED TAX ID:42-1092272

Prepared For:

#N/A
#N/A
#N/A

ATTN: #N/A

VEHICLE:	2021 TAHOE SSV RED POLK CITY FIRE DEPT.	RO#:	CHIEF JIM MITCHELL	
Part No.	Description		Price/Unit	Total
WHELEN PS MIRROR LIGHT				
LSVBKT54	LINSV MIRROR MT KIT 2021 TAHOE	1.00	\$22.68	\$22.68
2022 TAHOE MIRROR LIGHT MOUNTING BRACKET KIT				
TCRHDS	TRACER DUO 5-LAMP HOUSING	2.00	\$984.96	\$1,969.92
WHELEN 5 CELL TRACER DUO'S FOR TAHOE				
TCRLBKT	TRACER "L" BRACKET MTG KIT	12.00	\$8.91	\$106.92
TAHOE TRACER MOUNTING BRACKETS 6 DS AND 6 PS				
		0.00		
		0.00		
PSE02FCR	STRIP-LITE+ DUO FLASHR BLU/WHT	1.00	\$145.80	\$145.80
PS REAR 1/4 GLASS				
PSD02FCR	STRIP-LITE+ DUO FLASHR RED/WHT	1.00	\$145.80	\$145.80
DS REAR 1/4 GLASS				
PSBKT90	STRIP-LITE+ 90 DEG MT KIT	2.00	\$20.25	\$40.50
1/4 GLASS LIGHTS MOUNTING BRACKETS				
PSE02FCR	STRIP-LITE+ DUO FLASHR BLU/WHT	1.00	\$145.80	\$145.80
PS REAR OUTER HATCH				
PSD02FCR	STRIP-LITE+ DUO FLASHR RED/WHT	1.00	\$145.80	\$145.80
DS REAR OUTER HATCH				
TLIR	ION T-SERIES LINEAR LT RED	1.00	\$115.02	\$115.02
DS REAR HATCH LIP				
TLIB	ION T-SERIES LINEAR LT BLUE	1.00	\$115.02	\$115.02
PS REAR HATCH LIP				
60CREGCS	12V WHT/RED 6" COMPARTMENT LT	1.00	\$173.34	\$173.34
6 INCH RED/WHITE DOME LIGHT ABOVE FRONT WORK AREA				
60CREGCS	12V WHT/RED 6" COMPARTMENT LT	1.00	\$173.34	\$173.34
6 INCH RED/WHITE DOME LIGHT ABOVE REAR CARGO AREA ON SWITCH				



EQUIPMENT / INSTALLATION QUOTE

DATED 02/08/22

KARL EMERGENCY VEHICLES

5983 NE Industry Drive
 Des Moines, Iowa 50313
 515-299-4479
 k.brown@karlchevrolet.com
 FED TAX ID:42-1092272

Prepared For:

#N/A
 #N/A
 #N/A

ATTN: #N/A

VEHICLE:	2021 TAHOE SSV RED POLK CITY FIRE DEPT.	RO#:	CHIEF JIM MITCHELL	
Part No.	Description		Price/Unit	Total
		0.00		
		0.00		
		0.00		
15371	Dual USB Port	1.00	\$54.27	\$54.27
DUAL USB PORTS FOR CONSOLE				
7160-0063	AUX 12V Power outlet	1.00	\$22.68	\$22.68
DUAL 12 VOLT PLUGS FOR CONSOLE				
MMBP-25	Magnetic Mic Clip	3.00	\$33.75	\$101.25
MAGNETIC MIC MOUNTS				
C-MCB	Mic clip bracket	3.00	\$13.25	\$39.74
MAGNETIC MIC CLIPS				
Coax	Coax Cable	2.00	\$47.30	\$94.61
COAX X TWO RADIO'S				
		0.00		
CG-X	Chargeguard-select	1.00	\$74.34	\$74.34
CHARGE GUARD				
46063	12 position Fuse Block w/Grnd Strap	2.00	\$26.19	\$52.38
FUSE BLOCKS				
75552	75 amp relay	1.00	\$37.80	\$37.80
RELAY				
46985	100 amp circuit breaker	1.00	\$45.82	\$45.82
BREAKER				
Shipping	Shipping and Handling Charges from Manufacturer	180.00	\$1.35	\$243.00
SHIPPING				
Graphics	Graphics install	0.00	\$1.35	



EQUIPMENT / INSTALLATION QUOTE

DATED 02/08/22

KARL EMERGENCY VEHICLES

5983 NE Industry Drive
Des Moines, Iowa 50313
515-299-4479
k.brown@karlchevrolet.com
FED TAX ID:42-1092272

Prepared For:

#N/A
#N/A
#N/A

ATTN: #N/A

VEHICLE:	2021 TAHOE SSV RED POLK CITY FIRE DEPT.	RO#:	CHIEF JIM MITCHELL	
Part No.	Description		Price/Unit	Total
7170-0848-04		1.00	\$797.00	\$797.00
2021 TAHOE CONSOLE WIDE BODY WITH NO PRINTER				
TRUCK VAULT	CUSTOM REAR TRUCK VAULT STORAGE FOR 2021 TAHOE FIRE SERVICE	1.00	\$3,292.00	\$3,292.00
REAR FIRE SERVICE STORAGE VAULT				
ADDITIONAL SHOP	ADDITIONAL SHOP SUPPLIES	1.00	\$200.00	\$200.00
		0.00		\$0.00
		0.00		\$0.00
CUSTOMER SIGNATURE accepting this quote/Invoice in its entirety. Any additions or changes after may affect FINAL price:			Sub-Total:	\$18,768.49
X:			Iowa Sales Tax (if applicable):	\$0.00
			TOTAL AMOUNT DUE:	\$18,768.49

PREPARED BY:

Keith Brown

319-560-7808

k.brown@karlchevrolet.com

\$19,841.15

With
Exterior
Lightbar

***There will be no warranty or guarantee afforded in any manner by Karl Chevrolet Inc. or affiliate Karl Emergency Vehicles on any equipment provided or transferred from the customer or a previous vehicle unless specified equipment is still under factory warranty. Karl Emergency Vehicles holds no responsibility for the condition or operation of that equipment and is not liable for the repairs or replacement of that equipment.

***Quotes/Estimates are only valid for 60 days from the date of the Quote. Please ensure to contact the individual you received the Quote/Estimate from to confirm validity of Quote if past 60 days from the date of this correspondence.

***All INVOICES are due 30 days from the date of the Invoice in order to avoid late charges and/or finance charges. All payments shall be made by Check and should reference the VIN of the vehicle that had the service performed on it in order to ensure credit to the proper account.

THANK YOU FOR THE OPPORTUNITY TO EARN YOUR BUSINESS!

Karl Emergency Vehicles is a Subsidiary/DBA of Karl Chevrolet Inc. and all monies owed to Karl Emergency Vehicles may be payable to Karl Chevrolet Inc as well.

KARL EMERGENCY VEHICLES, 5983 NE Industry Drive, Des Moines, Iowa 50313



City of Polk City, Iowa City Council Agenda Communication

Date: 02/10/2022
To: Mayor and Council
From: Mike Schulte

Subject: 2024 Dump Truck and Equipment Purchase-FY22/23

BACKGROUND: In the 22/23 budget, Public Works has proposed funding the purchase of a replacement dump truck and equipment. The dump truck to be replaced is in our equipment replacement schedule and was purchased in 2008. The new truck will be equipped with a dump box, sander, front plow and wing plow for more efficient snow plowing operations.

We allocated \$200,000 for this purchase. We will also gain an estimated \$35,000 to \$45,000 with the sale of the 2008 truck and equipment. The approximate revenue identified for this purchase is \$235,000 to \$245,000 total.

We would like to order this truck and equipment as soon as possible to stop the price increases that may be coming due to the economic situation we're in. The cost of this equipment and truck has already gone up \$11,000 since we received our budgetary number in December. We are being told that the expected receiving date of the truck and equipment is approximately mid-2023. We have never had to wait for equipment that long.

We will be purchasing the dump truck and equipment from contracts used by the Iowa Department of Transportation for some of their purchases of trucks and equipment.

Below is the breakdown of costs.

2024 International Dump Truck from O'Halloran International	\$98,904.00
2023 Dump Box and Plow Equipment from Hawkeye Truck Equipment	<u>\$119,525.00</u>
Total	\$218,429.00

ALTERNATIVES: Keep the 2008 dump truck and equipment and pay more in repairs.

FINANCIAL CONSIDERATIONS: \$218,429

RECOMMENDATION: I would recommend that Council approve the purchase of a 2024 international dump truck from O'Halloran International at a cost of \$98,904.00 and purchase the equipment from Hawkeye Truck Equipment at a cost of \$119,525.

Prepared For:
City of Polk City
Randy Franzen
112 3rd Street
Polk City, IA 50226-
(515)984 - 6233
Reference ID: N/A

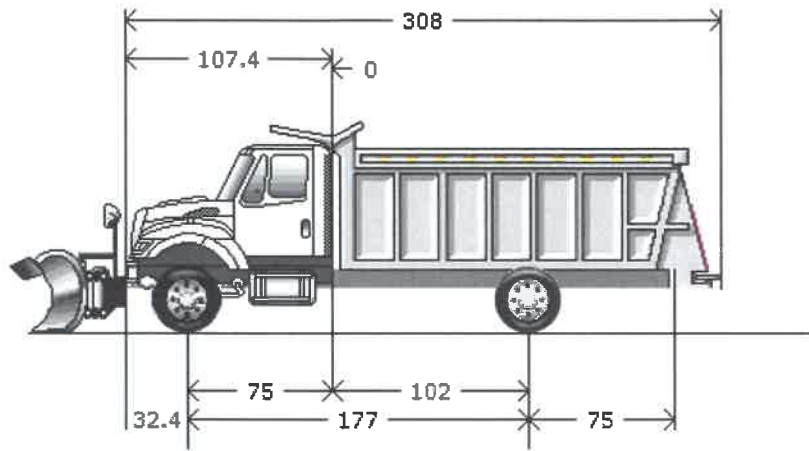
Presented By:
O'HALLORAN INTERNATIONAL
Shane Broderick
3311 ADVENTURELAND DRIVE
ALTOONA IA 50009 -
(515)967-3300

Randy,
THE FOLLOWING PRICING IS PASED OFF OF THE NATIONAL SOURCEWELL CONTRACT THAT IS HELD BY INTERNATIONAL AND HAS BEEN USED BY THE IOWA DOT TO PURCHASE THEIR PLOW TRUCKS THE PAST FEW YEARS # 060920-NV\$

\$98,904.00 2024 INTERNATIONAL HV507 WITH CUMMINS L9 ENGINE AND ALLISON AUTOMATIC TRANSMISSION

\$119,525.00 EQUIPMENT FROM HAWKEYE TRUCK EQUIPMENT QUOTE #24564

\$218,429.00 TOTAL EQUIPMENT PRICE WITH ALL EQUIPMENT



Model Profile
2023 HV507 SFA (HV507)

- AXLE CONFIG:** 4X2
- APPLICATION:** Front Plow and Wing with Spreader
- MISSION:** Requested GVWR: 39000. Calc. GVWR: 39000. Calc. GCWR: 80000
- DIMENSION:** Wheelbase: 177.00, CA: 102.00, Axle to Frame: 75.00
- ENGINE, DIESEL:** {Cummins L9 300} EPA 2021, 300HP @ 2200 RPM, 860 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 300 Peak HP (Max)
- TRANSMISSION, AUTOMATIC:** {Allison 3500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
- CLUTCH:** Omit Item (Clutch & Control)
- AXLE, FRONT NON-DRIVING:** {Dana Spicer I-160W} Wide Track, I-Beam Type, 16,000-lb Capacity
- AXLE, REAR, SINGLE:** {Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, 200 Wheel Ends Gear Ratio: 5.63
- CAB:** Conventional, Day Cab
- TIRE, FRONT:** (2) 315/80R22.5 Load Range L HSC 3 (CONTINENTAL), 481 rev/mile, 68 MPH, All-Position
- TIRE, REAR:** (4) 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
- SUSPENSION, REAR, SINGLE:** 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
- PAINT:** Cab schematic 100WK
Location 1: 9219, Winter White (Std)
Chassis schematic N/A

<u>Code</u>	<u>Description</u>
HV50700	Base Chassis, Model HV507 SFA with 177.00 Wheelbase, 102.00 CA, and 75.00 Axle to Frame.

AXLE CONFIGURATION

1ANA	AXLE CONFIGURATION {Navistar} 4x2
	<u>Notes</u> : Pricing may change if axle configuration is changed.

ENGINE

12ESL	ENGINE, DIESEL {Cummins L9 300} EPA 2021, 300HP @ 2200 RPM, 860 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 300 Peak HP (Max)
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12VJC	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2022
12UWY	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler
	<u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed
	<u>Includes</u> : FAN Nylon
12VAL	AIR CLEANER Dual Element, with Integral Snow Valve and In-Cab Control
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12VYP	ENGINE CONTROL, REMOTE MOUNTED No Provision for Remote Mounted Engine Control
12851	PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel

TRANSMISSION

13AVL	TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WAW	OIL COOLER, AUTO TRANSMISSION {Modine} Water to Oil Type
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
13WDZ	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, S1 Performance in Primary and Fixed Programming in Secondary

<u>Code</u>	<u>Description</u>
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission

CLUTCH

11001	CLUTCH Omit Item (Clutch & Control)
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REAR AXLES, SUSPENSIONS

14051	AXLE, REAR, SINGLE {Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, 200 Wheel Ends . Gear Ratio: 5.63
14VAJ	SUSPENSION, REAR, SINGLE 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
14WMG	AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 30 thru 39.99 Pints

FRONT AXLES

2AEU	AXLE, FRONT NON-DRIVING {Dana Spicer I-160W} Wide Track, I-Beam Type, 16,000-lb Capacity <u>Notes</u> : Axle Lead Time is 52 Days
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FRONT SUSPENSIONS

3ADE	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 16,000-lb Capacity, with Shock Absorbers
3WAJ	SPRINGS, FRONT AUXILIARY Air Bag, Right Side Only, Driver Control

CABS, COWLS, BODIES

16030	CAB Conventional, Day Cab
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16ATC	AUTOMATIC CLIMATE CONTROL Automatically Maintains Cabin Comfort Based on Selected Temperature
16VKB	CAB INTERIOR TRIM Classic, for Day Cab <u>Includes</u> : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16WSK	CAB REAR SUSPENSION Air Bag Type
16XXC	COWL TRAY LID
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer <u>Includes</u>

<u>Code</u>	<u>Description</u>
	: GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for
	: GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure
	: WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16XJN	INSTRUMENT PANEL Flat Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16SNR	MIRRORS (2) C-Loop, Power Adjust, Heated, LED Clearance Lights, Bright Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width
	<u>Notes</u>
	: Mirror Dimensions are Rounded to the Nearest 0.5"
16SJX	MIRROR, CONVEX, HOOD MOUNTED {Lang Mekra} (2) Right and Left Sides, Bright, Heated, 7.5" Sq.
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust
16SMN	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl
16XWD	SUNSHADE, EXTERIOR Aerodynamic, Painted Roof Color, with Integral Clearance/Marker Lights
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16VSL	WINDSHIELD Heated, Single Piece
16XWJ	WINDSHIELD WIPER BLADES Snow Type

FRAMES

1CAG	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.250" x 3.610" x 0.375" (260.4mm x 91.7mm x 9.5mm); 456.0" (11582mm) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1MEJ	FRAME, SPECIAL EFFECTS Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WEV	WHEELBASE RANGE 146" (370cm) Through and Including 195" (495cm)

BRAKES

4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	<u>Includes</u>
	: BRAKE LINES Color and Size Coded Nylon
	: DRAIN VALVE Twist-Type
	: GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster
	: PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel
	: PARKING BRAKE VALVE For Truck
	: QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4
	: SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control

<u>Code</u>	<u>Description</u>
4XDL	BRAKES, FRONT {Bendix Spicer ES-165-6X} Air S-Cam Type, Heavy Duty Fabricated Spider, Fabricated Shoe, Single Anchor Pin, Size 16.5" X 6", 23,000-lb Capacity
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4LAG	SLACK ADJUSTERS, FRONT {Gunitex} Automatic
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4XDM	BRAKES, REAR {Bendix Spicer ES-165-7X} Air S-Cam Type, Heavy Duty Fabricated Spider, Fabricated Shoe, Single Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4LGG	SLACK ADJUSTERS, REAR {Gunitex} Automatic
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4EBS	AIR DRYER {Bendix AD-9} with Heater
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4VKK	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Right Rail, Back of Cab, Perpendicular to Rail
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank

STEERING

5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black

DRIVELINES

6DGC	DRIVELINE SYSTEM {Dana Spicer} SPL170, for 4x2/6x2
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EXHAUST SYSTEMS

7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7BEV	AFTERTREATMENT COVER Steel, Black
7WCR	EXHAUST HEIGHT 10' 11"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
7WAZ	TAIL PIPE (1) Turnback Type

ELECTRICAL SYSTEMS

8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment
	<u>Includes</u>
	: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab
	: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel
	: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever
	: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light
	: STARTER SWITCH Electric, Key Operated
	: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector

<u>Code</u>	<u>Description</u>
	: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature
	: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever
	: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
	: WIRING, CHASSIS Color Coded and Continuously Numbered
12VYL	ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8GXD	ALTERNATOR {Leece-Neville AV1160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense
8RPR	ANTENNA for Increased Roof Clearance Applications
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications
8VUJ	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Right Side Back of Cab
8TNR	BATTERY CABLES with 36" of Extra Length Coiled and Strapped Near Battery Box
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8HAB	BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8518	CIGAR LIGHTER Includes Ash Cup
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WTP	COURTESY LIGHT (2) Mounted In Front Map Pocket Left and Right Side
8XNY	HEADLIGHTS Halogen
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8541	HORN, ELECTRIC (2) Disc Style
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8XHR	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB Port, Located in the Instrument Panel
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8RPB	RADIO, AUXILIARY CONTROLS Mounted in Steering Wheel, Radio Function Control Switch, Includes Volume Up/Down, Mute, Forward/Back and Bluetooth Answer/Disconnect
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8WTL	STARTING MOTOR {Delco Remy 39MT} 12 Volt, Gear Reduced, with Thermal Over-Crank Protection
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time

FRONT END

<u>Code</u>	<u>Description</u>
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
9585	FENDER EXTENSIONS Rubber
9HBM	GRILLE Stationary, Chrome
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges

SPEEDOMETER, TOOLS, MISC

10021	CHASSIS COATING Corrosion Resistant E-Coat Primer Coating for Single Frame Rails
10JPA	CUSTOMER IDENTITY for Sourcewell
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100 <u>Includes</u> : PAINT SCHEMATIC ID LETTERS "WK"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10SLV	PROMOTIONAL PACKAGE Government Silver Package

FUEL TANKS

15SWE	FUEL TANK Top Draw, Non-Polished Aluminum, 26" Dia, 70 US Gal (265L), Mounted Left Side, Under Cab
15DYP	DEF TANK 9.5 US Gal (36L) Capacity, Frame Mounted Outside Left Rail, Under Cab
15LNS	FUEL/WATER SEPARATOR {Racor 400 Series} 12 VDC Electric Heater, Includes Pre-Heater, with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine

WHEELS, TIRES - FRONT

27DPN	WHEELS, FRONT {Accuride 29039} DISC; 22.5x9.00 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs, Non-Standard Offset, with .5" Thick Disc
7792545438	(2) TIRE, FRONT 315/80R22.5 Load Range L HSC 3 (CONTINENTAL), 481 rev/mile, 68 MPH, All-Position

WHEELS, TIRES - REAR

28DTJ	WHEELS, REAR {Maxion 90541} DUAL DISC; 22.5x8.25 Rims, Painted Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
7372135444	(4) TIRE, REAR 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive

WHEELS MISC OPTIONS

29PAS	PAINT IDENTITY, REAR WHEELS Disc Rear Wheels; with Vendor Applied White Powder Coat Paint
29WLK	WHEEL BEARING, FRONT, LUBE {EmGard FE-75W-90} Synthetic Oil
29WAP	WHEEL GUARDS, FRONT {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts Mounted Between Hub and Wheel
29WAR	WHEEL GUARDS, REAR {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts, Mounted Between Hub & Wheel and Between Dual Wheels

BODY INTEGRATION

Code
60AAG

Description
BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches

Services Section:

WARRANTY

40128

WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A

Body/Allied Equipment

Code

Description

Goods Purchased

Code

Description



EST. 1946

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote

Quote ID:	24564
Quote Date:	2/8/2022

Quote Expires 30 Days from Quote Date

Sold To: 532000

Ship To:

O'HALLORAN INTERNATIONAL
P O BOX 1804
DES MOINES IA 50305-1804

O'HALLORAN INTERNATIONAL
P O BOX 1804
DES MOINES IA 50305-1804

Vehicle Make	Vehicle Model	Vehicle Year	Single/Dual	Cab to Axle	Vin #
				102.0	

Attention: Shane Broderick
For: City of Polk City/Randy Franzen

515-967-1163
515-984-6233

****This Quote Can Be Added To Navistar State Contract # 060920-NVS****

****Cab to Axle Needed is 102****

1 -Monroe RDS Body

- Model: Radius Dump Spreader 132-96-56
- Body Length: 11'
- Outside Body Width: 96"
- Side Height: 44"
- Tailgate Height: 50"
- Entire Body Shell Is Constructed w/ AR400 Steel
- Sides Are Brake Formed To A Radius of 43"
- Boxed Top Rail Is Constructed w/ 3/16" Channel
- Tailgate Is Double Acting w/ a Squared Perimeter, w/ Two Horizontal Braces of 10 Gauge Material Full Width of the Tailgate
- Tailgate Hardware is 1" x 4" Bar Stock w/ 1-1/4" Hardened Pins
- Tailgate Latches are Flame Cut
- Tailgate Latch Is Over Center Type
- Longsills Are Fabricated from 1/4" A469 Mild Steel and Are 14" Deep
- Body is 100% Continuously Welded
- Body Conveyor is 34" in Width w/ 1-1/2" x 1/2" Pintle Chain on 4-1/2" Centers and a 28,000 Pound Tensile Strength Per Strand
- Conveyor Is Driven By Two 6:1 Spur Gearboxes and High Torque/Low Speed Hydraulic Motor
- Drive Shaft For Conveyor Is Heavy Duty
- Hoist Is Telescopic Design and Has a Trunion Mounting, Designed to Operate Up to 2,500 PSI and Is Self Bleeding
- Hoist Is Rated at 16 Ton and Is a Class 60

- Body Capacity is 7.92 Cubic Yards @ Water Level

- Slide Chute Spinner Assembly, Chassis Mounted on Driver Side With Manual Adjustment Installed Ahead of The Rear Axle
- LED Spot Light To Shine On Spinner Assembly
- Air Tailgate Release
- (1) Oval LED S/T/T In Each Rear Corner Post
- (1) Oval LED Strobe Light In Each Rear Corner Post
- 1/2 Cabshield Attached To The Body w/ (4) Strobes In Each Corner
- 1/4" AR400 Drop In Style Design Conveyor Cover
- Body Mounted Fenders
- Grease Bank Extensions At The Front and Rear Of the Body



Quote

Quote ID:	24564
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Quote Date:	2/8/2022
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Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote Expires 30 Days from
Quote Date

- Folding Ladder
- LED Snow Plow Lights
- Patented H.T.E. Plug & Play Wire Harness
- All Strobes & Spot Lights Will Be Ran To 6 Pack Switches in Dash
- (1) Set Of Rear Mudflaps
- Entire Body Will Be Powdercoated White
- Completely Installed

1 - Liquid Dispensing Electric Open Loop System

- (2) 75 Gallon Prewet Tanks - (1) Mounted to Each Side on Fender
- (3) Gallon Per Minute Plumbing Kit
- (2) Nozzles, (1) GPM Shooting on Spinner Assembly
- Flusher Kit, Bulk Fill Kit & Quick Disconnect Kit
- Both Liquid Tanks w/ be Plumbed Together & To Central Fill Location
- Completely Installed

1 - Monroe Front Snow Plow

- Model: MP41R11-ISCT
- 11' In Length
- 41" Tall Moldboard Height
- 10 Gauge Roll Formed Moldboard
- (6) One Piece 1/2" Flamecut Tapered Ribs
- Dual Compression Trip Assemblies
- (2) 3" x 10" Double Acting Cylinder w/ Cushion Valve
- Built In Level Lift
- Stress Proof Machined and Plated Pins
- All Components and Moldboard are Continuously Welded
- All Components and Moldboard are Shot Blasted and Powder Coated Orange
- Pushframe & Components are Shot Blasted and Powder Coated Black
- Rubber Snow Deflector
- Parking Jack
- 36" Markers
- 4" x 10" SA Lift Cylinder

1 - Monroe Double Function Patrol Wing

- 9' Moldboard Length
- 31" Moldboard Inboard Height
- 31" Moldboard Outboard Height
- 5/8" x 8" Cutting Edge
- 3/16" Moldboard Thickness
- 4" x 4" x 3/4" Bottom Angle
- 1/2" Thick One-Piece Vertical and Interlaced Designed Horizontal Ribs
- Standard 100% Welded
- Shot Blasted and Powder Coated Orange Moldboard
- Powdercoated Black Hardware
- Patented Para-Glide Post: Front Mount, Right Hand, Full Trip Design
- Rear Heel Lift Cylinder 3" x 15"
- Dual Pusharms
- LED Spotlight Located on Para-Glide Front Hitch Portion
- Completely Installed



EST. 1946

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote

Quote ID:	24564
Quote Date:	2/8/2022

Quote Expires 30 Days from Quote Date

1 - Hydraulic System

- Front Mount Eaton 6.0 Cubic Inch Pump
- Cable Controls Mounted Between Driver & Passenger Seats
- Four Controls as Follows:
 - Hoist Up/Down
 - Plow Lift/Turn (Dual Axis)
 - Wing Toe Up/Down
 - Wing Heel Up/Down
- HSV Valve
 - Stainless Steel Valve Enclosure
 - Loadsense Inlet w/ Relief set at 2,500 PSI
 - Spreader Manifold to Be Electric Proportional

Thank You For The Opportunity,
Logan Steinkamp

Order Sub-Total	\$119,525.00
Sales Tax	\$0.00
Order Total	\$119,525.00
Payments	\$0.00
Total Due	\$119,525.00



City of Polk City, Iowa City Council Agenda Communication

Date: February 14, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager

Subject: First Reading of Ordinance 2022-1100 Amending Polk City Code of Ordinances Chapter 155, section 155.09 Fire Codes

BACKGROUND: The City Council will review an amended ordinance on Monday evening, pertaining to the Fire Code. When the City codified our Code of Ordinances this past January, a previous amendment pertaining to fire hydrant requirements was not included in the codification. Unfortunately, since the amendment was not adopted, we cannot enforce it and secondly, there is contradicting language in our building code. This is just a clean-up matter that we need to address.

The amended ordinance is specific to fire hydrant coverage. The changes to the ordinance are listed below for reference:

Subsection 507.5 Amended - Where Required (Fire Hydrant Spacing).

Subsection 507.5.1, Where Required, of the International Fire Code, is hereby amended by deleting said subsection, including exceptions, and inserting in lieu thereof the following subsection and exception:

Subsection 507.5.1– Where required (fire hydrant spacing). Locate at street intersections or as approved by City subject to the following spacing:

507.5.1.1 Residential: 400 foot; maximum coverage: 86,000 SF.

507.5.1.2 Commercial: 400 foot; maximum coverage: 86,000 SF.

507.5.1.3 No part of a proposed single-family dwelling or duplex shall be more than 250 feet from a hydrant unless said building is sprinklered.

507.5.1.4 No part of a multi-family, commercial or industrial building shall be more than 200 feet from a fire hydrant unless said building is fully sprinklered.

Subsection 507.5.1– Where required (fire hydrant spacing) exception: For Group R-3 and Group U occupancies and for buildings equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the distance requirements may be modified when approved by the Code Official

ALTERNATIVES: Do not approve the Ordinance

FINANCIAL CONSIDERATIONS: None

RECOMMENDATION: It is my recommendation that the Council approve 1st reading of the amended Chapter 155 Ordinance. Because this is a clean-up matter and we want to ensure we can enforce the original intent of the hydrant coverage chapter, I recommend the Council also suspend the rules and waive the 2nd and 3rd readings on the same evening.

ORDINANCE NO. 2022-1100

**AN ORDINANCE AMENDING THE CITY CODE OF POLK CITY, IOWA BY
RESTATING CHAPTER 155 Section 155.09 – FIRE CODES**

BE IT ORDAINED by the City Council of the City of Polk City, Iowa as follows:

Section 1. There is hereby enacted the following new section of Chapter 155.09 of the City of Polk City Code of Ordinances which shall amend and restate the Fire Codes by deleting the current section in its entirety and inserting in lieu a revised Section 155.09 which is attached hereto by reference Exhibit “A”.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND ADOPTED by the City Council of Polk City, Iowa on this _____ day of _____ 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

First reading:

Second reading:

Third reading:

Published by posting:

155.09 FIRE CODE. The provisions of the International Fire Code, 2018 edition, as published by the International Code Council, with the addition of Appendix Chapters B, C, D, and I are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: "These regulations shall be known as the Polk City Fire Code, hereinafter referred to as "this code"."
2. **Section 105.1.2 Types of permits.** Add at the end of the section: "A certificate of occupancy issued pursuant to the provisions of the International Building Code may be considered as equivalent to an operational permit. Building, mechanical, electrical, and plumbing permits issued pursuant to the provisions of their respective codes may be considered as equivalent to a construction permit."
3. **Section 105.4.1 Submittals.** Delete "in two or more sets".
4. **Section 105.4.6 Retention of construction documents.** Delete the final sentence of this section.
5. **Section 110.4 Violation penalties.** Delete existing text and insert: "Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to penalties as prescribed by law."
6. **Section 112.4 Failure to comply.** Delete existing text and insert: "Any person who shall continue any work regulated by this code after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law."
7. **Section 308.1.4 Open-flame cooking devices, Exception 2.** Delete this exception.
8. **Section 308.1.4 Open-flame cooking devices, Exception 3.** Delete this exception.
9. **Section 507.5.1 Where required.** Delete existing text, including exceptions, and insert: "Hydrants shall be located at street intersections or as approved by the fire code official subject to the following spacing:
 1. Residential: 400 foot; maximum coverage 86,000 SF.
 2. Commercial: 400 foot; maximum coverage 86,000 SF.
 3. No part of a proposed single-family dwelling or duplex shall be more than 250 feet from a hydrant unless said building is fully sprinklered.
 4. No part of a multi-family, commercial, or industrial building shall be more than 200 feet from a fire hydrant unless said building is fully sprinklered.**Exception:** For Group R-3 and Group U occupancies and building equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the distance requirements may be modified when approved by the fire code official."
10. **Section 903.4.2 Alarms.** Delete existing text and insert: "An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system."
11. **Section 907.1. General.** Add Subsection 907.1.4: "**907.1.4 Fire alarm control panels (FACP).** Each building shall have no more than one fire alarm control panel. Installation of the fire

alarm control panel shall not exceed six feet in height, measured from the floor to the top of the control panel. **Exception:** Suppression system releasing panels are not required to meet the height requirement or the limitation on the number of panels."

12. **Section 1009.2 Continuity and components.** Add Item Number 11: "11. Concrete, asphalt, or other approved hard-surface exterior walking surfaces."

13. **Section 1010.1.6 Landings at doors.** Add Subsection 1010.1.6.1: "**1010.1.6.1 Landing frost protection.** Exterior landings required by Section 1010.1.5 to be at the same elevation on each side of the door shall be provided with frost protection."

14. **Section 1028.5 Access to a public way.** Add at the end of the section: "Components of exterior walking surfaces shall be hard-surfaced."

15. **Section 1030.4 Window wells.** Add Subsection 1030.4.3: "**1030.4.3 Window well drainage.** All window wells shall be provided with approved drainage."

16. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Delete existing text and insert in lieu thereof: "Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits of the Agricultural, Residential, and Commercial zoning districts established by City of Polk City Code of Ordinances Chapter 165."

17. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Delete existing text and insert in lieu thereof: "Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits of the Agricultural, Residential, and Commercial zoning districts established by City of Polk City Code of Ordinances Chapter 165."

18. **Section 5806.2 Limitations.** Delete existing text and insert in lieu thereof: "Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits of the Agricultural, Residential, and Commercial zoning districts established by City of Polk City Code of Ordinances Chapter 165."

19. **Section 6104.2 Maximum capacity within established limits.** Delete existing text and insert in lieu thereof: "The aggregate capacity of any one installation of liquefied petroleum gas storage shall not exceed a water capacity of 2,000 gallons within the limits of the Agricultural, Residential, and Commercial zoning districts established by City of Polk City Code of Ordinances Chapter 165."



City of Polk City, Iowa City Council Agenda Communication

Date: February 14, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager

Subject: Snyder & Associates Engineering Services agreement for roundabout project at 3rd Street & E. Vista Lake Dr. Addendum #1

BACKGROUND: For your review and consideration on Monday is an addendum to the engineering agreement with Snyder & Associates for the roundabout project at 3rd St. & E. Vista Lake Dr. The original agreement had an amount estimated at \$141,500. The City Council approved the original agreement in April 2021, and I had mentioned that construction observation was not included with that agreement. In addition, we have added a few services onto the original agreement for consideration.

The City's agreement with Absolut Concrete for the project totals \$1,586,306. This includes the base bid and two alternates that were accepted previously by the City Council.

The proposed addendum to our original engineering agreement includes \$36,000 in amendments, and \$58,100 for construction observation. Construction observation was not in the original contract, as the City was evaluating what could be done in-house and what we needed assistance with from Snyder & Associates. The proposal for construction observation does not include full-time observation from Snyder & Associates, as the City's Construction Observer will take on some of that responsibility for a cost savings.

With this addendum, the project total is \$1,821,906.

ALTERNATIVES: Do not approve the agreement

FINANCIAL CONSIDERATIONS: The financial considerations for engineering at this time are **\$94,100**. The City Council has previously approved an agreement with Snyder and Associates for \$141,500. Total engineering services-Engineering, Construction & Administration for this project will total \$235,600.

RECOMMENDATION: It is my recommendation that the Council approve the Engineering agreement with Snyder & Associates with a do not exceed amount of \$94,100.

February 8, 2022

Chelsea Huisman, City Manager
City of Polk City
112 3rd Street
Polk City, Iowa 50226

RE: N 3RD ST & VISTA LAKE AVE INTERSECTION IMPROVEMENTS PROJECT
AMENDMENT NO. 1 FOR CONSTRUCTION SERVICES AND ADDED DESIGN ITEMS

Dear Chelsea:

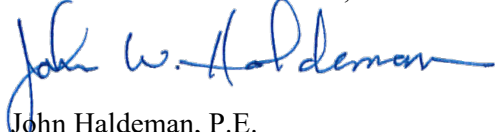
For your review and consideration, please find the attached Amendment No. 1 for Construction Services and the Design Services added to the above referenced project. These items are detailed within Amendment No. 1, and below is a brief summary:

- Added replacing the existing water main and realigning the main around the roundabout footprint, and Iowa DNR water main construction permitting.
- Added an electrical service, meter, and water service to inside the roundabout.
- Added stamped, textured, colored concrete pavements to the truck apron and median caps.
- Added Rectangular Rapid Flashing Beacons (RRFB's) to the north and east intersection pedestrian crossings.
- Added street lighting conductor design and construction plans.
- Added seven (7) acquisition plats for public utility easements, water main easements, and stormwater drainage easement.
- Additional survey for surveying franchise utilities' potholing locations, results, and new appurtenances.
- Added Construction Services for construction administration and support, construction survey, franchise utility location staking, record drawings, and monument preservation survey.

Please feel free to contact us with any comments, and we will get these addressed. We appreciated working with the City and you on this project. We will be in attendance at the February 14, 2022, City Council meeting.

Sincerely,

SNYDER & ASSOCIATES, INC.



John Haldeman, P.E.
Project Manager

cc: Mike Schulte, Public Works Director
Nick Furness, City of Polk City
Kathleen Connor, Snyder & Associates, Inc.
Travis Thornburgh, P.E., Snyder & Associates, Inc.

Supplement to the Engineering Services Agreement

Project No.: 121.0455.01

Work Order: 1

Effective Date: 02-14-2022

Snyder & Associates, Inc. (Engineer) agrees to provide to City of Polk City (Client) the professional services described below for the Project identified below. The professional services shall be performed in accordance with and shall be subject to the terms and conditions of the "Snyder & Associates, Inc. Standard Professional Services Master Agreement" executed by and between Consultant and Client on the 26th day of April, 2021.

PROJECT NAME: North 3rd Street & Vista Lake Avenue Intersection Improvements

PROJECT DESCRIPTION:

Construction Services including administration, construction staking, franchise utility staking, record drawings and monument preservation survey for:

Reconstruction of the North 3rd Street and Vista Lake Avenue intersection into a single lane roundabout, and associated storm sewer improvements, water main replacement, sidewalk, landscaping, street lighting, decorative features, and surface restoration.

SCOPE OF WORK:

Construction and Extra Design Services as detailed in attached Exhibit A to Supplemental No. 1 to Engineering Services Agreement.

SPECIAL TERMS AND CONDITIONS:

See Exhibit A to Supplemental No. 1.

Consultant is directed to proceed with the Work as set forth herein upon both parties executing this Work Order.

City of Polk City (Client)
(Type or Print Name above line)

SNYDER & ASSOCIATES, INC. (Consultant)

By: _____
Steve Karsjen, Mayor

By: _____
(Authorized signature and Title)

Date: _____

Date: _____

Route executed copy to Kathleen Connor, Snyder & Associates, Inc.

EXHIBIT 'A'
NORTH 3RD STREET & VISTA LAKE AVENUE INTERSECTION IMPROVEMENTS
SUPPLEMENTAL NO. 1

CLIENT: CITY OF POLK CITY

ENGINEER: SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

PROJECT: TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE ADDITION OF CONSTRUCTION SERVICES AND ADDITIONAL DESIGN SERVICES REQUIRED FOR THE PROJECT.

DATE: FEBRUARY 14, 2022

SCOPE OF SERVICES, add the following Subsections:

A. GENERAL

Replace the following paragraphs:

6. The PROJECT will include replacement of the water main to relocate outside of the roundabout circulatory pavement, and to provide water service to the center of the roundabout.
9. The PROJECT will include landscaping in the center of the roundabout, electrical service, meter, water service, stamped textured, colored concrete truck apron and median pavements. The stamp textured, colored concrete median pavement will be a bid alternate item.
10. The PROJECT includes street lighting layout, street lighting conductor design and construction plans in the subject intersection, to ensure timely project completion and roadway opening.
15. The PROJECT includes public right-of-way and temporary construction easement acquisitions on four (4) parcels, and seven (7) Public Utility Easement, Water Main Easement, and Stormwater Easement acquisitions.

Add the following paragraphs:

17. The PROJECT will include Rectangular Rapid Flashing Beacons (RRFB) for the north and east intersection pedestrian crossings. The east crossing will be a bid alternate item.

B. BASIC SERVICES

Replace the following paragraphs:

3. PRELIMINARY DESIGN AND PLANS

b. Included with this is the following:

- 1) Determination of public Right-of-Way, permanent utility easement, and temporary construction easement needs.
- 7) Utility coordination for required relocations will be conducted for the seven (7) private utility companies located within the project corridor. There were five (5) private utility companies included in the original Agreement. The work also includes additional time and trips for surveying the utility locations through the corridor.
- 10) Water main adjustments to accommodate relocation and replacement of water main outside the circulatory pavement and providing water service to the center of the roundabout.
- 11) Street lighting layout including plans, details, and specifications to incorporate street lighting installation by the Contractor and not by the public utility company.

4. FINAL DESIGN AND PLANS

- f. The ENGINEER will prepare and submit permits for approval from various regulatory agencies as is required by local, State, and Federal requirements. These permits shall include IDNR Water Main Construction Permit.
- g. The ENGINEER will design and prepare a street lighting plan and conductor layout plan for the construction of streetlights by the Contractor, and not by Midland Cooperative as per the original Agreement.

Add the following paragraph:

- h. The Engineer will provide special contract provisions and adjustments to the construction staging plan thereto to optimize project schedule with School opening.

C. ADDITIONAL SERVICES

Add the following paragraph:

3. RIGHT-OF-WAY ACQUISITION SERVICES

- e. The ENGINEER will meet with the parcel owners to secure right-of-way and easement dedications in lieu of assessment.

Replace the following paragraph:

4. ACQUISITION PLATS AND LEGAL DESCRIPTIONS

- a. The ENGINEER will prepare acquisition plats and legal descriptions for any public right of way acquisition. The ENGINEER will prepare front end documents for signatures and recording purposes. It is anticipated that four (4) parcels will require acquisition of public right of way. Four plats for Public Utility Easement, two (2) plats for water main easement, and one (1) plat for stormwater drainage easement.

Add the following Section:

E. CONSTRUCTION PHASE SERVICES

Construction services will be performed based on the milestones outlined in the Contract Documents and summarized as follows: Milestone 1 – Project Completion in 120 Working Days; Milestone 2 – Landscaping Completion required by April 22, 2023; Milestone 3 – Plant Watering and Maintenance Period for 180 calendar days once Milestone 2 is completed.

Upon approval of this Supplemental Agreement, the ENGINEER shall provide services as follows:

1. CONSTRUCTION ADMINISTRATION SERVICES

- a. The ENGINEER shall contact each private utility company twice for an update on their permit application, relocation plan submittal, and construction progress on their relocations. The ENGINEER will submit a written status report to the CLIENT. It is anticipated this coordination will continue through May 13, 2022.
- b. Preconstruction Conferences - The ENGINEER shall arrange and conduct a preconstruction conference with the Contractor and CLIENT, to review the contract requirements, details of construction, utility conflicts and work schedule prior to construction. Prior to the preconstruction conference the ENGINEER and CLIENT shall meet to review details of the Contract Documents.
- b. Contractor Payment Requests - The ENGINEER shall review the requests of the Contractor for progress payments and shall approve a request, based on discussions with the CLIENT'S site observations, which authorizes payments and is a declaration that the Contractor's work has progressed to the point indicated.
- c. Notification of Nonconformance - The ENGINEER shall notify the CLIENT of any known work which does not conform to the construction contract and make recommendations to the CLIENT for the correction of nonconforming work. The CLIENT will be responsible for verifying that these recommendations are implemented by the Contractor.
- d. Shop Drawings - The ENGINEER shall review shop drawings and other submissions of the Contractor for general compliance with the construction contract.
- e. Change Orders - The ENGINEER shall prepare change orders for approval of the CLIENT
- f. Substantially Complete and Final Site Observation - The ENGINEER shall perform a site observation with the CLIENT to determine if the PROJECT is substantially complete according to the plans and specifications. The ENGINEER shall prepare a punchlist of items that the Contractor needs to address prior to project acceptance. The ENGINEER shall make a recommendation to the CLIENT on final payment for each Milestone phase of the PROJECT.
- g. During the Construction Services Phase, the ENGINEER shall confer with the CLIENT's Project Officer at each construction meeting to report PROJECT status. A written progress report shall be submitted and written in such a way that it is suitable for use as a City Council information item

- h. If the Contractor exceeds the estimated working days in completing construction of the PROJECT for any of the PROJECT Milestones, or if change orders or PROJECT additions require additional working days, the ENGINEER will be compensated for administration and staking services based on established hourly rates and fixed expenses outlined in the Professional's Standard Fee Schedule (Exhibit 'B').
- i. Final Acceptance - It is understood that the CLIENT will accept any portion of the PROJECT only after recommendation by the ENGINEER. Final acceptance of the PROJECT by the CLIENT shall not be deemed to release the Contractor from responsibility for ensuring that the work is done in a good and workmanlike manner, free of defects in materials and workmanship nor the ENGINEER for liability of design.
- j. The ENGINEER will attend up to eight (8) weekly construction meetings during Milestone No. 1 and prepare meeting minutes to be distributed to the CLIENT and Contractor. The ENGINEER will attend a preconstruction meeting and final walkthrough for the landscaping construction under Milestone No. 2. The ENGINEER will attend a final walkthrough to verify the landscaping is in healthy condition after the maintenance period is performed under Milestone No. 3.

2. CONSTRUCTION OBSERVATION

Construction Observation services for the project shall be performed by the CLIENT.

The following items shall be considered additional services and are not included within the Scope of Work. These items are listed to further assist with clarity of project scope as well as provide a listing of services, which the ENGINEER could perform upon request on an hourly basis based on the firm's current Standard Fee Schedule with a Not-To-Exceed maximum amount. These services may be added to the Agreement with written direction from the City Manager or Public Works Director, on an individual line-item basis.

- a. Full time construction observation services for grading.
- b. Full time construction observation services for water main and services.
- c. Full time construction observation services for storm sewer pipe installation, intakes, and manholes.
- d. Full time construction observation services for subgrade preparation, subbase placement, coreout and fabric placement.
- e. Full time construction observation services for pavement related items including placement, form setting, string line setting, and joint cutting and sealing.
- f. Full time construction observation for surface restoration, seeding, finish grading, and curb backfill.

3. CONSTRUCTION SURVEY

Construction staking services for the project as outlined below (a.-k.) for the above referenced project. Re-staking services shall be reimbursed by the Contractor. Additional staking of items not included in the plans or scope shall be considered extra services. Said extra services will be performed on an hourly basis in accordance with Snyder & Associates, Inc.'s current, Standard Fee Schedule. The construction staking items included in this Supplemental Agreement No. 1 are as follows:

- a. Project site horizontal and vertical control point verification and setup (Horizontal and vertical control points will be available for the grading and building contractor for machine control).
- b. Existing pavement removals, clearing limits and temporary construction easements or grading limits (Every 150' and points of deflection).
- c. Roadway and temporary roadway sub-grade checks (Check stakes provided on centerline/500' intervals throughout the roadway).
- d. Storm sewer pipe, structures, and structure adjustments (SUDAS station location offsets with flow line and rim/form grade/inlet elevations).
- e. Sanitary sewer structure adjustments (SUDAS station location offsets with flow line and rim elevations).
- f. Hydrant locations, water main pipe, water critical crossings, structures, and adjustments (Centerline pipe, top of pipe elevations, hydrant structure offsets).
- g. Roadway PCC pave-thrus, turn lanes, intersection and back of curb (Paving hubs staked on 50' intervals in tangents and 25' intervals on horizontal curves to a pre-determined height).
- h. Ditch grading (hubs staked on 25' intervals and points of deflection).
- i. Roadway sidewalk pavement including slope transitions (Paving hubs staked on 50' intervals. Offsets to a single edge to a pre-determined height).
- j. ADA compliance sidewalk (ADA ramp curb drops, top of ramp and landing/turning space locations, corner offsets with elevations).
- k. Street light locations.

4. FRANCHISE UTILITY CONFLICT AND LOCATION STAKING

The ENGINEER will provide staking of right-of-way, temporary road, critical crossings, and locations of critical features to assist all seven (7) franchise utilities in location of their facilities during relocation efforts. It is anticipated the staking will be completed in two separate events / trips.

5. RECORD DRAWINGS

Record drawings will be made to include as-constructed critical location, surface elevation, and flowline elevation information for pertinent drainage, grading and utility features. Drawings will be delivered in CADD format, electronic pdf, and two 11" x 17" paper copies.

6. MONUMENT PRESERVATION SURVEY

Following construction completion, the ENGINEER will only replace existing monuments or property pins that were found and located as part of the boundary or topographic surveys. The ENGINEER will not replace existing monumentation not found and located as a part of the boundary and topographic surveys.

The ENGINEER will prepare one drawing for each plat in the project area, to include three plats. The drawings will depict the locations of the existing monuments or property pins replaced as a result of the project construction. The ENGINEER will record these drawings with Polk County.

G. FEES

The fees for Engineering Services shall be as described below.

<u>Basic Services:</u>		<u>Basic</u>	<u>Addendum 1</u>	<u>Total</u>
1.	Project Administration	\$ 9,300	\$ 2,900	\$ 12,200
2.	Topographic Survey	\$ 11,000	\$ 3,700	\$ 14,700
3.	Preliminary Design and Plans	\$ 37,600	\$ 7,800	\$ 45,400
4.	Final Design and Plans	\$ 38,400	\$ 3,200	\$ 41,600
5.	Landscaping and Planting Design	\$ 4,000	\$ 4,100	\$ 8,100
6.	Public Information Meeting	\$ 7,500	\$	\$ 7,500
7.	Bid Phase Services	\$ 2,900	\$	\$ 2,900
8.	Rectangular Rapid Flashing Beacons	\$	\$ 7,250	\$ 7,250
9.	Street Lighting Conductor Design and Addendum	\$	\$ 4,300	\$ 4,300
Lump Sum Fee for Basic Services		\$ 110,700	\$ 33,250	\$ 143,950
<u>Additional Services:</u>		<u>Basic</u>	<u>Addendum 1</u>	<u>Total</u>
1.	Wetland and Stream Delineation	\$ 4,500	\$	\$ 4,500
2.	Wetland and Stream 404 Permitting	\$ 1,200	\$	\$ 1,200
3.	Acquisition Plats & Legal Descriptions	\$ 3,200	\$ 5,250	\$ 8,450
4.	Right-of-Way Acquisition Services	\$ 12,800	\$	\$ 12,800
5.	Title Reports (Subconsultant)	\$ 1,800	\$	\$ 1,800
6.	Project Market Data Book	\$ 2,500	\$ -2,500	\$ 0
7.	Geotechnical Engineering Services (Subconsultant)	\$ 4,800	\$	\$ 4,800
Hourly Not to Exceed Fee for Additional Services		\$ 30,800	\$ 2,750	\$ 33,550
<u>Construction Services:</u>		<u>Basic</u>	<u>Addendum 1</u>	<u>Total</u>
1.	Construction Administration	\$ 0	\$ 29,700	\$ 29,700
2.	Construction Observation	\$ 0	\$ 0	\$ 0
3.	Construction Survey	\$ 0	\$ 19,800	\$ 19,800
4.	Franchise Utility Conflict and Location Staking	\$ 0	\$ 3,500	\$ 3,500
5.	Record Drawings	\$ 0	\$ 4,300	\$ 4,300
6.	Monument Preservation	\$ 0	\$ 800	\$ 800
Hourly Not to Exceed Fee for Construction Services		\$ 0	\$ 58,100	\$ 58,100
TOTAL FEE FOR SERVICES		\$ 141,500	\$ 94,100	\$ 235,600

EXHIBIT 'B'

**SNYDER & ASSOCIATES, INC.
2022-23
STANDARD FEE SCHEDULE**

Billing Classification/Level		Billing Rate	
Professional			
<i>Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way Agent, Graphic Designer</i>			
Principal II		\$229.00	/hour
Principal I		\$217.00	/hour
Senior		\$198.00	/hour
VIII		\$181.00	/hour
VII		\$172.00	/hour
VI		\$163.00	/hour
V		\$152.00	/hour
IV		\$141.00	/hour
III		\$129.00	/hour
II		\$116.00	/hour
I		\$103.00	/hour
Technical			
<i>CADD, Survey, Construction Observation</i>			
Lead		\$138.00	/hour
Senior		\$132.00	/hour
VIII		\$123.00	/hour
VII		\$113.00	/hour
VI		\$102.00	/hour
V		\$92.00	/hour
IV		\$83.00	/hour
III		\$75.00	/hour
II		\$69.00	/hour
I		\$60.00	/hour
Administrative			
II		\$71.00	/hour
I		\$58.00	/hour
Reimbursables			
Mileage		<i>current IRS standard rate</i>	
Outside Services		<i>As Invoiced</i>	



Date February 9, 2022

To: Chelsea Huisman
 City of Polk City
 P.O. Box 426
 Polk City, IA 50226-0426

INVOICE SUMMARY - DECEMBER SERVICES

Services from December 1, 2022 through December 31, 2022

GENERAL ENGINEERING

<u>2021 General Engineering</u>	121.0001	\$	1,116.50
<i>Council Meetings, P&Z meeting, and coordination with staff re: agendas, resolutions, minutes.</i>			
<u>Building and Development issues:</u>	121.0001	\$	1,733.00
<i>Meetings and coordination with developers, engineers, building inspector, and staff regarding various potential and ongoing projects, and building permits.</i>			
<u>Water Dept:</u>	121.0001	\$	152.25
<i>Research Record Drawings for water main extension for updates to GIS.</i>			
<u>Sanitary Sewer Dept:</u>	121.0001	\$	152.25
<i>Research Record Drawings for sanitary sewer extension for updates to GIS.</i>			
<u>Miscellaneous Projects:</u>	121.0001	\$	416.50
<i>Projects include review re-districting map for two precincts, review ROW permit applications for franchise utilities, and prepare exhibits related to development of Schlife property.</i>			

SUBTOTAL **\$ 3,570.50**

CAPITAL IMPROVEMENT PROJECTS

2021 I & I Study - Phase 1	121.0300	\$	2,001.00
N. 3rd Street & Vista Lake Avenue Intersection Improvements	121.0455	\$	10,680.20
SUBTOTAL		\$	12,681.20

REIMBURSABLE DEVELOPMENT REVIEW PROJECTS

Big Creek Commons Plat 1: Construction Phase Services	121.0433	\$	1,590.00
Casey's: Site Plan	121.1034	\$	500.00
Creekview Estates Plat 2: Construction Phase Services	121.0195	\$	1,174.00
Four Seasons Polk City Plat 1: Construction Phase Services	121.0138	\$	578.50
Forest Ridge Estates Plat 3 - Preliminary Plat	121.1158	\$	950.00
HyVee Dollar Fresh: Rezoning, Site Plan, Plat of Survey, TIS, SWMP	121.0436	\$	2,452.00
Kwik Star: Construction Phase	119.0816	\$	318.00
Ledgestone Ridge: Construction Phase Services	121.0204	\$	112.00
Wolf Creek Townhomes Plat 13: Construction Drawings	121.0204	\$	-
SUBTOTAL		\$	7,674.50

TOTAL **\$ 23,926.20**