

Agenda -Notice of Meeting

Polk City | City Council

July 25, 2022 | 6:00 pm

City Hall Council Chambers

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. **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.*

5. Consent Items

- a. City Council Meeting Minutes for July 11, 2022
- b. City Council Work Session Meeting Minutes for July 11, 2022
- c. Claims listing July 25, 2022
- d. June 2022 Finance Report
- e. Resolution 2022-89 setting a Public Hearing on the Vacation of Ingress/Egress Easement within Lot 2, Edgewater Pointe, Polk City
- f. Receive and file the June 2022 Fire Department Report
- g. Receive and file the June 2022 Water Department Report
- h. Receive and file the June 2022 Police Department Report
- i. Set pay for Dottie Parsons promotion to EMS Lieutenant at a rate of \$23.00 per hour
- j. Set pay for Steve Noack promotion to Fire Lieutenant at a rate of \$18.50 per hour
- k. Set pay for part-time Firefighter/Paramedic, Bryan Koster at a pay rate of \$22.00 per hour
- l. Set pay for Tanner Owen promotion to Fire Training Lieutenant at a rate of \$23.00 per hour
- m. Set pay for full-time Police Officer, Caitlyn Whipple at a pay rate of \$26.21 per hour effective August 1, 2022 upon completion of the pre-employment physical and drug screen with an increase to \$27.77 upon successful completion of the academy
- n. Approve Police Training Reimbursement Agreement with Caitlyn Whipple
- o. Resolution 2022-90 setting a Public Hearing on the rezoning petition for 1000 E. Northside Dr. of 95.2 acres from A-1 to R-1
- p. Resolution 2022-91 setting a Public Hearing on a proposal to annex certain property into the City of Polk City
- q. Parks Commission Appointment of Larry Jablonski term ending 12/31/25
- r. Receive and file the July 18, 2022 Planning & Zoning Commission Meeting Minutes

6. Business Items

- a. Resolution 2022-92 approving Preliminary Plat/Site Plan for Scooter's Coffee

7. Reports & Particulars

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

8. Adjournment

--next meeting date August 8, 2022

MEETING MINUTES
The City of Polk City
City Council Meeting
6:00 p.m. July 11, 2022
City Hall – Council Chambers

Polk City, City Council held a meeting in the City Hall Council Chambers with public participation in person and via phone at 6:00 p.m., July 11, 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 6:00 p.m.
2. **Roll Call** | Walters, Anderson, Vogel, Sarchet | In attendance
Dvorak | Absent
3. **MOTION:** A motion was made by Vogel and seconded by Walters to approve the agenda
MOTION CARRIED UNANIMOUSLY
4. **Swear in Ceremony:**
Mayor Karsjen swore in Karla Hogrefe as Fire Chief, and Police Officers – Kevin Blaha-Polson and Nick Sherman
5. **Public Hearing**
 - a. Mayor Karsjen opened the Public Hearing on the requested Voluntary Annexation of certain property into the City of Polk City at 6:05pm. City Clerk Coffin, said that the notice was published June 24, 2022, and no comments had been received for or against the proposed amendment. City Manager Huisman provided a report. No one was present to be heard for or against the proposed annexation
MOTION: A motion was made by Vogel and seconded by Sarchet to close the public hearing at 6:05 pm.
MOTION CARRIED UNANIMOUSLY
 - i. **MOTION:** A motion was made by Vogel and seconded by Walters to approve Resolution 2022-83 approving annexation
MOTION CARRIED UNANIMOUSLY
6. **Presentation:** Community Visioning Member, Matt White presented an update on the downtown Mural Project
 - a. **MOTION:** A motion was made by Sarchet and seconded by Vogel to approve the Mural Project Funding Request in the amount of \$7,700
MOTION CARRIED UNANIMOUSLY
7. **Public Comments** | None
8. **Consent Items** |
 - a. City Council Meeting Minutes for June 27, 2022
 - b. Claims listing July 11, 2022
 - c. Acknowledge that the construction of the Storm Water Management Facility in Big Creek Valley Plat 2 has been completed as shown by the Certification from Shive Hattery dated September 23, 2020
 - d. Twelve Month Tobacco Permit for Sara B&R LLC aka Polk City Liquor effective July 1, 2022
 - e. Twelve Month Tobacco Permit for Tournament Club of Iowa LLC effective July 1, 2022
 - f. Twelve-month Class C Liquor License for Tournament Club of Iowa LLC with Outdoor Services and Sunday Sales effective June 1, 2022
 - g. Receive and file Parks & Recreation Department June 2022 Report
 - h. Resolution 2022-86 approving Pay application No. 4 for the North 3rd Street and Vista Lake Avenue Intersection Improvements Project in the amount of \$79,332.60
 - i. Resolution 2022-87 approving construction drawings for Creekview Estates Plat 3
 - j. Resolution 2022-88 approving an amendment to the Development Agreement with North Polk Development Company, L.L.C.
 - k. Set pay for part-time Firefighter/Paramedic, Brennan Burke at a pay rate of \$22.00 per hour
 - l. Block Party on W Trace Street July 16, 2022, with partial street closure**MOTION:** A motion was made by Vogel and seconded by Anderson to approve the consent agenda items
MOTION CARRIED UNANIMOUSLY

9. Business Items

- a. **MOTION:** A motion was made by Vogel and seconded by Walters to approve Resolution 2022-84 establishing Fair Market value of properties for Public Safety Facility Project and authorizing Acquisition for said Project
MOTION CARRIED UNANIMOUSLY
- b. **MOTION:** A motion was made by Vogel and seconded by Sarchet to approve Resolution 2022-85 approving Polk City Town Square Design Standards
MOTION CARRIED UNANIMOUSLY
- c. **MOTION:** A motion was made by Anderson and seconded by Vogel to approve Snyder & Associates May 2022 invoice in the amount of \$35,237.25 for Engineering Services
YES: Vogel, Sarchet, Anderson
ABSTAIN: Walters
MOTION CARRIED

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

- Parks & Recreation Director Thraen reported the windstorm Tuesday changed the canopy on the Square by destroying an ash tree near the bandstand. He thanked Public Works for their quick response removing the tree before it could damage the bandstand.
- City Manager Huisman announced the City will be holding public Spark Sessions on July 20 and July 21st in the Community room to seek public input on the City Hall Project and the Fire Station Remodel. She said presentations would be given both days at 12noon and 5pm and she encourages all to attend.
- Council Member Sarchet thanked Thraen for the report and asked that both he and Schulte share anything the City can do proactively to protect trees on the square in the future. Sarchet shared an email he received regarding Fire Chief Hogrefe response to a call that shared how she remained calm and showed so much compassion and wanted to thank the FD team for all of their help. Sarchet thanked Hogrefe for a doing such a commendable job.
- Council Member Vogel said it was so awesome to see so much support for those serving the community at the swear in ceremony. She said it is exciting to see all the things moving forward like the mural, the square design plans, and property purchase for public safety project.

11. Adjournment

MOTION: A motion was made by Anderson and seconded by Vogel to adjourn at 6:22 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date –July 25, 2022

Attest

Steve Karsjen, Mayor

Jenny Coffin, City Clerk

MEETING MINUTES
The City of Polk City
Work Session
5:00 p.m., Monday, July 11, 2022
City Hall Council Chambers

A Council Work Session was held on July 11, 2022 at 5:00 p.m. at the City Hall Council Chambers in Polk City, Iowa.

<p><u>Mayor and City Council Members Present:</u> Steve Karsjen Mayor Ron Anderson Pro Tem Jeff Walters City Council Member Mandy Vogel City Council Member Robert Sarchet City Council Member</p> <p><u>Mayor and City Council Members Present:</u> David Dvorak City Council Member</p>	<p><u>Staff Members Present:</u> Chelsea Huisman City Manager Jenny Coffin City Clerk/Treasurer Mike Schulte Public Works Director Jeremy Siepker Police Chief Jamie Noack Library Director</p>
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Minutes

Main Street Presentation – Mayor Karsjen presented an overview of Polk City and introduced the Main Street Presenter teams. Team 1, Council Member Walters reviewed recent Polk City accomplishments, facts about Polk City and future plans for the Town Square. Team 2, Go Polk City Executive Director Converse described the lack of theme in the current downtown district, and although the City has recently established design standards requests help from IEDA to identify some opportunities for enhancing the historical features in the area. Converse highlighted the data to help diversify the business types in this district to include more retail and restaurants. Team 2, City Manager Huisman presented city strategies including city resources, concerns in the district to address including limited parking, sidewalk and trail connections and improvements on basic aesthetics. Huisman discussed the opportunity to expand the downtown district and improving business to residential ratios, also adding second story residential opportunities on the square. Brandon Converse and Corey Hoodjer will present the next three slides, in their absence Huisman presented “Why Polk City” covering the design standards approved by council, recent hiring of Converse as Executive Economic Director, downtown mural, TIF program and overall Main Street talk! Huisman confirmed required volunteer needs and the confidence with existing organizations in town to help. Huisman also reviewed the uniqueness of our downtown area that is less traditional than others. She said we are proud of the down area and protective of green space and the importance of economic impact to the community, she said most importantly Polk City is ready to work. Last part of presentation will be a 2-minute summary done by KNM Productions.

Council Member Anderson suggested adding voluntary annexations, new city hall and restoration of the historical museum. Council Member Vogel suggested discussing the addition of parking with the new city hall and highlighting events held on the square. Council Member Walters said it is important to highlight how much our square is the heart of our community. Executive Director Converse suggested the addition of highlighting the use of the square on a normal weekend with family and friends using the space.

Council and staff discussed any other ways to improve the presentation to highlight the small town feel and charming square while still being concise and not going over allotted time to present.

Executive Director Converse said that community, school and business members will be attending the practice presentation tomorrow and they would be able to speak to main street, if necessary, to get closer to time limit.

Council and staff discussed if there is anything that should be cut from the presentation or any suggestions for slide improvements.

Motion was made by Anderson and seconded by Vogel to Adjourn at 5:46 p.m.

Motion carried Unanimously.

Steve Karsjen, Mayor

Jenny Coffin, City Clerk

CLAIMS REPORT		
CITY OF POLK CITY	DATED	7/25/2022
VENDOR	REFERENCE	AMOUNT
ACCUJET LLC	LATERAL LAUNCH SERVICE	\$ 1,436.54
Aladtec Inc	SCHEDULING SOFTWARE - SHARED	\$ 450.00
AMAZON BUSINESS	REPLACEMENT PRINTER	\$ 2,200.62
Automatic Systems Co	WATER PLANT PANEL REPAIRS	\$ 1,262.51
AVESIS	CITY VISION INSURANCE	\$ 326.90
BAKER & TAYLOR	LIBRARY BOOKS	\$ 3,269.30
Bound Tree Medical	MEDICAL SUPPLIES	\$ 18.49
BUSINESS PUBLICATIONS CORP	PUBLICATION	\$ 291.84
CANINE TACTICAL	JULY 2022 K-9 TRAINING	\$ 200.00
CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	\$ 170.16
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	\$ 43.74
CENTRAL IOWA READY MIX	BRIDGEVIEW TRAIL CONNECTION	\$ 5,485.00
CENTURY LINK	PHONE SERVICE	\$ 286.49
CHELSEA HUISMAN	IACMA MILEAGE REIMBURSEMENT	\$ 126.25
CHRISTIAN BROTHERS AUTOMOTIVE	#23 REPAIRS	\$ 5,616.37
CHRISTIAN KENYON	UTILITY DEPOSIT REFUND	\$ 59.50
CITY OF DES MOINES	WRA HOOK-UP	\$ 35,024.50
CITY OF POLK CITY	UB ASSISTANCE - JULY 2022	\$ 250.00
Crystal Clear Water Co	PURCHASED WATER	\$ 55.75
D & K PRODUCTS	POND MAINTENANCE	\$ 590.00
Delta Dental	CITY DENTAL INSURANCE	\$ 1,293.14
DES MOINES AREA COMM COLLEGE	EMS CLASSES	\$ 180.00
DONALD HUEGERICH	UTILITY DEPOSIT REFUND	\$ 69.04
ELECTRONIC ENGINEERING CO.	ALARM MONITORING	\$ 70.00
ETECH SOLUTIONS LLC	NEW WORK STATION	\$ 1,441.69
GET SOME GUNS LLC	UNIFORMS - DELANEY	\$ 269.07
HACH COMPANY	WATER DEPARTMENT SUPPLIES	\$ 1,298.86
HEARTLAND FINISHES	PARK SIGN CREATION (4)	\$ 8,400.00
HOTSY CLEANING SYSTEMS INC.	PRESSURE WASHER SUPPLIES	\$ 177.35
I.I.M.C.	CLERK FULL MEMBERSHIP FY22/23	\$ 200.00
IMAGE TREND	REPORT WRITING SOFTWARE RENEW	\$ 4,446.33
IOWA CTS CLEANERS	VEHICLE TRANSPORT CLEANING	\$ 75.00
IOWA LAW ENFORCEMENT ACADEMY	MMPI TRANSFER - SHERMAN	\$ 50.00
IOWA STATE UNIVERSITY	MUNICIPAL PROFESSIONAL ACADEMY	\$ 195.00
JEFFREY MAYNES	UTILITY DEPOSIT REFUND	\$ 82.07
JENNY COFFIN	IIMC CONFERENCE REIMBURSEMENT	\$ 34.74
JOHNSON EXCAVATING, INC.	3RD STREET BRIDGE SILT CLEANUP	\$ 4,828.75
JOSEPH PETERSON, PLC	MEDICAL DIRECTOR SERVICES 2022	\$ 2,500.00
KARL CHEVROLET	CAGE INSTALL	\$ 2,710.93
KELTEK	BUYOUT OF #20 - FOUNDATION	\$ 12,900.00
KELLY LEHMAN	UTILITY DEPOSIT REFUND	\$ 44.82
KEYSTONE LABORATORIES INC.	WATER TESTING	\$ 618.50
KIMBALL MIDWEST	SHOP SUPPLIES	\$ 499.59
KYLE HOUT	UTILITY DEPOSIT REFUND	\$ 86.13
LAURA SMITH	MILLER PARK RENTAL REFUND	\$ 75.00
LIFETIME TENNIS	TENNIS LESSONS -SUMMER FUN CAMP	\$ 2,064.00

LINDE GAS & EQUIPMENT INC	OXYGEN	\$ 92.02
LISA BERTHOLF	UTILITY DEPOSIT REFUND	\$ 6.52
MALLORY SAFETY & SUPPLY LLC	NITRILE GLOVES	\$ 46.50
MARTIN MARIETTA AGGREGATES	CLASS A ROAD STONE	\$ 490.38
MEDIX OCCUPATN HEALTH -ORCA PC	TB TEST - PETERS	\$ 18.00
METRO WASTE AUTHORITY	CONTRACT MANAGEMENT-JULY 2022	\$ 17,296.46
MICROMARKETING, LLC	BOOKS ON CD/DVD	\$ 122.52
MIDAMERICAN ENERGY	ELECTRIC CHARGES	\$ 12,100.30
MIDLAND POWER CO-OP	STREET LIGHTING	\$ 1,011.87
NORTHWESTERN UNIVERSITY	POLICE STAFF/COMMAND SCHOOL	\$ 4,500.00
NOTARY ROTARY	MERRITT NOTARY STAMP	\$ 27.99
ONESOURCE	BACKGROUND CHECK	\$ 42.00
OVERDRIVE INC	DIGITAL AUDIOBOOK	\$ 617.05
Overhead Door Co Of Des Moines	ANNUAL SHOP DOOR MAINTENANCE	\$ 1,081.46
P & M APPAREL	SAFETY SHIRTS	\$ 587.00
PHILIP L ASCHEMAN, PHD	MMPI EVALUATION -WHIPPLE	\$ 215.00
POLK COUNTY TREASURER	WARRANT BLOOD DRAW	\$ 150.00
POLK COUNTY TREASURER	ANIMAL CONTROL FEES FY 22/23	\$ 2,749.00
Protex Central Inc	ALARM MONITORING	\$ 480.00
RACOM	RADIO FOR #26 - FOUNDATION	\$ 7,178.96
RANGEMASTERS TRAINING CENTER	AMMUNITION	\$ 3,429.16
REISING SUN CAFÉ	UTILITY DEPOSIT REFUND	\$ 47.57
RENEWABLE ENERGY GROUP	STREET SWEEPING FUEL	\$ 2,168.37
ROTO-ROOTER	SHELTER HOUSE DRAIN	\$ 205.00
Safety Kleen Systems Inc	PARTS WASHER SERVICE	\$ 160.72
SBS SERVICES GROUP LLC	JANITORIAL - JULY 2022	\$ 99.14
SPARK JOY CHARLOTTE LLC	LIBRARY PROGRAM	\$ 84.00
STEPHANIE SANDERSON	SUMMER FUN CAMP REFUND	\$ 110.00
STEVE JOHNSON	UTILITY DEPOSIT REFUND	\$ 30.00
SUBSURFACE SOLUTIONS	RECHARGABLE BATTERY KIT	\$ 1,056.58
TIM CORY	UTILITY DEPOSIT REFUND	\$ 87.47
TOTAL QUALITY INC.	LAWNCARE	\$ 4,038.02
UNITED HEALTHCARE	HEALTH INSURANCE	\$ 30,926.84
VAN-WALL EQUIPMENT	VEHICLE REPAIR PARTS	\$ 559.98
VERIZON WIRELESS	PHONE AND DATA PLAN	\$ 369.90
Accounts Payable Total		\$ 193,959.75
GENERAL		\$ 80,953.77
ROAD USE		\$ 12,291.97
L.M.I		\$ 250.00
CAPITAL IMPROVEMENTS		\$ 5,975.38
CAPITAL EQUIPMENT/VEHICLE		\$ 22,789.89
WATER		\$ 13,438.22
SEWER		\$ 40,964.06
SOLID WASTE/RECYCLING		\$ 17,296.46
TOTAL FUNDS		\$ 193,959.75



POLK CITY - A City For All Seasons -

Monthly Finance Report

June 2022

Prepared By:

Jenny Coffin
City Clerk/Treasurer

ACCOUNT TITLE	LAST REPORT END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILILTY	ENDING BALANCE
001 GENERAL	4,160,768.87	346,505.78	601,384.30	670.40	3,906,560.75
110 ROAD USE	359,936.89	97,200.86	138,647.28	103.78	318,594.25
111 I-JOBS	.00	.00	.00	.00	.00
121 LOCAL OPTION SALES TAX	1,041,531.97	82,321.80	.00	.00	1,123,853.77
125 TIF	772,768.67	3,920.85	473,090.76	.00	303,598.76
135 L.M.I	1,120,748.77	50,218.00	250.00	.00	1,170,716.77
167 PC COMM. LIB TRUST	13,874.34	250.00	.00	.00	14,124.34
177 ASSET FORFEITURE	1,685.81	.00	.00	.00	1,685.81
200 DEBT SERVICE	13,695.70-	.00	.00	.00	13,695.70-
301 CAPITAL IMPROVEMENTS	2,009,070.32	4,738,558.04	136,084.88	15.00	6,611,558.48
302 CAPITAL WATER PROJECT	615,941.60	.00	374,865.66	.00	241,075.94
303 CAPITAL EQUIPMENT/VEHIC	194,917.75-	374,674.73	.00	.00	179,756.98
304 FOUR SEASONS PUB IMPROV	18,000.00	.00	.00	.00	18,000.00
600 WATER	1,628,656.92	119,258.90	191,620.29	230.57	1,556,526.10
610 SEWER	1,395,603.09	159,627.17	122,315.87	230.64	1,433,145.03
670 SOLID WASTE/RECYCLING	36,501.97	25,255.67	24,923.71	.00	36,833.93
740 STORM WATER UTILITY	91,590.10	7,769.61	661.67	.00	98,698.04
920 ESCROW	.00	.00	.00	.00	.00
Report Total	13,058,065.87	6,005,561.41	2,063,844.42	1,250.39	17,001,033.25

**BANK CASH REPORT
2022**

BANK FUND	BANK NAME	MAY CASH BALANCE	JUNE RECEIPTS	JUNE DISBURSMENTS	JUNE CASH BALANCE	OUTSTANDING TRANSACTIONS	JUN BANK BALANCE
Grinnell State Bank BK#1							
BANK 001	Grinnell State Bank						12,482,896.54
001	CHECKING - GENERAL	62,436.46	372,779.85	631,525.76	196,309.45-	66,731.60	
110	CHECKING - ROAD USE	359,936.89	100,066.66	141,409.30	318,594.25	10,894.18	
111	CHECKING - I-JOBS	0.00	0.00	0.00	0.00		
112	CHECKING - EMPLOYEE BENEFIT	0.00	0.00	0.00	0.00		
121	CHECKING - LOCAL OPTION	1,041,531.97	82,321.80	0.00	1,123,853.77		
125	CHECKING - TIF	772,768.67	3,920.85	473,090.76	303,598.76	19,509.65	
135	CHECKING - L.M.I.	401,705.91	50,218.00	250.00	451,673.91		
167	CHECKING - PC COMM. LIB TRUST	13,874.34	250.00	0.00	14,124.34		
177	CHECKING - FORFEITURE	1,685.81	0.00	0.00	1,685.81		
200	CHECKING - DEBT SERVICE	13,695.70-	0.00	0.00	13,695.70-		
301	CHECKING - CAPITAL PROJECT	2,009,070.32	4,738,558.04	136,069.88	6,611,558.48	188.15	
302	CHECKING - CAPITAL WATER PROJ	615,941.60	0.00	374,865.66	241,075.94	374,865.66	
303	CHECKING - CAP EQUIP/VEHICLE	194,917.75-	374,674.73	0.00	179,756.98		
304	CHECKING	18,000.00	0.00	0.00	18,000.00		
600	CHECKING - WATER UTILITY	1,628,655.92	132,476.38	204,607.20	1,556,525.10	12,231.99	
610	CHECKING - SEWER UTILITY	1,395,602.09	173,900.68	136,358.74	1,433,144.03	29,650.53	
670	CHECKING-SOLID WASTE/RECYCLING	36,501.97	25,346.34	25,014.38	36,833.93		
740	CHECKING	91,590.10	8,462.67	1,354.73	98,698.04		
920	CHECKING - ESCROW BANK ACCOUNT	0.00	0.00	0.00	0.00		
	PENDING CREDIT-CARD DEPOSITS					199,060.11	
	DEPOSITS					11,904.59	
	WITHDRAWALS					3,252.53	
Grinnell State Bank TOTALS		8,240,688.60	6,062,976.00	2,124,546.41	12,179,118.19	306,359.59	12,485,477.78
LUANA SAV. BK MM BK#2							
BANK 001	LUANA SAV. BK MM						3,274,480.37
001	Luana Savings Bank - M.M. Acco	2,551,536.21	3,902.30	0.00	2,555,438.51		
135	Luana Money Market Account	719,041.86	0.00	0.00	719,041.86		
LUANA SAV. BK MM TOTALS		3,270,578.07	3,902.30	0.00	3,274,480.37	0.00	3,274,480.37
GRINNELL STATE BK- C.D. BK#3							
BANK 001	GRINNELL STATE BK- C.D.						1,084,567.26
001	GRINNELL STATE BANK CD	0.00	0.00	0.00	0.00		
	DEPOSITS					1,366.85	
	TRANSFER-OUT					1,085,934.11-	
GRINNELL STATE BK- C.D. TOTALS		0.00	0.00	0.00	0.00	1,084,567.26	1,084,567.26
GRINNELL STATE BK-MM BK#4							
BANK 001	GRINNELL STATE BK-MM						1,546,995.69
001	SUPER MONEY MKT II	1,546,360.20	635.49	0.00	1,546,995.69		
GRINNELL STATE BK-MM TOTALS		1,546,360.20	635.49	0.00	1,546,995.69	0.00	1,546,995.69

**BANK CASH REPORT
2022**

BANK NAME FUND GL NAME	MAY CASH BALANCE	JUNE RECEIPTS	JUNE DISBURSMENTS	JUNE CASH BALANCE	OUTSTANDING TRANSACTIONS	JUN BANK BALANCE
LUANA SAVINGS BANK CD BK#6						
----- BANK LUANA SAVINGS BANK CD BK#6 001 LUANA BANK C.D.-1.85%	0.00	0.00	0.00	0.00		
----- LUANA SAVINGS BANK CD TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
=====						
TOTAL OF ALL BANKS	13,057,626.87	6,067,513.79	2,124,546.41	17,000,594.25	1,390,926.85	18,391,521.10
=====						

BUDGET REPORT
CALENDAR 6/2022, FISCAL 12/2022

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	4,366,556.00	601,384.30	4,019,935.81	92.06	346,620.19
	ROAD USE TOTAL	729,600.00	138,647.28	633,685.90	86.85	95,914.10
	LOCAL OPTION SALES TAX TOTAL	672,299.00	.00	.00	.00	672,299.00
	TIF TOTAL	698,450.00	473,090.76	635,382.96	90.97	63,067.04
	L.M.I TOTAL	595,880.00	250.00	410,443.84	68.88	185,436.16
	PC COMM. LIB TRUST TOTAL	4,000.00	.00	.00	.00	4,000.00
	DEBT SERVICE TOTAL	1,555,502.00	.00	1,555,445.27	100.00	56.73
	CAPITAL IMPROVEMENTS TOTAL	2,369,975.00	136,084.88	850,767.91	35.90	1,519,207.09
	CAPITAL WATER PROJECT TOTAL	500,000.00	374,865.66	418,002.12	83.60	81,997.88
	CAPITAL EQUIPMENT/VEHICLE TOTA	285,241.00	.00	194,917.75	68.33	90,323.25
	WATER TOTAL	1,276,494.00	191,620.29	1,304,652.24	102.21	28,158.24-
	SEWER TOTAL	1,719,087.00	122,315.87	1,588,001.95	92.37	131,085.05
	SOLID WASTE/RECYCLING TOTAL	283,500.00	24,923.71	288,404.20	101.73	4,904.20-
	STORM WATER UTILITY TOTAL	140,000.00	661.67	136,259.99	97.33	3,740.01
	TOTAL EXPENSES BY FUND	=====	=====	=====	=====	=====
		15,196,584.00	2,063,844.42	12,035,899.94	79.20	3,160,684.06
		=====	=====	=====	=====	=====

BUDGET REPORT
CALENDAR 6/2022, FISCAL 12/2022

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,154,256.00	73,865.99	1,113,925.37	96.51	40,330.63
	CIVIL DEFENSE TOTAL	16,500.00	4,628.38	9,594.05	58.15	6,905.95
	FIRE TOTAL	764,419.00	104,686.97	664,497.04	86.93	99,921.96
	BUILDING/HOUSING TOTAL	581,919.00	25,421.37	530,077.69	91.09	51,841.31
	DOG CONTROL TOTAL	4,795.00	.00	3,038.30	63.36	1,756.70
	PUBLIC SAFETY TOTAL	2,521,889.00	208,602.71	2,321,132.45	92.04	200,756.55
	ROAD USE TOTAL	692,867.00	43,723.00	625,276.34	90.24	67,590.66
	STREET LIGHTING TOTAL	63,000.00	5,082.18	58,210.37	92.40	4,789.63
	PUBLIC WORKS TOTAL	755,867.00	48,805.18	683,486.71	90.42	72,380.29
	ENV.HEALTH SERVICES TOTAL	4,000.00	.00	2,001.52	50.04	1,998.48
	HEALTH & SOCIAL SERVICES TOTA	4,000.00	.00	2,001.52	50.04	1,998.48
	LIBRARY TOTAL	414,160.00	35,533.13	376,779.84	90.97	37,380.16
	PARKS TOTAL	355,952.00	42,560.74	321,536.24	90.33	34,415.76
	COMMUNITY CENTER TOTAL	20,863.00	264.26	12,911.01	61.88	7,951.99
	CULTURE & RECREATION TOTAL	790,975.00	78,358.13	711,227.09	89.92	79,747.91
	TIF/ECON DEV TOTAL	884,232.00	223,122.76	795,608.80	89.98	88,623.20
	COMMUNITY & ECONOMIC DEV TOTA	884,232.00	223,122.76	795,608.80	89.98	88,623.20
	MAYOR COUNCIL TOTAL	104,515.00	7,517.70	121,688.07	116.43	17,173.07-
	POLICY ADMINISTRATION TOTAL	198,901.00	12,082.78	196,822.66	98.96	2,078.34
	ELECTIONS TOTAL	1,750.00	.00	706.31	40.36	1,043.69
	CITY ATTORNEY TOTAL	60,500.00	3,980.00	56,907.00	94.06	3,593.00
	CITY HALL TOTAL	91,850.00	7,653.08	56,433.79	61.44	35,416.21
	OTHER CITY GOVERNMENT TOTAL	168,800.00	2,550.00	132,734.11	78.63	36,065.89
	GENERAL GOVERNMENT TOTAL	626,316.00	33,783.56	565,291.94	90.26	61,024.06
	DEBT SERVICE TOTAL	1,555,502.00	.00	1,555,445.27	100.00	56.73
	DEBT SERVICE TOTAL	1,555,502.00	.00	1,555,445.27	100.00	56.73
	FIRE TOTAL	56,000.00	.00	52,993.00	94.63	3,007.00
	OTHER PUBLIC WORKS TOTAL	192,241.00	.00	105,000.00	54.62	87,241.00
	PARKS TOTAL	37,000.00	.00	36,924.75	99.80	75.25
	CAPITAL IMPROVEMENT TOTAL	2,369,975.00	136,084.88	850,767.91	35.90	1,519,207.09

BUDGET REPORT
CALENDAR 6/2022, FISCAL 12/2022

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	WATER UTILITY TOTAL	500,000.00	374,865.66	418,002.12	83.60	81,997.88
	CAPITAL PROJECTS TOTAL	3,155,216.00	510,950.54	1,463,687.78	46.39	1,691,528.22
	WATER UTILITY TOTAL	1,175,034.00	90,160.29	1,203,192.24	102.40	28,158.24
	SEWER UTILITY TOTAL	1,655,754.00	58,982.87	1,524,668.95	92.08	131,085.05
	RECYCLING TOTAL	283,500.00	24,923.71	288,404.20	101.73	4,904.20
	STORM WATER TOTAL	140,000.00	661.67	136,259.99	97.33	3,740.01
	ENTERPRISE FUNDS TOTAL	3,254,288.00	174,728.54	3,152,525.38	96.87	101,762.62
	TRANSFER TOTAL	1,648,299.00	785,493.00	785,493.00	47.65	862,806.00
	TRANSFER OUT TOTAL	1,648,299.00	785,493.00	785,493.00	47.65	862,806.00
	TOTAL EXPENSES	15,196,584.00	2,063,844.42	12,035,899.94	79.20	3,160,684.06

REVENUE REPORT
CALENDAR 6/2022, FISCAL 12/2022

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	4,313,348.00	346,505.78	4,064,801.26	94.24	248,546.74
	ROAD USE TOTAL	729,600.00	97,200.86	713,246.01	97.76	16,353.99
	LOCAL OPTION SALES TAX TOTAL	938,600.00	82,321.80	1,123,853.77	119.74	185,253.77-
	TIF TOTAL	673,450.00	3,920.85	675,893.04	100.36	2,443.04-
	L.M.I TOTAL	75,218.00	50,218.00	134,400.66	178.68	59,182.66-
	PC COMM. LIB TRUST TOTAL	.00	250.00	250.00	.00	250.00-
	DEBT SERVICE TOTAL	1,615,052.00	.00	1,517,555.05	93.96	97,496.95
	CAPITAL IMPROVEMENTS TOTAL	2,725,272.00	4,738,558.04	7,246,898.38	265.91	4,521,626.38-
	CAPITAL WATER PROJECT TOTAL	.00	.00	370,891.67	.00	370,891.67-
	CAPITAL EQUIPMENT/VEHICLE TOTA	374,800.00	374,674.73	374,674.73	99.97	125.27
	FOUR SEASONS PUB IMPROVEM TOTA	.00	.00	18,000.00	.00	18,000.00-
	WATER TOTAL	1,590,100.00	119,258.90	1,621,042.48	101.95	30,942.48-
	SEWER TOTAL	1,737,000.00	159,627.17	1,837,373.76	105.78	100,373.76-

REVENUE REPORT
CALENDAR 6/2022, FISCAL 12/2022

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET	MTD BALANCE	YTD BALANCE	PERCENT RECD	UNCOLLECTED
	SOLID WASTE/RECYCLING TOTAL	283,500.00	25,255.67	295,771.10	104.33	12,271.10-
	STORM WATER UTILITY TOTAL	----- 179,000.00	----- 7,769.61	----- 213,653.80	----- 119.36	----- 34,653.80-
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		15,234,940.00	6,005,561.41	20,208,305.71	132.64	4,973,365.71-
		=====	=====	=====	=====	=====

BALANCE SHEET
CALENDAR 6/2022, FISCAL 12/2022

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING - GENERAL	258,745.91-	196,309.45-
001-000-1725	ACCUM.DEPR. - LIBRARY BLDG	.00	.00
001-000-1745	ACCUM.DEPR. - PWD EQUIPMENT	.00	.00
001-000-1755	ACCUM.DEPR. - POLICE	.00	.00
001-000-1756	ACCUM.DEPR. - FIRE DEPT.	.00	.00
001-000-1805	ACCUM.DEPR. - SIDEWALKS	.00	.00
001-000-1806	ACCUM.DEPR.- PARKER BLVD	.00	.00
110-000-1110	CHECKING - ROAD USE	41,342.64-	318,594.25
111-000-1110	CHECKING - I-JOBS	.00	.00
121-000-1110	CHECKING - LOCAL OPTION	82,321.80	1,123,853.77
125-000-1110	CHECKING - TIF	469,169.91-	303,598.76
135-000-1110	CHECKING - L.M.I.	49,968.00	451,673.91
167-000-1110	CHECKING - PC COMM. LIB TRUST	250.00	14,124.34
177-000-1110	CHECKING - FORFEITURE	.00	1,685.81
200-000-1110	CHECKING - DEBT SERVICE	.00	13,695.70-
301-000-1110	CHECKING - CAPITAL PROJECT	4,602,488.16	6,611,558.48
302-000-1110	CHECKING - CAPITAL WATER PROJ	374,865.66-	241,075.94
303-000-1110	CHECKING - CAP EQUIP/VEHICLE	374,674.73	179,756.98
304-000-1110	CHECKING	.00	18,000.00
600-000-1110	CHECKING - WATER UTILITY	72,130.82-	1,556,525.10
600-000-1805	ACCUM. DEPR. - WATER	.00	.00
610-000-1110	CHECKING - SEWER UTILITY	37,541.94	1,433,144.03
610-000-1805	ACCUM. DEPR. - SEWER	.00	.00
670-000-1110	CHECKING-SOLID WASTE/RECYCLING	331.96	36,833.93
740-000-1110	CHECKING	7,107.94	98,698.04
920-000-1110	CHECKING - ESCROW BANK ACCOUNT	.00	.00
	CHECKING TOTAL	3,938,429.59	12,179,118.19
600-000-1111	WAT.SINKING/CKG	.00	.00
610-000-1111	SEWER SINKING FUND	.00	.00
	WATER SINKING TOTAL	.00	.00
600-000-1112	WATER TRUST CHECKING	.00	.00
610-000-1112	SEW.IMPR.CHECKING	.00	.00
	CHECKING TOTAL	.00	.00
600-000-1113	WAT.IMPR/CHECKING	.00	.00
610-000-1113	79 SANITARY SEWER DISTRICT	.00	.00
	CHECKING TOTAL	.00	.00
600-000-1115	Water Holding Account	.00	.00
	TOTAL	.00	.00

BALANCE SHEET
CALENDAR 6/2022, FISCAL 12/2022

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1120	LIBR.PETTY CASH	.00	35.00
600-000-1120	WATER PETTY CASH	.00	.00
		-----	-----
	PETTY CASH TOTAL	.00	35.00
001-000-1121	GENERAL PETTY CASH	.00	100.00
		-----	-----
	PETTY CASH TOTAL	.00	100.00
001-000-1122	PETTY CASH-POLICE	.00	300.00
		-----	-----
	PETTY CASH-POLICE TOTAL	.00	300.00
001-000-1150	GENERAL RESERVE IPAIT A/C	.00	1.00
125-000-1150	TIF RESERVE IPAIT A/C	.00	.00
135-000-1150	LMI - IPAIT Account	.00	1.00
200-000-1150	DEBT/TIF/CHECKING	.00	.00
301-000-1150	TIF SPECIAL REVENUES	.00	.00
600-000-1150	WATER FUND IPAIT A/C	.00	1.00
610-000-1150	SEWER FUND IPAIT A/C	.00	1.00
		-----	-----
	CHECKING TOTAL	.00	4.00
001-000-1151	GENERAL INVESTMENT	.00	.00
600-000-1151	WATER RESERVE INVESTMENT	.00	.00
610-000-1151	Sewer Fund CD	.00	.00
		-----	-----
	SAVINGS TOTAL	.00	.00
600-000-1152	WATER TRUST INVESTMT.	.00	.00
		-----	-----
	WATER TRUST INVESTMENT TOTAL	.00	.00
001-000-1160	SUPER MONEY MKT II	635.49	1,546,995.69
110-000-1160	SAVINGS	.00	.00
125-000-1160	SAVINGS	.00	.00
		-----	-----
	SUPER MONEY MKT II TOTAL	635.49	1,546,995.69
001-000-1161	GRINNELL STATE BANK CD	.00	.00
610-000-1161	Polk County Bank CD	.00	.00
		-----	-----
	GRINNELL STATE BANK CD TOTAL	.00	.00

BALANCE SHEET
CALENDAR 6/2022, FISCAL 12/2022

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1162	LUANA BANK C.D. -1.85%	.00	.00
	TOTAL	----- .00	----- .00
001-000-1163	Luana Savings Bank - M.M. Acco	3,902.30	2,555,438.51
135-000-1163	Luana Money Market Account	.00	719,041.86
600-000-1163	Luana Money Market Account	.00	.00
610-000-1163	Luana Money Market Account	.00	.00
	LUANA MONEY MARKET TOTAL	----- 3,902.30	----- 3,274,480.37
600-000-1220	ACCOUNTS RECEIVABLE	.00	.00
610-000-1220	ACCOUNTS RECEIVABLE	.00	.00
	TOTAL	----- .00	----- .00
	TOTAL CASH	=====	=====
		3,942,967.38	17,001,033.25
		=====	=====



City of Polk City, Iowa

City Council Agenda Communication

Date: July 25, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager

Subject: Setting a public hearing on the Vacation of Ingress/Egress Easement within Lot 2, Edgewater Pointe, Polk City

BACKGROUND: On Monday evening, I will be asking for the City Council to set a Public Hearing for August 8, 2022, at 6PM on a proposed vacation of ingress/egress easement. Scooters has requested the vacation of this easement, as they need the easement area for development of their project. The city has reviewed this request, and has no need for the easement, and we recommend the vacation of said easement.

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, August 8, 2022.

RESOLUTION NO. 2022-89

**RESOLUTION SETTING A PUBLIC HEARING ON THE
VACATION OF INGRESS/EGRESS EASEMENT WITHIN
LOT 2, EDGEWATER POINTE, POLK CITY.**

WHEREAS, a proposal has been made for the City to vacate the Ingress/Egress Easement on the following described real property:

A 24 foot Ingress/Egress Easement within Lot 2, Edgewater Pointe, an Official Plat, as recorded in Book 11192, Page 721, in the Office of the Polk County Recorder, all being in and forming a part of the City of Polk City, Polk County, Iowa, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2; THENCE South 0°03'39" East along the Easterly line of said Lot 2, a distance of 130.00 feet to the POINT OF BEGINNING; THENCE South 0°03'44" East along the Easterly line of said Lot 2 a distance of 24.00 feet; THENCE South 89°55'25" West a distance of 77.08 feet; THENCE along a curve to the left having a radius of 15.50 feet, a delta of 90°02'00", an arc length of 24.35 feet, a chord which bears South 44°54'49" West, having a chord distance of 21.92 feet to the point of tangency; THENCE North 0°05'47" West a distance of 39.51 feet; THENCE North 89°55'34" East a distance of 92.59 feet to the POINT OF BEGINNING, containing 2,274 square feet, more or less.

WHEREAS, the City Engineer has reviewed and approved said vacation; and

WHEREAS, the Code of Iowa provides that an easement may be vacated only after notice and hearing as provided by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Polk City, Iowa, that a public hearing before this Council on the proposal set forth in the preamble to this Resolution is set for 6:00 p.m., on the 8th day of August, 2022. The City Clerk is directed to publish the Notice of said hearing at the time and in the manner required by law.

DATED at Polk City, Iowa, this 25 day of July, 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT TO VACATE INGRESS/EGRESS EASEMENT WITHIN LOT 2, EDGEWATER POINTE, POLK CITY.

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Polk City, Iowa will hold a public hearing on the 8th day of August, 2022, at 6:00 o'clock p.m. at the City Hall, 112 Third Street, Polk City, Iowa, for purposes of discussing the intent to vacate an Ingress/Egress Easement on the following described real property:

A 24 foot Ingress/Egress Easement within Lot 2, Edgewater Pointe, an Official Plat, as recorded in Book 11192, Page 721, in the Office of the Polk County Recorder, all being in and forming a part of the City of Polk City, Polk County, Iowa, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2; THENCE South 0°03'39" East along the Easterly line of said Lot 2, a distance of 130.00 feet to the POINT OF BEGINNING; THENCE South 0°03'44" East along the Easterly line of said Lot 2 a distance of 24.00 feet; THENCE South 89°55'25" West a distance of 77.08 feet; THENCE along a curve to the left having a radius of 15.50 feet, a delta of 90°02'00", an arc length of 24.35 feet, a chord which bears South 44°54'49" West, having a chord distance of 21.92 feet to the point of tangency; THENCE North 0°05'47" West a distance of 39.51 feet; THENCE North 89°55'34" East a distance of 92.59 feet to the POINT OF BEGINNING, containing 2,274 square feet, more or less.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said vacation. Following such hearing, the City Council will take action on said vacation without further notice or opportunity for hearing.

DATED the 25 day of July, 2022.

Steve Karsjen, Mayor

Attest:

Jenny Coffin, City Clerk



City of Polk City, Iowa City Council Agenda Communication

Date: July 25, 2022
To: Mayor, City Council, and City Manager
From: Karla Hogrefe – Fire Chief
Subject: June 2022 Monthly Report

BACKGROUND: There were 98 calls for service the month of June, which is up 29 calls from May. We had paramedic coverage 17 nights out of 30. Ten of those nights were covered by our Full Time FF/Paramedic. We had Paramedic coverage three out of four Friday nights and two out of four Saturday nights. There were two day shifts in June that were not fully covered. Three nights we did not have staffing for four calls.

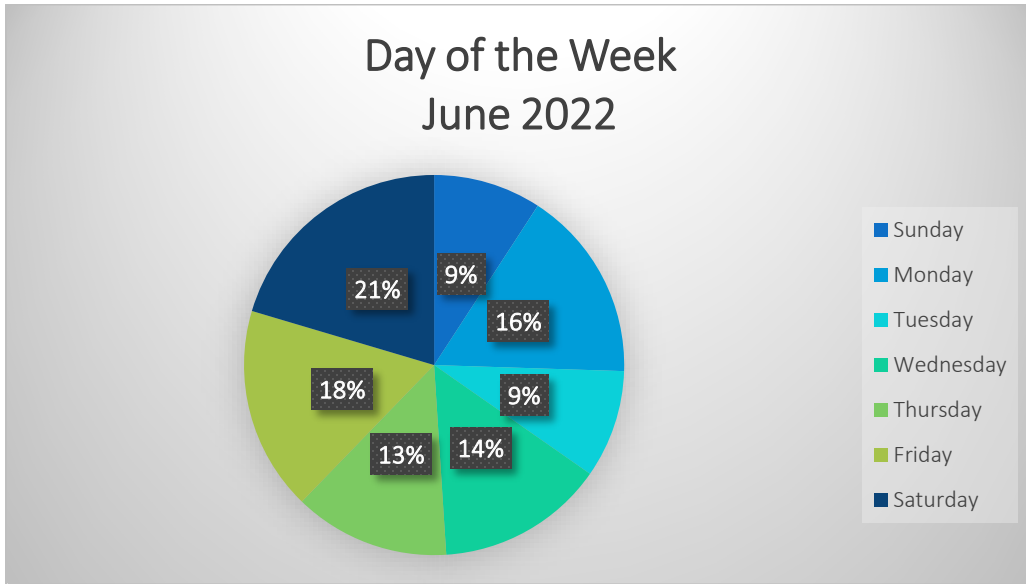
Full time FF/Paramedic Mike Doyon continues to pick up extra shifts to help out. He picked up six day shifts, four of which were weekend days.

Two part time FF/EMTs started this month and are working as a third person on shift for orientation. Nicole and Brody are both EMTs who will have their Firefighter I certifications by next month.

One full time member was hired in June with official start date of 7/13/2022. Riley is currently an EMT and will be a Paramedic by next month. She will be getting her Firefighter I certification through PCFD in the next 3 months. We promoted Zach Dunham from EMS Captain to Deputy Chief and Lieutenant Nick Klatt to Captain.

We conducted 3 training classes during June. June 7 – Blood Borne Pathogens providing two hours of continuing education for members. June 14 – Water Rescue/Boat Operations classroom training. June 28 – Water Rescue/Boat Operations practical training at Saylorville Lake. The turnout for training was roughly 51% of our members in attendance.

The busiest call volume day, in June, was Saturday at 20 calls for service:

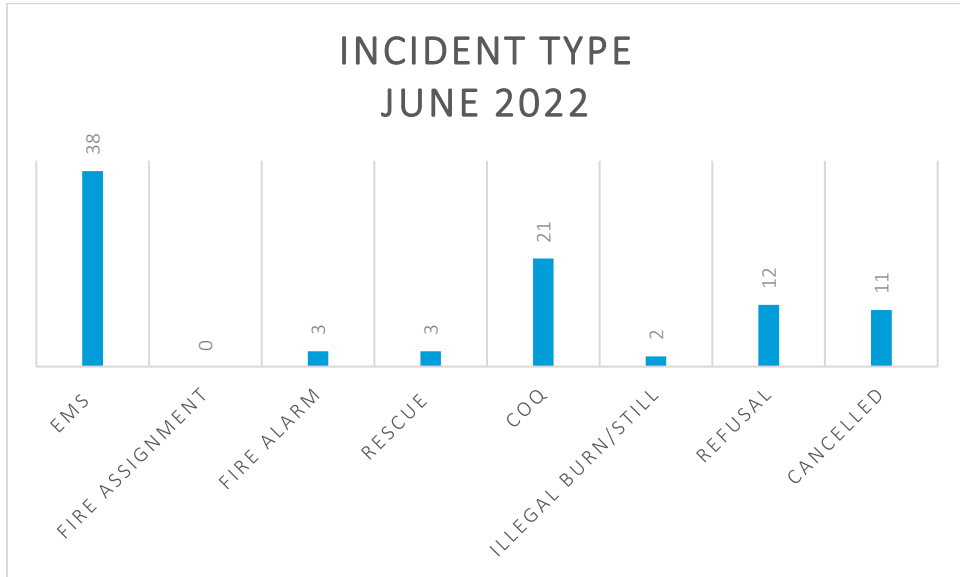


Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	TOTAL
9	16	9	14	13	17	20	98

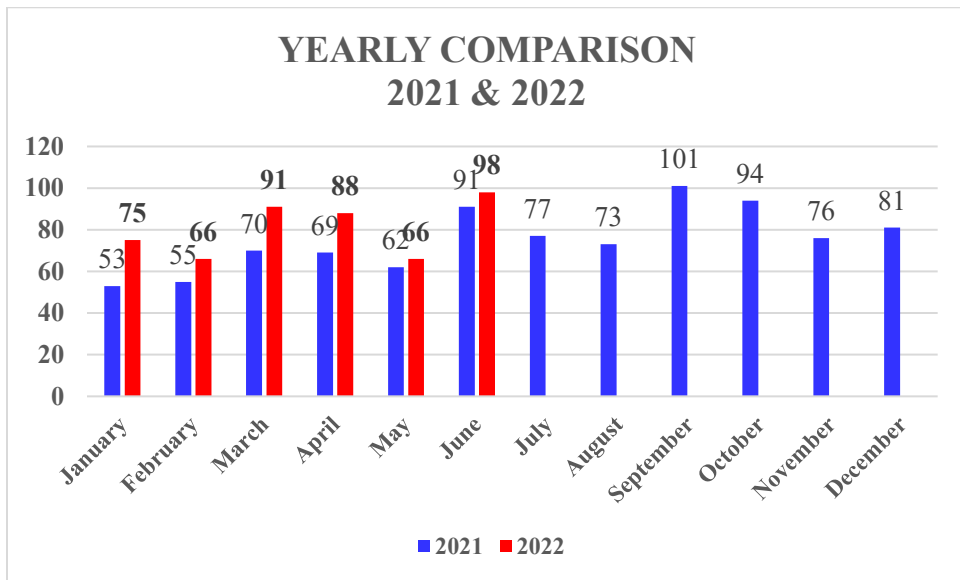
65 calls were during the day shift, between 06:00 hours (6:00 AM) and 18:00 hours (6:00 PM). 33 calls were during the night shift, between 18:00 hours (6:00 PM) and 06:00 hours (6:00 AM):



The “Incident Type” of calls was predominately EMS related and assisting our mutual aid departments.



June 2022 had 7 more calls for service than June 2021. Year-to-date we are 84 calls for service ahead of last year at this time.



Polk City Water Department

Monthly Report

Month June

Year 2022

Total Water Pumped 21,437,579 Gallons
Monthly Daily Avg 714,585 Gallons

Testing Results

- **SDWA Bacteriological Coliform Analysis absent 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 .5 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 .77 mg/l Polk City Lab.
Fluoride in System- Monthly Average .71 mg/l Polk City Lab.
- **Chlorine Free At Plant- Monthly Average 1.26 mg/l Polk City Lab.**
Chlorine Total at plant- Monthly Average 2.44 mg/l Polk City Lab.
Chlorine Free in System- Monthly Average .76 mg/l Polk City Lab.
Chlorine Total in System- Monthly Average 1.02 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 6.72 mg/l Polk City Lab.**
Iron Finish Water- Monthly Average .07 mg/l Polk City Lab.
Iron System Water- Monthly Average .05 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 .30 mg/l Polk City Lab.**
Manganese Finish Water- Monthly Average .16 mg/l Polk City Lab.
Manganese System Water- Monthly Average .06 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 8.0 mg/l Polk City Lab.**
pH Finish Water-Monthly Average 7.8 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 _____



Polk City Police Department

309 W Van Dorn St. P.O.Box 381

Polk City, Iowa 50226

Phone: 515-984-6565 Fax 515-984-6819 email: police@polkcityia.gov

Service Integrity Respect Quality

To: Honorable Mayor and Council Members

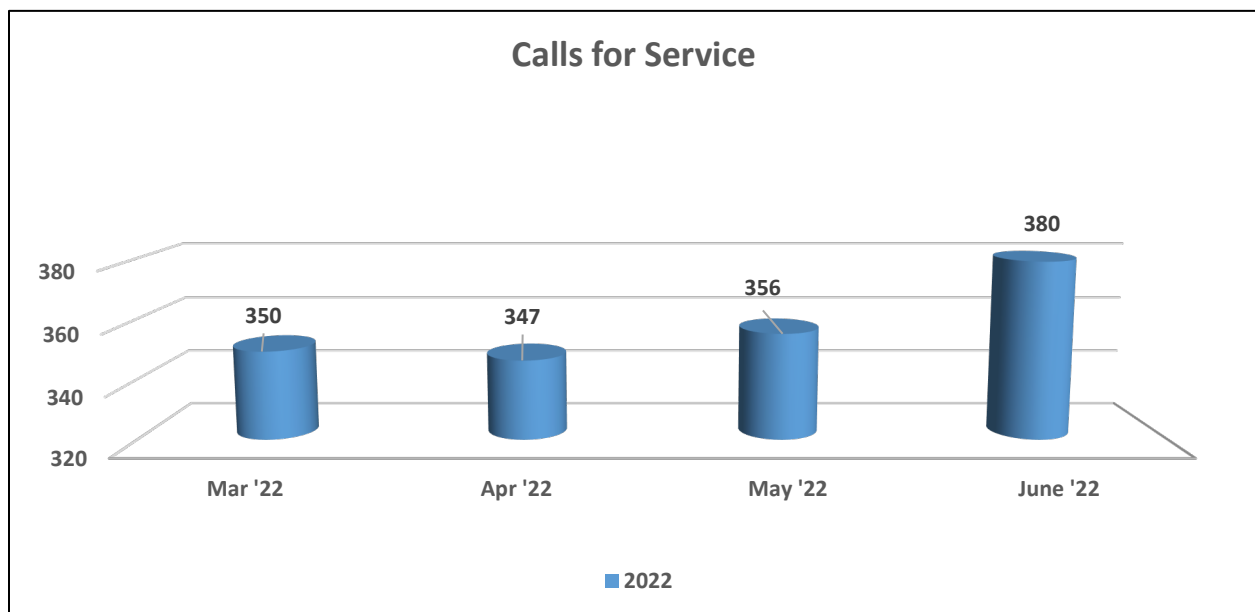
From: Lieutenant Aswegan

Date: July 18th, 2022

Re: June 2022 Monthly Report

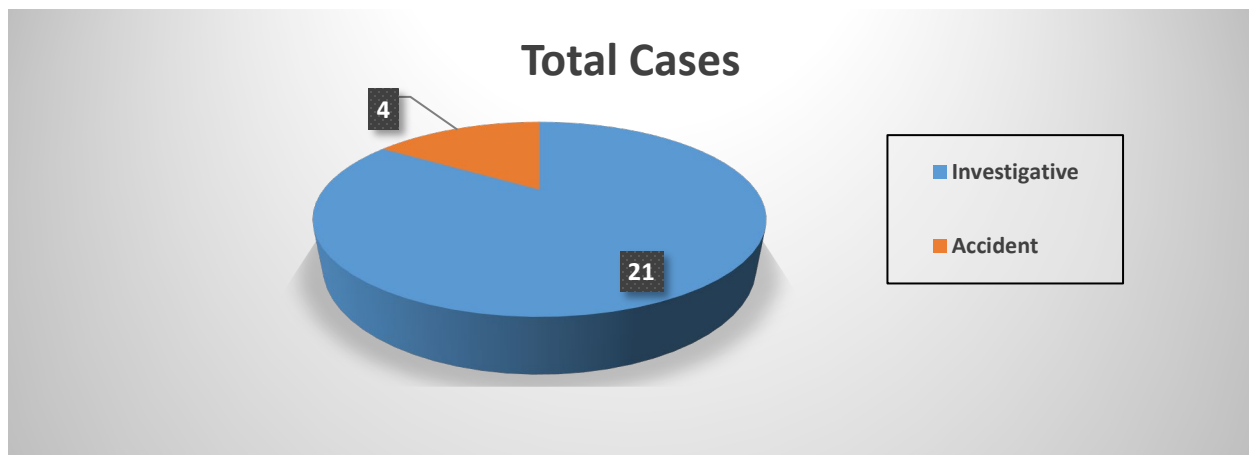
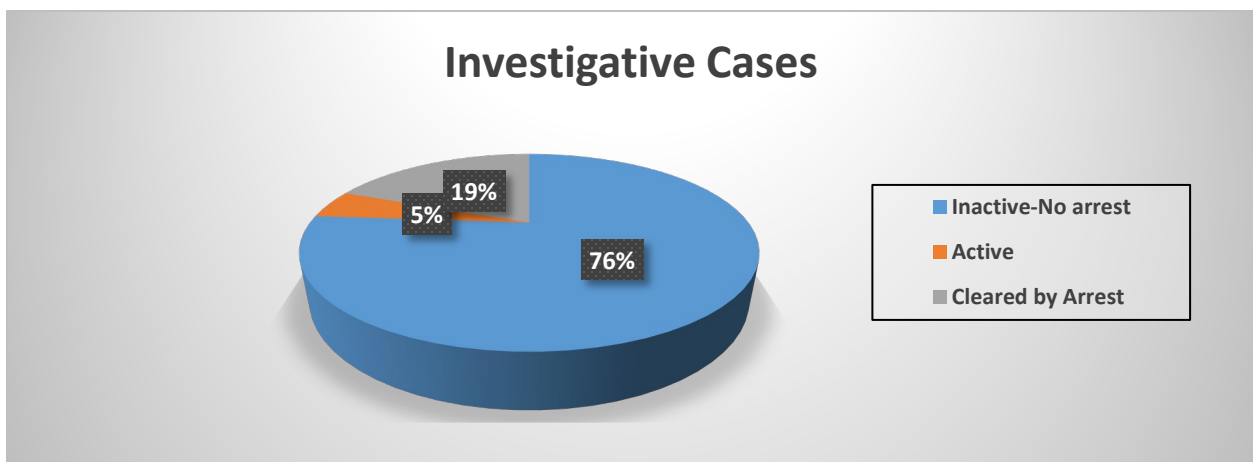
Calls for Service

The total calls for service for the month of June were **380**. This includes response to citizen complaints/reports, assists, self-initiated activities such as traffic stops, building checks, suspicious persons, and case follow up. Among these calls for service Polk City Officers conducted **78** traffic stops.



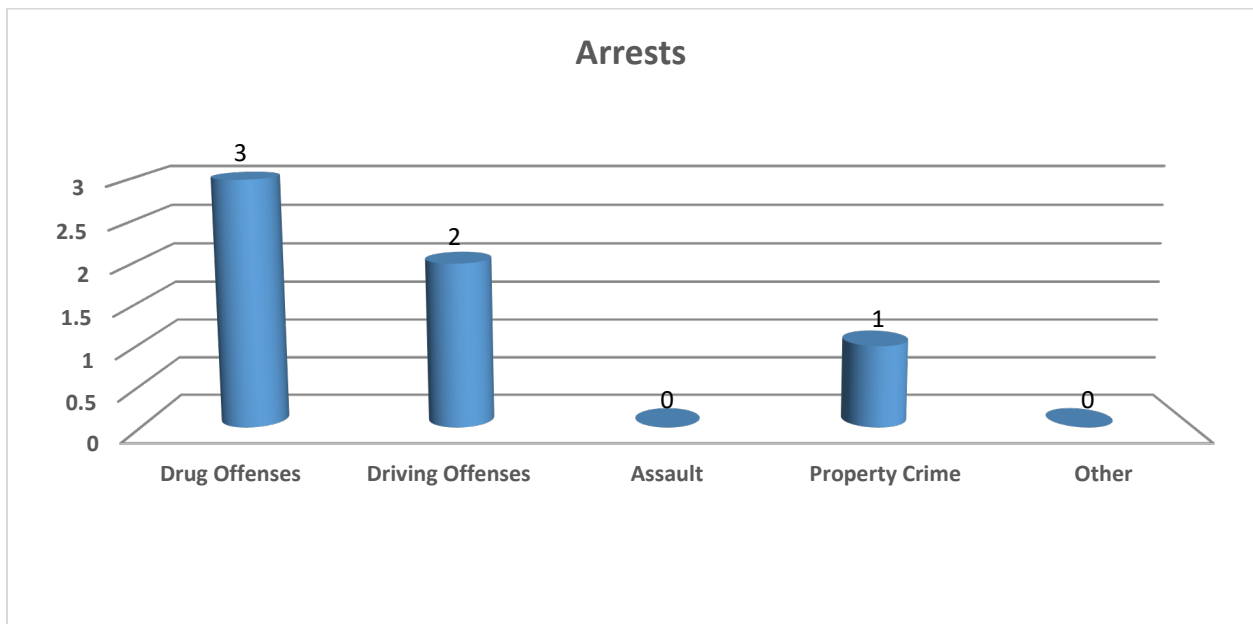
Cases Made

The Police Department had **25** total cases during the month of June. **21** of the cases were investigative incident reports and **4** were for traffic collision investigations. There is **1** active investigations from this month. There was a **52%** rate of cases cleared by arrest, for investigative cases in June.



Arrests Made

The Police Department made **5** arrests and issued **31** citations and **57** warnings. The arrests consisted of **3** arrests for drug offenses, **2** arrests for driving offenses, and **1** arrest for a property crime.



Notable Incidents

Case #22-0151

On June 24th at about 10:30 pm a Polk City Police Officer stopped a vehicle for a traffic violation. An investigation revealed that the driver, a 19-year-old Polk City resident, was in possession of THC wax. The man was charged with Possession of a Controlled Substance and released to appear in court at a later date.

Case #22-0152

On June 25th at about midnight a Polk City Police Officer stopped a vehicle for a traffic violation. An investigation revealed that the driver, a 53-year-old Huxley resident, was under the influence of a drug other than alcohol. He was also found to be in possession of THC wax and an open container of alcohol. He was arrested and charged with OWI-2nd Offense, Possession of Controlled Substance and Open Container. He was booked into the Polk County jail.

Officer Training

Lt. Aswegan re-certified as a firearms instructor on June 28th. The re-certification course ensures the instructor still possesses the skills to perform at a high level of proficiency. The course also covers updates on firearms qualification standards in Iowa and a use of force law update is covered in the course as well.

Training Hours: 43

Lamfers	1
Aicher	24
Wilson	1
Delaney	2
Blaha-Polson	3
Siepker	2
Aswegan	10

Canine Program

Officer Aicher and K9 Eudoris conducted 16 hours of training together in June. This includes a combination of training at Canine Tactical in Chariton, Iowa, and ongoing training throughout the month.



Community Outreach

The Polk City Police Department's non-profit organization, Polk City Police Officers Association, hosted our annual Summer KickOff Event on June 3rd. The event was an astounding success! Families from all over the community came to the square to visit with officers and take part in some of the great activities we had on hand. The dunk tank was the big hit.

Thank you to all our great sponsors for helping make this year's event a huge success:

- **Iowa DNR – Conservation / Water Patrol**
- **Iowa DNR – State Parks**
- **Polk City Fire Department**
- **Polk City Women**
- **Polk City Kiwanis**
- **Polk City Boy Scouts**
- **Polk City Friends of the Library**
- **Polk City Legion**
- **Polk City Fareway**
- **Lakeside Fellowship Church – Polk City**
- **Kwik Star – Polk City**
- **Knockerball 118 – Polk City**
- **Lincoln Street Studio – Polk City**
- **Wal-Mart – Ankeny**
- **Iowa League of Heroes**
- **Korriban Squad**
- **Iowa Storm Chasing Network**
- **Storybook Adventures**







Code Enforcement

The Polk City Police

Department addressed 10 Municipal Code violations in May.

Department Updates

Officer Kevin Blaha-Polson started with our department on June 20th. Officer Blaha-Polson is currently in our department's Field Training & Evaluation Program. He is scheduled to attend the Iowa Law Enforcement Academy in August.

Officer Nick Sherman started with our department on July 6th. Officer Sherman is a certified Iowa Police Officer with over 7 years of experience. Officer Sherman is currently in our department's Field Training & Evaluation Program.



City of Polk City, Iowa City Council Agenda Communication

Date: July 25, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Fire Chief, Karla Hogrefe
Subject: EMS Lieutenant Promotion

BACKGROUND: The Fire Department has one EMS Lieutenant position currently open that has been vacant since June 1. We are prepared to fill this position with the promotion of Firefighter/Paramedic Dottie Parsons. Dottie has been on the department since 2016 and has been a Paramedic since 2018. Dottie currently assists with EMS billing and administration duties. Her new role will include teaching EMS trainings and ordering/inventorying EMS supplies and medications.

ALTERNATIVES: Do not approve the change.

FINANCIAL CONSIDERATIONS: Dottie's pay will go up \$1.00 per hour to \$23.00 and she will clock in while performing officer duties.

RECOMMENDATION: It is my recommendation that the City Council set pay.



City of Polk City, Iowa

City Council Agenda Communication

Date: July 25, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Fire Chief, Karla Hogrefe
Subject: Fire Lieutenant Promotion

BACKGROUND: The Fire Department has one Fire Lieutenant position currently open that has been vacant for several months. We are prepared to fill this position with the promotion of Senior Firefighter/EMT Steve Noack. Steve has dedicated 21 years to the department and has been filling the role of Duty Officer for over a year. Steven's new role will include equipment maintenance and making sure new hires have proper PPE. Steve is also an excellent engineer and we plan to use his knowledge for engineer trainings.

ALTERNATIVES: Do not approve the change.

FINANCIAL CONSIDERATIONS: Steve's pay will go up \$1.00 per hour to \$18.50 and he will clock in while performing officer duties.

RECOMMENDATION: It is my recommendation that the City Council set pay.



City of Polk City, Iowa

City Council Agenda Communication

Date: July 25, 2022
To: Mayor, City Council and City Manager
From: Karla Hogrefe – Fire Chief
Subject: New PT Hire Pay Rate Approval

BACKGROUND: We have the opportunity to hire a part-time Firefighter/Paramedic, Bryan Koster. Bryan has been in the fire service for 15 years and been a Paramedic for 12 years. Bryan is a full time Firefighter/Paramedic at Clive Fire Department, works PRN at Life Flight, and teaches at DMACC. Bryan has a lot of knowledge and will be a great addition to the Polk City Fire Department.

ALTERNATIVES: None

FINANCIAL CONSIDERATIONS: The only impact this will have is wages during orientation. Once a new employee is oriented, they will only work available shifts.

RECOMMENDATION: We plan to hire the Bryan Koster with the listed stipulation(s) and request approval of pay rate:

Bryan Koster, part-time Firefighter/Paramedic position at a rate of \$22.00 per hour.



City of Polk City, Iowa

City Council Agenda Communication

Date: July 25, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Fire Chief, Karla Hogrefe
Subject: Training Lieutenant Promotion

BACKGROUND: The Fire Department has one Training Lieutenant position currently open that has been vacant since July 1. We are prepared to fill this position with the promotion of Firefighter/Paramedic Tanner Owen. Tanner has been on the department since April of 2021 and is a resident of Polk City. Tanner is very passionate about training and he will be a great tool to help assist with future trainings.

ALTERNATIVES: Do not approve the change.

FINANCIAL CONSIDERATIONS: Tanner's pay will go up \$1.00 per hour to \$23.00 and he will clock in while performing officer duties.

RECOMMENDATION: It is my recommendation that the City Council set pay.



City of Polk City, Iowa City Council Agenda Communication

Date: July 25, 2022
To: Mayor Steve Karsjen & City Council
From: Jeremy Siepker, Chief of Police
Subject: Set pay for Police Officer candidate Caitlyn Whipple

BACKGROUND: In May 2022 Caitlyn Whipple applied to the Polk City Police Department to fill an upcoming vacancy in September when Officer Ron Lamfers retires from the department. Miss Whipple is not currently certified as a Peace Officer and will be required to attend the Iowa Law Enforcement Academy before she would be cleared for patrol duty.

The Police Department currently has two spots reserved in the upcoming academy, scheduled to begin August 29th 2022. One of those spots will be filled by recently hired Kevin Blaha-Polson. I am requesting that Council set pay for Caitlyn Whipple to begin employment prior to the retirement of Officer Lamfers so that we can get her into the upcoming academy class. If she is not able to attend the August class the next academy will not be until January of 2023 with an anticipated graduation date of April 2023 significantly prolonging the department being short-staffed. I have attached Officer Lamfers' Notice of Retirement letter, effective September 30th 2022.

I am asking the council to set the pay for Miss Whipple and allow her to begin employment upon completion of the following:

- Completion of the pre-employment physical and drug screen (currently scheduled for July 26th)

After receiving the results from the pre-employment physical, she would be eligible to begin employment. I anticipate this to be the first or second week of August.

Miss Whipple would begin on step 0 of the Collective Bargaining Agreement, annual salary of \$54,513.15 (\$26.21/hour). Upon successful completion of the academy, she would move to step 1 of the Collective Bargaining Agreement, annual salary of \$57,766.35.

Since Miss Whipple will be attending the Iowa Law Enforcement Academy I would ask the Council to approve the attached Training Reimbursement Agreement for Miss Whipple. We will be investing over \$20,000 in wages and training costs to certify her as a new officer. A Training Reimbursement Agreement will require the officer to reimburse the City for the training costs should they voluntarily

resign from the City, are dismissed during the probationary period, or fail to complete the required training. The reimbursement schedule is outlined in section 7 of the Training Reimbursement Agreement you were provided with.

ALTERNATIVES: Do not set pay for Caitlyn Whipple and do not approve the Training Reimbursement Agreement.

FINANCIAL CONSIDERATIONS: Miss Whipple would start at step 0 of the Collective Bargaining Agreement, an annual salary of \$54,513.15. The costs for the Academy will be an additional \$9,226.00. The Training Reimbursement Agreement would assist the city in recouping the costs for the Academy should Miss Whipple resign or fail to meet the training requirements.

RECOMMENDATION: It is my recommendation that the Council approves setting Miss Whipple's hiring pay at Step 0 of the Collective Bargaining Agreement, an annual salary of \$54,513.15 and to be effective after August 1, 2022. It is also my recommendation that the Council approve the Training Reimbursement Agreement as written.

Letter of Retirement

Date: January 2, 2022

To:

Chief Jeremy Siepker
Polk City Police Department

Notice of Retirement:

Dear Chief Siepker,

This letter is informing you of my official notice to retire from my position as a Police Officer, after 20 years of service, with the City of Polk City on September 30th, 2022. My final duty day will be September 9th, 2022 and PTO will be used to get me to the final date as we have discussed. I will cash out any extra PTO that I have left after my final date.

It has been a great experience working alongside the individuals at the Polk City Police Department and serving the community of Polk City. I would like to thank you for your support and leadership during our time together.

I hope this letter is enough notice to help assist you, the Police Department and the City to find a replacement for my position.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Lamfers", written in a cursive style.

Ron Lamfers

Polk City Police Training Reimbursement Agreement

AGREEMENT

This agreement is entered into by the City of Polk City, Iowa (“City”) and **Caitlyn Whipple**, (“Probationary Candidate”) on the 25th day of July, 2022.

The intent of this agreement is to provide for the training of Probationary Candidate as a Police Officer, and to specify the consideration that Probationary Candidate provide the City in return for the training. It shall not be construed in any way as an employment agreement.

1. **Training.** The City and Probationary Candidate agree that Probationary Candidate will attend the Iowa Law Enforcement Academy (“Academy”) and complete all training in accordance with the Academy’s and City’s training requirements. The training at the Academy is scheduled to begin on **August 29th 2022**. The City shall pay Probationary Candidate’s “Total Training Expenses” as defined in this Agreement, provided that Probationary Candidate shall be required to document by signed and dated attendance sheets all time spent in training sessions or training related activities. Probationary Candidate shall be required to submit any attendance sheets and claim forms to the City within twenty (20) days of any time worked or expenses incurred by Probationary Candidate.
2. **Work Required.** Probationary Candidate may, at City’s option, be required to serve as Police Officer for the City while attending the training program, as well as perform other duties as assigned by the Police Chief or the Chief’s designee. The hours expended by Probationary Candidate in attendance at the training course and service to the Police department shall be subject to the same limitations as outlined in this document.
3. **Probationary Period.** Probationary Candidate shall have a probationary period of twelve (12) months.
4. **Post Training Work.** Probationary Candidate shall serve as a Police Officer of the City after graduation from the Academy and after meeting all criteria to receive proper certifications.
5. **Work Duration Required.** In consideration of the City’s payment of Probationary Candidate “Total Training Expenses” as hereafter defined, Probationary Candidate agrees to be a Police Officer for the City for a period of at least four (4) years from the date when Probationary Candidate graduates from the Academy and has met all criteria needed to receive certifications.
6. **Failure to Complete Training – Reimbursement.** In the event Probationary Candidate does not successfully complete the training program, Probationary Candidate shall be released from the City Police Department, and Probationary Candidate shall reimburse the City the “Total Training Expenses” that the City incurred in accordance with the terms set forth.
7. **Voluntary Resignation – Reimbursement.** In the event Probationary Candidate voluntarily resigns from the City Police Department without having served as a Police Officer for at least forty-eight (48) full months but has otherwise complied with the terms of this agreement, Probationary Candidate shall reimburse the City for the Total Training Expenses incurred per the following schedule:
 - a. The amount of reimbursement shall be determined as follows:
 - i. If a Probationary Candidate resigns less than twelve (12) full months following completion of approved training, Probationary Candidate will owe the City one hundred percent (100%) of the Total Training Expenses;
 - ii. If a Probationary Candidate resigns after twelve (12) full months but fewer than twenty-four (24) full months after completion of approved training, Probationary

Candidate will owe the City seventy-five percent (75%) of the Total Training Expenses;

- iii. If a Probationary Candidate resigns after twenty-four (24) full months but fewer than thirty-six (36) full months after completion of the approved training, Probationary Candidate will owe the City fifty percent (50%) of the Total Training Expenses;
 - iv. If a Probationary Candidate resigns after thirty-six (36) full months but fewer than forty-eight (48) full months after completion of the approved training, Probationary Candidate will owe the City twenty-five percent (25%) of the Total Training Expenses; and
 - v. If a Probationary Candidate resigns after forty-eight (48) full months after completion of the approved training, Probationary Candidate will owe the City zero percent (0%) of the Total Training Expenses.
8. **Dismissal – Reimbursement.** If Probationary Candidate is dismissed during the probationary period; is dismissed before serving as a Police Officer for at least thirty-six (36) full months; or otherwise fails to comply with the terms of this Agreement, Probationary Candidate shall reimburse the City for one hundred percent (100%) of the Total Training Expenses incurred.
9. **Reduction in Force – Reimbursement.** If Probationary Candidate is dismissed due to a reduction in force by the City, Probationary Candidate shall not be required to reimburse the City for any of the Total Training Expenses.
10. **Completion of Required Service.** If Probationary Candidate completes forty-eight (48) months of service with the City as a Police Officer after graduation from Academy, Probationary Candidate shall be relieved of all obligations to reimburse the City for training expenses under this Agreement.

Total Training Expenses. An estimate of the costs of the “Total Training Expenses” as of 2022 is nine thousand two hundred and twenty-six dollars (\$9,226). However, “Total Training Expenses” will be based on the actual cost incurred by the City—except that Probationary Candidate will not be responsible for reimbursing the City for any wages paid to Probationary Candidate for performing non-training work or other work assigned by the City. Probationary candidate agrees that the following enumerated expenses that are incurred by the City, or that are incurred by Probationary Candidate and reimbursed by the City shall constitute the “Total Training Expenses” subject to Employee reimbursement under this Agreement:

- a. The City’s costs and expenses, including Probationary Candidate’s salary, incurred while Probationary Candidate attends the Academy;
 - b. The City’s costs and expenses for tuition and fees paid to the educational facility utilized for training;
 - c. The City’s expenses of paying or reimbursing Probationary Candidate’s clothing vendor costs and uniform/equipment costs; and/or
 - d. Any other unexpected costs and expenses the City may incur as a result of Probationary Candidate’s training.
11. **Limitation of Reimbursement Obligation.** Probationary Candidate and City agree that this Agreement is subject to applicable provisions of state and federal law.
12. **Repayment of Expenses.** Unless otherwise agreed upon in writing between the City and Probationary Candidate, any amount due by Probationary Candidate pursuant to this Agreement shall be paid in full within thirty (30) days of voluntary resignation or termination of Probationary Candidate. Failure to make such a payment in full within thirty (30) days, may result in the City taking any legal action as allowed by law against Probationary Candidate.

13. **Death of Probationary Candidate.** If Probationary Candidate is killed or permanently and totally disabled as defined by the Iowa Code—or dies of any cause not related to Probationary Candidate’s work for the City—Probationary Candidate and/or his/her estate shall be relieved of all obligation to reimburse the City under this Agreement.
14. **Amendment or Cancellation.** This agreement may be amended or canceled only upon written agreement of both the City and Probationary Candidate signed by both parties.
15. **Residence.** Probationary Candidate shall notify the City of Probationary Candidate’s place of residence while in the employment of the City and/or until such time as the Total Training Expenses are paid and satisfied in full.
16. **DHS.** If reimbursement is not made in accordance with this Agreement, Probationary Candidate understands that the City may at its option send delinquent account to be recovered through the Iowa Income Offset Program, (State DHS).
17. **Contest.** To contest any adverse employment action, which triggers the reimbursement obligation, or to contest the required reimbursement amount calculated by the City, Probationary Candidate agrees to initiate any such proceedings within thirty (30) days of the City’s demand for reimbursement.
18. **Purpose of Agreement.** This agreement is for the purpose of Probationary Candidate’s bona fide service as a Police Officer and not for the purpose of achieving certification for Probationary Candidate by the way of “sponsorship” through the Academy.
19. **Severability.** In the event that one or more of the provisions of the Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect the remaining provisions of the Agreement, and they shall remain in full force and effect.

Executed this 25 day of July, 2022.

City of Polk City, Iowa

Chelsea Huisman, City Manager

Steve Karsjen, Mayor of Polk City

Jeremy Siepker, Police Chief

Caitlyn Whipple, Probationary

RESOLUTION NO. 2022-90

**A RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED REZONING OF
PROPERTY LOCATED AT 1000 E NORTHSIDE DRIVE**

BE IT RESOLVED, that the City Council of the City of Polk City, Iowa, hereby orders a public hearing and notice thereof to be held August 8, 2022 at 6:00 p.m. at the City Hall Council Chambers in Polk City, Iowa, on the proposal to rezone property located at 1000 E Northside Drive and legally described as follows:

Rezoning property; 39.97-acre parcel located at 5810 NW 118th Avenue and a 53.93-acre parcel located 1000 E Northside Drive, Polk City, Iowa; from zoning classification of A-1 Agricultural to R-1 Single Family Detached Residential, including the south one-half of the public right-of-way for E. Northside Drive adjacent thereto and legally described as follows:

EX E 209F N251F- NW 1/4 NW FRL 1/4 INCLUDING RD SEC 6-80-24;

AND

-EX N110F W100F E 803.9F & WLY OF LN BEG 1550F N OF SW COR THN E 100F S 275.7F E 250F S 500F SELY TO PT 840F E OF SW COR- NE 1/4 NE FRL 1/4 INCLUDING 1.38A RD SEC 1-80-25, POLK COUNTY, IOWA.

The Clerk shall publish notice of such hearing at the time and in the manner required by law.

Passed and approved this 25th day of July 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

NOTICE OF PETITION FOR REZONING

YOU ARE HEREBY NOTIFIED that on the 8 day of August 2022, the Polk City Iowa City Council will hold a public meeting on a petition submitted to the City of Polk City, Iowa by Orville H & Iowa Mack Co.

- 1) To rezone property; 39.97-acre parcel located at 5810 NW 118th Avenue and a 53.93-acre parcel located 1000 E Northside Drive, Polk City, Iowa and the south one-half public right-of-way for E. Southside Drive adjacent thereto; from zoning classification of A-1 Agricultural to R-1 Single Family Detached Residential.**

The property to be rezoned is legally described as follows:

LEGAL DESCRIPTION

EX E 209F N251F- NW 1/4 NW FRL 1/4 INCLUDING RD SEC 6-80-24

AND

-EX N110F W100F E 803.9F & WLY OF LN BEG 1550F N OF SW COR THN E 100F S 275.7F E 250F S 500F SELY TO PT 840F E OF SW COR- NE 1/4 NE FRL 1/4 INCLUDING 1.38A RD SEC 1-80-25, POLK COUNTY, IOWA.

YOU ARE FURTHER NOTIFIED that said petitions will come before the City Council on July 18, 2022, at 6:00 p.m. at which time you may appear and present any reasons that you may have, either in favor of or against said proposed rezoning.

DATED this 29th day of August 2022.

Jenny Coffin, City Clerk



City of Polk City, Iowa City Council Agenda Communication

Date: July 25, 2022 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager

Subject: Setting a public hearing regarding the requested annexation of certain property into the City of Polk City

BACKGROUND: On Monday evening, I will be asking for the City Council to set a Public Hearing for August 22, 2022 at 6PM on a proposed voluntary annexation into the City of Polk City. Because these properties are within 2 miles of Ankeny, after the City Council holds the public hearing and approves the annexation, it will need to go to the City Development Board for review. This voluntary annexation will involve several properties:

1. James & Connie Johnson Trust-29.38 acres-**District/Parcel ID 18000095003009**
2. James & Connie Johnson Trust—12.849 acres-**District/Parcel ID 18000095003008**
3. James & Connie Johnson Trust-5.24 acres-**District/Parcel ID 18000095003010**
4. James & Connie Johnson Trust-29.61 acres-**District/Parcel ID 18000856002000**
5. Jean & Jerry Johnson-3.886 acres-**District/Parcel ID 18000095003004**
6. Dina & Joel Johnson-1.43 acres-**District/Parcel ID 18000095003006**

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, August 22, 2022.

RESOLUTION NO. 2022-91

A RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSAL TO ANNEX CERTAIN PROPERTY TO THE CITY OF POLK CITY, IOWA AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH HEARING

WHEREAS, the titleholders of the tracts of land, legally described as follows, have filed Applications for Annexation of said tracts into the City of Polk City:

JOHN LARSON

(PROPERTY ID 180/00856-002-000) (29.610 ACRES)

Outlot "Y", Johnson Hall Plat 1, an Official Plat in Polk County.

JAMES V. AND CONNIE L. JOHNSON TRUST

(PROPERTY ID 180/0856-002-000) (29.610 ACRES)

Outlot "Y", Johnson Hall Plat 1, an Official Plat in Polk County, Iowa.

AND

(PROPERTY ID 180/00095-003-009) (29.380 ACRES)

Two parcels representing all interest in real property in Polk County, Iowa, lying North of Hwy, 415, more particularly described as: A parcel of land located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Eighty (80) North, Range Twenty-four (24) West of the 5th P.M. described as follows:

Beginning a point 1331.99 feet Northwesterly of the Southeast (SE) corner of said Section; thence Northwesterly along the North right of way line 1066.1 feet; thence Northwesterly 302.46 feet; thence Southeasterly 938.48 feet to the point of beginning, containing 3.4 acres, more or less; AND a parcel in said Section beginning Thirty-three (33) feet West of the Northeast (NE) corner of the Southeast Quarter (SE ¼) of said Section; thence South 905.94 feet; thence West 424.79 feet; thence Northwesterly 633.09 feet; thence Southwesterly 228.74 feet; thence Northwesterly 31.84 feet; thence Southwesterly 235 feet; thence Northwesterly 195 feet; thence North 65 feet; thence Northeasterly 185 feet; thence North 40 feet; thence West 115 feet; thence Southwesterly 130 feet; thence Northwesterly 265 feet; thence West 330 feet; thence North 49.97 feet; thence West 543.63 feet; thence North 185 feet thence East to the point of beginning, containing 29.380 acres, more or less.

AND

(PROPERTY ID 180/00095-003-008) (12.849 ACRES)

That part of the Southeast Quarter (SE ¼) of Section 7, Township 80, Range 24 West of the Fifth Principal Meridian (5th P.M.) described as follows:

Commencing at the East ¼ corner of said Section 7; thence South 0°00'00" East along said East line of S.E. ¼, 905.94 feet to the point of beginning thence continuing South 0°00'00" East along said East line of the S.E. ¼, 950.81 feet; thence North 90°00'00" West, 33.0 feet; thence North 54°08'35" West, 378.48 feet; thence North 39°16'55" West, 1272.18 feet; thence North 50°43'05" East, 370.26 feet; thence South 39°16'55" East 633.09 feet; thence South 90°00'00" East, 457.79 feet to the point of beginning and containing 15.72 Acres (684,790 s.f.) more or less and subject to 0.72 Acres (31,377 s.f.) more or less for road purposes.

The East line of the S.E. ½ of Section 7 is assumed to bear N 0°00'00" for the purposes of this Description.

AND

(PROPERTY ID 180/00095-003-010) (ACRES 5.240)

A tract of land situated in the County of Polk, State of Iowa, being the following described parcel located in the SE ¼ of Section 7, Township 80 north, Range 24 west of the 5th Principal Meridian, all bearings being referred to the Iowa Coordinate System, south zone (grid north bears 00°07'06" west of true north).

Commencing at the NW corner of said SE ¼ of Section 7; thence south 63°10'29" east, 621.13 feet to the point of beginning; thence north 88°36'16" east, 330.00 feet; thence south 64°23'44" east, 265.00 feet; thence north 63°36'16" east, 130.00 feet, thence south 78°23'44" east, 115.00; thence south 11°36'26" west, 40.00 feet; thence south 88°36'16" west, 110.00 feet; thence south 49°36'16" west, 75.00 feet; thence south 07°23'44" east, 65.00 feet; thence south 58°23'44" east, 195.00 feet; thence north 81°36'16" east, 235.00 feet; thence south 63°23'44" east, 31.84 feet; thence south 51°09'05" west, 141.52 feet; thence south 38°50'55" east, 68.69 feet; thence south 66°51'19" west, 302.46 feet; thence north 23°11'44" west, 53.11 feet; thence north 78°49'56" west, 30.00 feet; thence south 50°26'56" west, 25.92 feet; thence north 61°32'30" west, 270.40 feet; thence north 67°55'04" west, 350.89 feet; thence north 16°23'44" west, 282.64 feet to the point of beginning.

EXCEPT Parcel F as described in Book 12218, Page 770 of the Polk County Recorder's Office.

JERRY AND JEAN JOHNSON

(PROPERTY ID 180/00095-003-004) (3.886 ACRES)

PART OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7:

THENCE N 00°25'59" E, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 1211.30 FEET;
THENCE N 89°34'01" W, A DISTANCE OF 498.74 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY #415;
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 635.91 FEET, ALONG A 1989.86 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE CHORD BEARS N 51°42'29" W, A CHORD DISTANCE OF 633.20 FEET;
THENCE N 58°01'33" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 280.41 FEET;
THENCE N 51°37'25" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.17 FEET;
THENCE N 55°56'00" E, A DISTANCE OF 374.49 FEET;
THENCE S 53°19'03" E, A DISTANCE OF 70.00 FEET;
THENCE N 81°40'57" E, A DISTANCE OF 70.00 FEET;
THENCE S 53°19'03" E, A DISTANCE OF 120.00 FEET;
THENCE S 48°40'57" W, A DISTANCE OF 70.00 FEET;
THENCE S 19°19'03" E, A DISTANCE OF 60.00 FEET;
THENCE S 31°06'20" E, A DISTANCE OF 645.57 FEET TO THE POINT OF BEGINNING. CONTAINING 3.8862 ACRES.

JOEL AND DINA JOHNSON

(PARCEL ID 180/00095-003-006) (1.430 ACRES)

A part of the Southeast Quarter (SE ¼) of Section Seven (7) Township Eighty (80) Range Twenty-four (24) West of the 5th P.M., Polk County, Iowa known as Parcel F as shown on a survey filed of record at Book 12218 Page 770 in the Office of the Polk County Recorder.

WHEREAS, this Council deems it appropriate that a public hearing be held on such proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Polk City, as follows:

1. A public hearing before this Council on the proposed annexation described in this Resolution is hereby set for 6:00 p.m. on the 22nd day of August at the City Council Chambers of Polk City, 112 S 3rd Street, Polk City, Iowa.
2. The City Clerk is hereby authorized and directed to publish notice of such hearing at the time and in the manner required by law.

Approved this 25th day of July 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

NOTICE OF PUBLIC HEARING ON ANNEXATION

TO: ALL CITIZENS AND RESIDENTS OF THE CITY OF POLK CITY, IOWA, AND TO ALL OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO ANNEX CERTAIN PROPERTY TO THE CITY OF POLK CITY

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the titleholders of the tracts of land, legally described as follows, have filed Application for Annexation of said tracts into the City of Polk City:

JOHN LARSON

(PROPERTY ID 180/00856-002-000) (29.610 ACRES)

Outlot "Y", Johnson Hall Plat 1, an Official Plat in Polk County.

JAMES V. AND CONNIE L. JOHNSON TRUST

(PROPERTY ID 180/0856-002-000) (29.610 ACRES)

Outlot "Y", Johnson Hall Plat 1, an Official Plat in Polk County, Iowa.

AND

(PROPERTY ID 180/00095-003-009) (29.380 ACRES)

Two parcels representing all interest in real property in Polk County, Iowa, lying North of Hwy, 415, more particularly described as: A parcel of land located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Eighty (80) North, Range Twenty-four (24) West of the 5th P.M. described as follows:

Beginning a point 1331.99 feet Northwesterly of the Southeast (SE) corner of said Section; thence Northwesterly along the North right of way line 1066.1 feet; thence Northwesterly 302.46 feet; thence Southeasterly 938.48 feet to the point of beginning, containing 3.4 acres, more or less; AND a parcel in said Section beginning Thirty-three (33) feet West of the Northeast (NE) corner of the Southeast Quarter (SE ¼) of said Section; thence South 905.94 feet; thence West 424.79 feet; thence Northwesterly 633.09 feet; thence Southwesterly 228.74 feet; thence Northwesterly 31.84 feet; thence Southwesterly 235 feet; thence Northwesterly 195 feet; thence North 65 feet; thence Northeasterly 185 feet; thence North 40 feet; thence West 115 feet; thence Southwesterly 130 feet; thence Northwesterly 265 feet; thence West 330 feet; thence North 49.97 feet; thence West 543.63

feet; thence North 185 feet thence East to the point of beginning, containing 29.380 acres, more or less.

AND

(PROPERTY ID 180/00095-003-008) (12.849 ACRES)

That part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 80, Range 24 West of the Fifth Principal Meridian (5th P.M.) described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 7; thence South $0^{\circ}00'00''$ East along said East line of S.E. $\frac{1}{4}$, 905.94 feet to the point of beginning thence continuing South $0^{\circ}00'00''$ East along said East line of the S.E. $\frac{1}{4}$, 950.81 feet; thence North $90^{\circ}00'00''$ West, 33.0 feet; thence North $54^{\circ}08'35''$ West, 378.48 feet; thence North $39^{\circ}16'55''$ West, 1272.18 feet; thence North $50^{\circ}43'05''$ East, 370.26 feet; thence South $39^{\circ}16'55''$ East 633.09 feet; thence South $90^{\circ}00'00''$ East, 457.79 feet to the point of beginning and containing 15.72 Acres (684,790 s.f.) more or less and subject to 0.72 Acres (31,377 s.f.) more or less for road purposes.

The East line of the S.E. $\frac{1}{2}$ of Section 7 is assumed to bear N $0^{\circ}00'00''$ for the purposes of this Description.

AND

(PROPERTY ID 180/00095-003-010) (ACRES 5.240)

A tract of land situated in the County of Polk, State of Iowa, being the following described parcel located in the SE $\frac{1}{4}$ of Section 7, Township 80 north, Range 24 west of the 5th Principal Meridian, all bearings being referred to the Iowa Coordinate System, south zone (grid north bears $00^{\circ}07'06''$ west of true north).

Commencing at the NW corner of said SE $\frac{1}{4}$ of Section 7; thence south $63^{\circ}10'29''$ east, 621.13 feet to the point of beginning; thence north $88^{\circ}36'16''$ east, 330.00 feet; thence south $64^{\circ}23'44''$ east, 265.00 feet; thence north $63^{\circ}36'16''$ east, 130.00 feet, thence south $78^{\circ}23'44''$ east, 115.00; thence south $11^{\circ}36'26''$ west, 40.00 feet; thence south $88^{\circ}36'16''$ west, 110.00 feet; thence south $49^{\circ}36'16''$ west, 75.00 feet; thence south $07^{\circ}23'44''$ east, 65.00 feet; thence south $58^{\circ}23'44''$ east, 195.00 feet; thence north $81^{\circ}36'16''$ east, 235.00 feet; thence south $63^{\circ}23'44''$ east, 31.84 feet; thence south $51^{\circ}09'05''$ west, 141.52 feet; thence south $38^{\circ}50'55''$ east, 68.69 feet; thence south $66^{\circ}51'19''$ west, 302.46 feet; thence north $23^{\circ}11'44''$ west, 53.11 feet; thence north $78^{\circ}49'56''$ west, 30.00 feet; thence south $50^{\circ}26'56''$ west, 25.92 feet; thence north

61°32'30" west, 270.40 feet; thence north 67°55'04" west, 350.89 feet; thence north 16°23'44" west, 282.64 feet to the point of beginning.

EXCEPT Parcel F as described in Book 12218, Page 770 of the Polk County Recorder's Office.

JERRY AND JEAN JOHNSON

(PROPERTY ID 180/00095-003-004) (3.886 ACRES)

PART OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7:

THENCE N 00°25'59" E, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 1211.30 FEET;
THENCE N 89°34'01" W, A DISTANCE OF 498.74 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY #415;
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 635.91 FEET, ALONG A 1989.86 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE CHORD BEARS N 51°42'29" W, A CHORD DISTANCE OF 633.20 FEET;
THENCE N 58°01'33" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 280.41 FEET;
THENCE N 51°37'25" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.17 FEET;
THENCE N 55°56'00" E, A DISTANCE OF 374.49 FEET;
THENCE S 53°19'03" E, A DISTANCE OF 70.00 FEET;
THENCE N 81°40'57" E, A DISTANCE OF 70.00 FEET;
THENCE S 53°19'03" E, A DISTANCE OF 120.00 FEET;
THENCE S 48°40'57" W, A DISTANCE OF 70.00 FEET;
THENCE S 19°19'03" E, A DISTANCE OF 60.00 FEET;
THENCE S 31°06'20" E, A DISTANCE OF 645.57 FEET TO THE POINT OF BEGINNING. CONTAINING 3.8862 ACRES.

JOEL AND DINA JOHNSON

(PARCEL ID 180/00095-003-006) (1.430 ACRES)

A part of the Southeast Quarter (SE ¼) of Section Seven (7) Township Eighty (80) Range Twenty-four (24) West of the 5th P.M., Polk County,

Iowa known as Parcel F as shown on a survey filed of record at Book 12218 Page 770 in the Office of the Polk County Recorder.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a hearing before City Council on the above-described Annexation has been set to commence on the 22nd day of August 2022 at 6:00 o'clock p.m. at the City Council Chambers of Polk City, 112 S 3rd Street, Polk City, Iowa, at which time and place any person wishing to speak for or against said Applications will be given the opportunity to be heard.

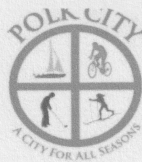
YOU ARE FURTHER NOTIFIED that a copy of said Applications are on file in the Polk City Clerk's office and may be examined by any interested person during regular business hours.

Dated at Polk City, Iowa, this 25th day of July 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk



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 JABLONSKI	First LARRY	MI L
Street Address 211 CROSSROADS Ct.	City/State POLK City, IA	Zip 50226
Phone Number 515-249-5888	Email jablonsz@msn.com	
Employer Name RETIRED	Job Title RETIRED ELEM. PRINCIPAL	Length of residency in Polk City 2 YEARS

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 checked="" type="radio"/> Park Commission	<input 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?

I SERVED ON URBANDALE PARKS + REC COMMISSION FOR 15 YEARS. 34 YEARS IN EDUCATION AS teacher + principal

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

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

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

**MS. ISU ED. ADM. BS. Elem. ED
34 YEARS IN EDUCATION @ Habitat for Humanity**

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

I enjoy hiking + biking and have been a strong supporter of trails. We love being retired in Polk City and want to become involved

Please indicate

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

References

Name	JAN Horke	URBANDALE Parks Director	515-331-6793
Name	Bob ANDREWEG	URBANDALE Mayor	515-778-5481
Name	GREG Robinson	RETIRED URBANDALE Supt.	515-577-1400

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.

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, July 18, 2022

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on July 18, 2022, in the City Hall Council Chambers.

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** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Triplett (via zoom), Sires, Ohlfest, Vogel, Pringnitz | In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Ohlfest and seconded by Bowersox to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Ohlfest and seconded by Pringnitz to approve P&Z Commission Meeting Minutes for June 20, 2022
MOTION CARRIED UNANIMOUSLY
6. **Rezoning Petition for 1000 E Northside Dr. of 95.2 acres from A-1 to R-1**
MOTION: A motion was made by Bowersox and seconded by Ohlfest to recommend Council approve the rezoning petition subject to Engineering and Staff review comments dated June 27, 2022.
MOTION CARRIED UNANIMOUSLY
7. **Scooter's Coffee Drive-Thru**
 - a. **Preliminary Plat/Site Plan**
MOTION: A motion was made by Hankins and seconded by Vogel to recommend Council approve the Preliminary Plat/Site Plan subject to Engineering and Staff review comments dated July 14, 2022.
MOTION CARRIED UNANIMOUSLY
 - b. **Final Plat**
MOTION: A motion was made by Ohlfest and seconded by Bowersox to recommend Council approve the Final Plat subject to Engineering and Staff review comments dated July 14, 2022.
MOTION CARRIED UNANIMOUSLY
8. **Reports & Particulars**
City Manager Huisman said staff would work on a revision to the sign ordinance for smaller building footprints and larger sign allowances for farther setbacks.
Sires asked Staff to look into updating the sign ordinance on regulations of signs in a building seen from the outside.
9. **Adjournment**
MOTION: A motion was made by Hankins and seconded by Ohlfest to adjourn at 6:40 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, August 15, 2022

Attest:

Jenny Coffin - City Clerk

PRELIMINARY PLAT / SITE PLAN REVIEW

Date: July 19, 2022

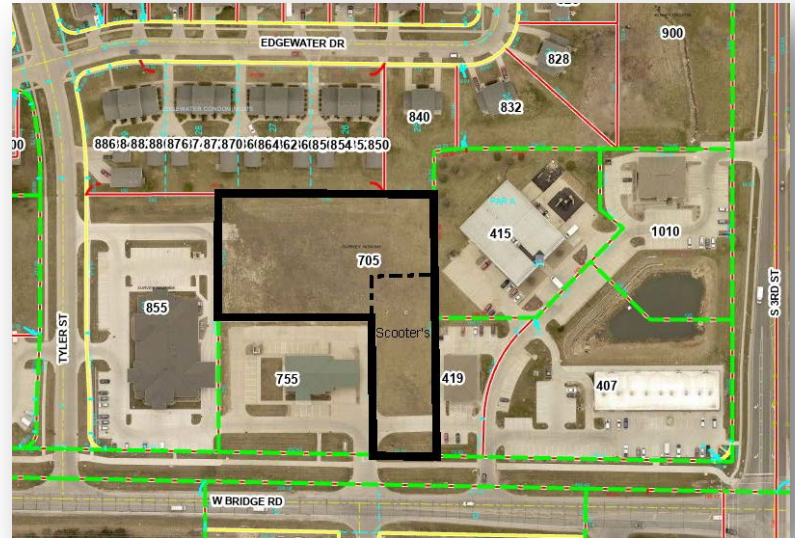
 Prepared by: Kathleen Connor
 Travis Thornburgh, P.E.

Project: Scooter's Coffee

Project No.: 122.0780.01

GENERAL INFORMATION:

Applicant:	Loving Cup, LLC.
Owner:	Bruce A Boland Trust
Requested Action:	Approval of Preliminary Plat & Site Plan for Lot 1
Location	705 W. Bridge Road, Lot 2 of Edgewater Point Plat 3
Size:	Total Plat: 1.87 acres Lot 1 (Scooter's): 0.57 acres
Zoning:	C-2
Proposed Use:	Lot 1: Drive-up Coffee Shop Lot 2: future commercial use



PROJECT DESCRIPTION:

Loving Cup, LLC plans to purchase the vacant L-shaped lot lying north and east of the old Luana Bank building. The lot will be platted into two smaller lots, the south lot will have direct frontage to W. Bridge Road for a Scooter's drive-thru coffee shop. The north side of the property will become a separate lot that is available for future commercial development.

Scooter's proposes an 18'x 38' (669 sf) building on Lot 2, with a drive-up window on the east side of the building. The body of the building will be faced with brick, with the color as either manganese ironspot or carbon black which meets or exceeds the requirement for 60% brick on walls facing the public street and 50% on all other walls. The upper portion of the building will be a Hardie reveal panel system in SW 1015 Skyline Steel. The red awnings over the windows will not be lit from beneath. A 22.4 sq. ft. illuminated menu board will be located beneath a canopy on the drive-thru lane northeast of the building.

A parking lot and entrance to the drive-thru lane will be north of the building. Customers will exit onto the existing frontage road on the south side of the lot. The developer is not proposing to install a sidewalk to their building from the existing sidewalk on W. Bridge Road since they offer only drive-up service.

Detention for Scooter's has been provided in the existing basin at the front of their property and the pond behind Bridge Pointe strip center. The north lot will provide on-site detention at the time that lot is further developed. Storm sewers, sanitary sewers, and water main were previously extended to the site as part of the Edgewater Point Plat 3/First State Bank Iowa site plan.

ISSUE:

Two 40.2 sq. ft. "Scooter's Coffee Drive-Thru" channel-letter wall signs are proposed, one on the east and a second on the west side of the building. An 18.25 sq. ft. circular "Scooter's Coffee" logo sign is proposed on the south side of the building. Total area of all building signs is 98.65 sq. ft. which exceeds the 56 sq. ft of sign area currently permitted per code. sign Per staff's recommendation, the developer removed the logo sign from the north side of the building as well as six snap-frame signs from the east and west sides of the building.

Per the Sign Ordinance, 56 sq. ft. of total wall sign area is permitted for Scooter's, based on the linear footage of the south and west sides of the building which face a street. Given the unusually-small size of this building, P&Z recommended approval of a total area of 98.65 sf for building signs in this unique situation. P&Z plans to consider amendments to the Sign Ordinance to address permitted sign area for small buildings such as this 669 square foot coffee shop.

REVIEW COMMENTS:

Pursuant to our review of Submittal #4 of the Preliminary Plat/ Site Plan for conformance to applicable city codes, we offer the following comments.

1. Show the proposed 15" HDPE storm sewer on the detention pond grading plan (Preliminary Plat sheet) and label the invert elevation of the FES (Utility Plan).
2. Add arrows illustrating discharge points on drainage points. Label arrows with corresponding name from the capacity calculations.
3. The storm sewer pipe label for the pipe run between STM1 and the FES on Lot 2 is currently cut off by the sheet edge. Revise label location.
4. Storm sewer pipe P-1 is currently shown with a slope 0.00%. Revise label.

RECOMMENDATION:

Based on the above review comments being satisfactorily addressed prior to Council action, P&Z and staff recommend Council approval of the Preliminary Plat for of Scooter's Addition to Polk City and the Site Plan for Scooter's Coffee Drive-Thru on Lot 1, subject to the following:

1. Council approval of P&Z recommendation to allow a maximum of 98.65 sq. ft. of total area for building signs for Scooter's Drive-Thru Coffee.
2. Council approval of the Final Plat and vacation of the east portion of the existing Ingress/Egress easement prior to issuance of a Building Permit for Lot 1.
3. Payment in full of all fees and professional billings prior to issuance of a Building Permit for Lot 1 or Lot 2.

RESOLUTION NO. 2022-92

**A RESOLUTION APPROVING THE PRELIMINARY PLAT/SITE PLAN FOR
SCOOTER'S COFFEE**

WHEREAS, Loving Cub, LLC has submitted a Preliminary Plat/Site Plan for Scooter's Coffee to be located at 705 W Bridge Road; and

WHEREAS, on July 18 the Polk City Planning & Zoning Commission met and recommended approval of the /Preliminary Plat/Site Plan, subject to completion of the City Engineer's review comments and recommendations being satisfactorily addressed; and

WHEREAS, the City Engineer has reviewed the Preliminary Plat/Site Plan and finds that all review comments have been satisfactorily addressed and therefore recommends approval of said Preliminary Plat/Site Plan subject to the following:

- Maximum building signs total area of 98.65 sq ft.
- Council Approval of the Final Plat and vacation of the east portion of the existing Ingress/Egress easement prior to issuance of a Building Permit for Lot 1

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the Planning and Zoning Commission, City Engineer and deems it appropriate to approve the Preliminary Plat/Site Plan for Scooter's Coffee with a maximum of 98.65 sq ft total area of building signs and no issuance of a building permit for Lot 1 until Council approval of the Final Plat and vacation of the east portion of the existing Ingress/Egress easement.

PASSED AND APPROVED the 25th day July 2022.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

SITE ADDRESS
605 W BRIDGE RD.
POLK CITY, IA 50226

ZONING
EXISTING: C-2
PROPOSED: C-2
ADJACENT ZONING:
NORTH: R-3
EAST: C-2
SOUTH: C-2
WEST: C-2

SETBACKS
FRONT: 25 FT
SIDE: N/A
REAR: 35 FT

BUILDINGS
EXISTING: ---
PROPOSED: ~ 37'-6" x 18' - 669 SQ.FT.

BUILDING HEIGHT
MAX BUILDING HEIGHT: 60'
PROPOSED HEIGHT: 19'

MAX FLOOR AREA RATIO
NONE

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED
ROCK SUBBASE**
CURB: 6" TALL STANDARD CURB
SIDEWALK: 6" THICK P.C.C.

**6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 6 * 1.5 = 9 FT

SITE AREA
0.57 ACRES (24,767 SQ.FT.)

OPEN SPACE
EXISTING: 90% (22,311 SQ.FT.)
PROPOSED: 57% (14,061 SQ.FT.)

IMPERVIOUS SPACE
EXISTING: 10% (2,456 SQ.FT.)
PROPOSED: 43% (10,706 SQ.FT.)

PARKING
REQUIRED: 7 SPACES (1/100 SQ.FT. BLDG. = 669 / 100) AND 5 SPACES CAPACITY FOR RESERVOIR LANE
PROVIDED: 10 SPACES (INCLUDING 1 HANDICAP PARKING STALLS) AND 5 SPACES CAPACITY FOR RESERVOIR LANE

DISTURBED AREAS
ESTIMATED: 18,437 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

FLOODPLAIN
PER FEMA MAP #19153C0040F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

ANTICIPATED CONSTRUCTION SCHEDULE
ANTICIPATED CONSTRUCTION SCHEDULE WILL START IN SEPTEMBER 6TH, 2022 - END IN DECEMBER 1ST, 2022

SITE IMPROVEMENTS FOR SCOOTER'S POLK CITY 605 W BRIDGE RD. POLK CITY, IA

LEGAL DESCRIPTION:
TO BE KNOWN AS LOT 1 OF SCOOTER'S ADDITION TO POLK CITY.

IOWA ONECALL CONTACT LIST:

(M52G) MIDAMER-GAS
CONTACT NAME: CRAIG RANFELD
CONTACT PHONE: 5152526632
CONTACT EMAIL: MECDSDDESIGNLOCATES@MIDAMERICAN.COM

(PCC) POLK CITY, CITY OF
CONTACT NAME: JENY GIBBONS
CONTACT PHONE: 5159846233
CONTACT EMAIL: JGIBBONS@POLKCITYIA.GOV

(CTLIA01) CENTURYLINK
CONTACT NAME: SADIE HULL
CONTACT PHONE: 9155470147
CONTACT EMAIL: SADIE.HULL@LUMEN.COM

(MIFI) MI-FIBER
CONTACT NAME: JACK JONES
CONTACT PHONE: 5158979192
CONTACT EMAIL: JACK@GRM.NET

(INS) AUREON NETWORK SERVICES
CONTACT NAME: JEFF KLOCKO
CONTACT PHONE: 5158300445
CONTACT EMAIL: JEFF.KLOCKO@AUREON.COM

(M52E) MIDAMER-ELEC
CONTACT NAME: CRAIG RANFELD
CONTACT PHONE: 5152526632
CONTACT EMAIL: MECDSDDESIGNLOCATES@MIDAMERICAN.COM

(POLKIA1) MEDIACOM COMMUNICATIONS CORP
CONTACT NAME: KEVIN COLLINS
CONTACT PHONE: 5158673527
CONTACT EMAIL: KCOLLINS1@MEDIACOMCC.COM

DEVELOPER

LOVING CUP, LLC.
10560 BARKLEY ST., STE 350
OVERLAND PARK, KS 66212
PROJECT CONTACT: SARAH VANBIBER
PHONE: 816-694-1888
EMAIL: SVANBIBER@LOVINGCUPLLC.COM

ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

CITY CONTACT

CITY OF POLK CITY
112 S 3RD ST
POLK CITY, IA 50226
PROJECT CONTACT: KATHLEEN CONNOR
(PLANNER AT SNYDER & ASSOCIATES, INC.)
PHONE: 5159642020
EMAIL: KECONNOR@SNYDER-ASSOCIATES.COM

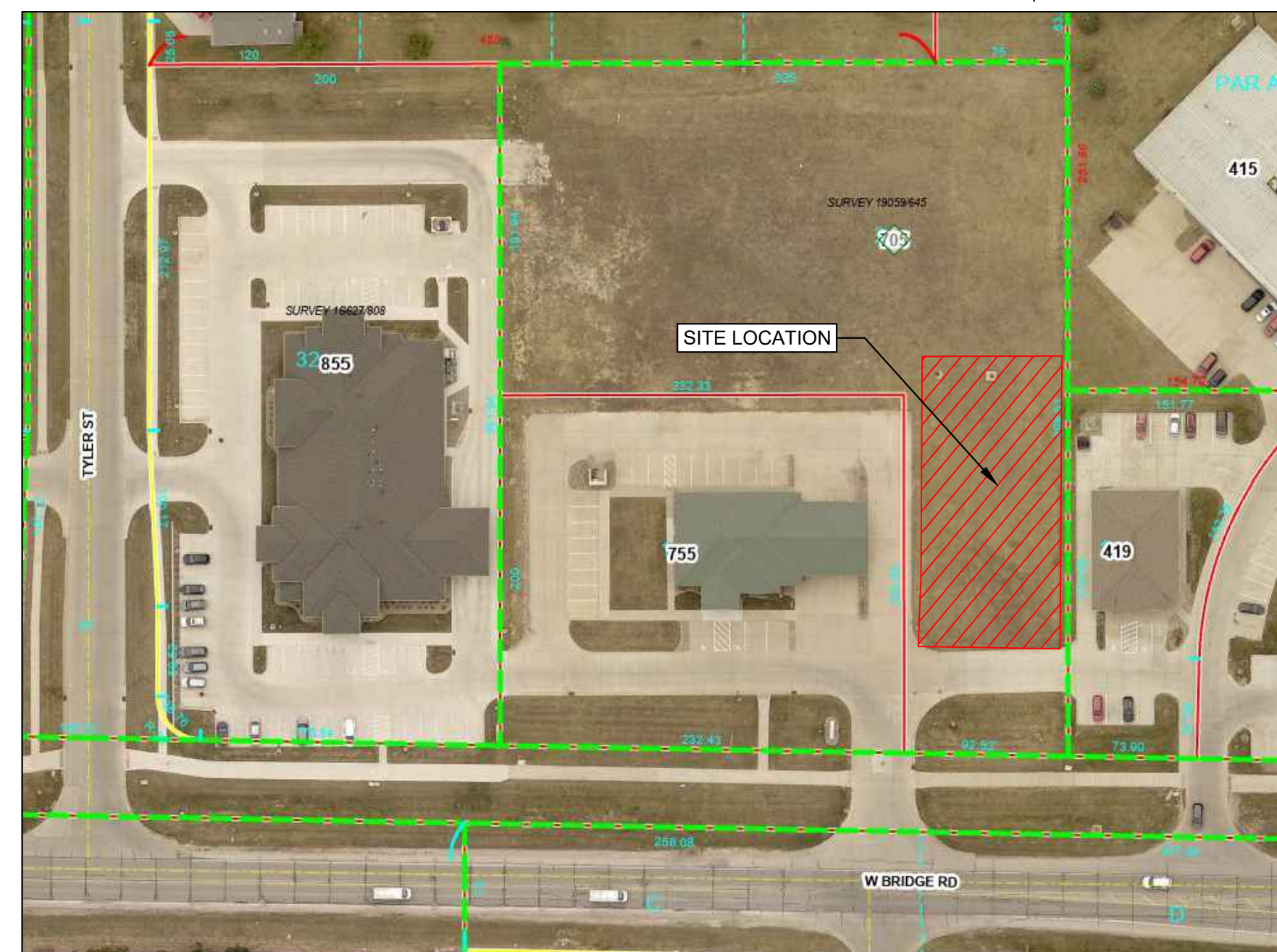
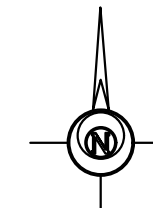
ARCHITECT

[K] WARMAN ARCHITECTURE + DESIGN
1735 SWIFT ST
NORTH KANSAS CITY, MO 64116
PROJECT CONTACT: KATHY WARMAN
PHONE: 816-474-2233
EMAIL: KATHY@KWARMAN.COM

OWNER CONTACT

BRUCE A BOLAND TRUST
3818 NW 92ND PL
POLK CITY, IA 50226
PROJECT CONTACT: BRUCE A BOLAND

VICINITY MAP



SHEET INDEX

- | | |
|--------------------------|---------------------------|
| C-001 - COVER | C-104 - SITE SHEET |
| C-002 - NOTE SHEET | C-105 - GRADING SHEET |
| C-101 - PRELIMINARY PLAT | C-106 - UTILITY SHEET |
| C-102 - DEMO SHEET | C-107 - EROSION CONTROL |
| C-103 - OVERVIEW SHEET | C-108 - LANDSCAPING SHEET |

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊕	ELEC. MANHOLE	⊞	SINGLE INTAKE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS	▲	FOUND SECTION CORNER	⊕	ELEC. VAULT	⊞	AREA INTAKE	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	▲	PARKING SPACE	⊕	GUY ANCHOR	⊞	THROAT INTAKE	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	▲	SIGN	⊕	TEL. JUNCTION BOX	⊞	FLARED END SECTION	— OHE —	OVERHEAD ELEC.
123.45/123.45	EXISTING/ PROPOSED ELEVATION	▲	STREET LIGHT	⊕	CABLE TV JUNCTION BOX	⊞	VALVE	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	▲	POWER POLE	⊕	GAS VALVE	⊞	FIRE HYDRANT	— SAN —	SANITARY SEWER
⊕	CONTROL POINT	▲	LIGHT POLE	⊕	GAS METER	⊞	WATER METER	— ST —	STORM SEWER
○	CALCULATED CORNER	▲	AREA LIGHT	⊕	SANITARY SEWER MANHOLE	⊞	WATER VALVE	— UGE —	UNDERGROUND ELEC.
●	FOUND CORNER	▲	ELEC. TRANSFORMER	⊕	STORM SEWER MANHOLE	⊞	WATER TEE	— UGT —	UNDERGROUND TEL.
		▲	ELEC. METER	⊕	CLEANOUT	⊞	— P XX —	— W —	WATER
		▲	ELEC. BOX	⊕	DOWNSPOUT	⊞	— E XX —	— W —	WATER
		▲		⊕		⊞	— P XX —	— W —	WATER
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GENERAL NOTES

- THE CITY OF POLK CITY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF POLK CITY AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF POLK CITY.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF POLK CITY.
- THE CONTRACTOR SHALL CONTACT THE CITY OF POLK CITY TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN MAY 2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES FOR SCOOTER'S POLK CITY 605 W BRIDGE RD. POLK CITY, IA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF POLK CITY SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF POLK CITY REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF POLK CITY STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF POLK CITY SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES


- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

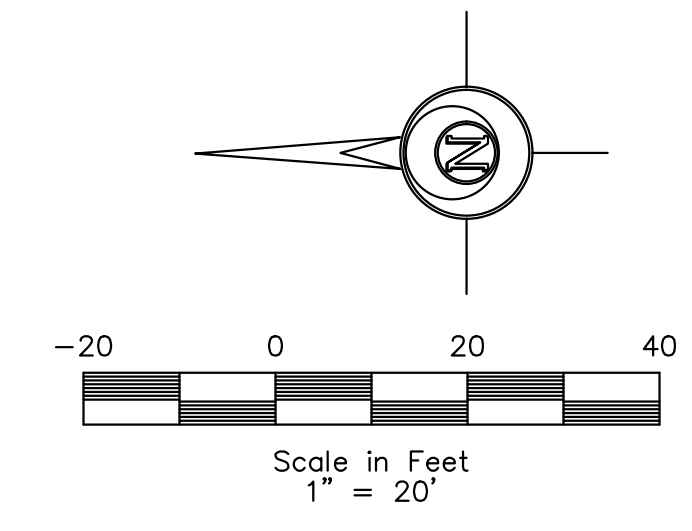
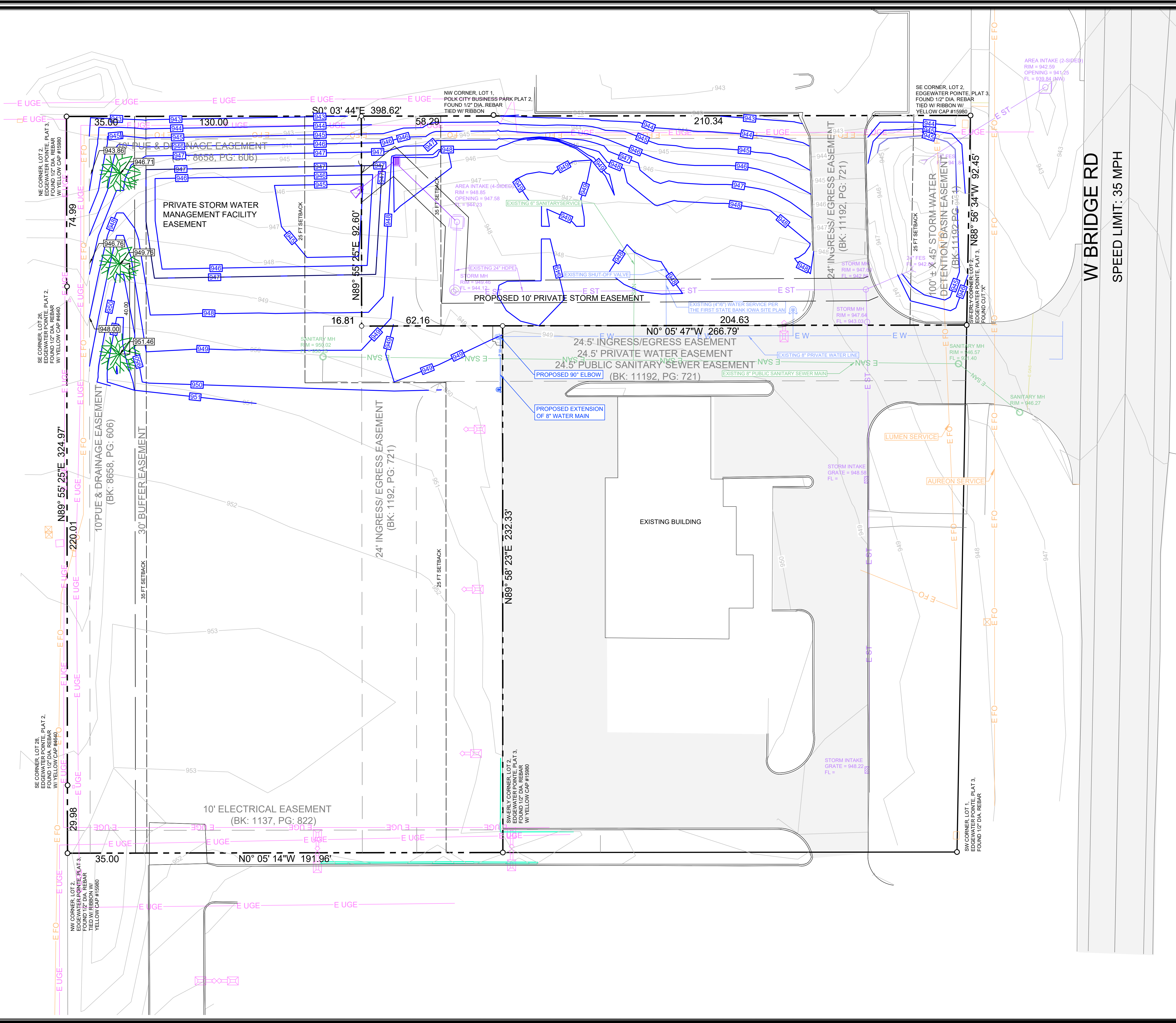
- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

			
Architecture Engineering Surveying			
2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 8196			
TITLE: SCOOTER'S POLK CITY 605 W BRIDGE RD. POLK CITY, IA			
REVISIONS: PRELIMINARY			
COPYRIGHT DATE: ----	DRAWN BY: M. GUIRGUIS	SCALE:	DATE: 07-22-2022
PROJECT: 2022 Project/22-079 Scooter's Polk City/Engineering/Site Plan/Sheet Set/SHEET SET		ISSUE NO: 22-079	
PROJECT:			C-002 - NOTE SHEET

LEGAL DESCRIPTION:
TO BE KNOWN AS LOT 1 AND LOT 2 OF SCOOTER'S ADDITION TO POLK CITY.



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV — CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO — FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		

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SCOOTER'S POLK CITY
605 W BRIDGE RD.
POLK CITY, IA

PRELIMINARY

DATE: _____

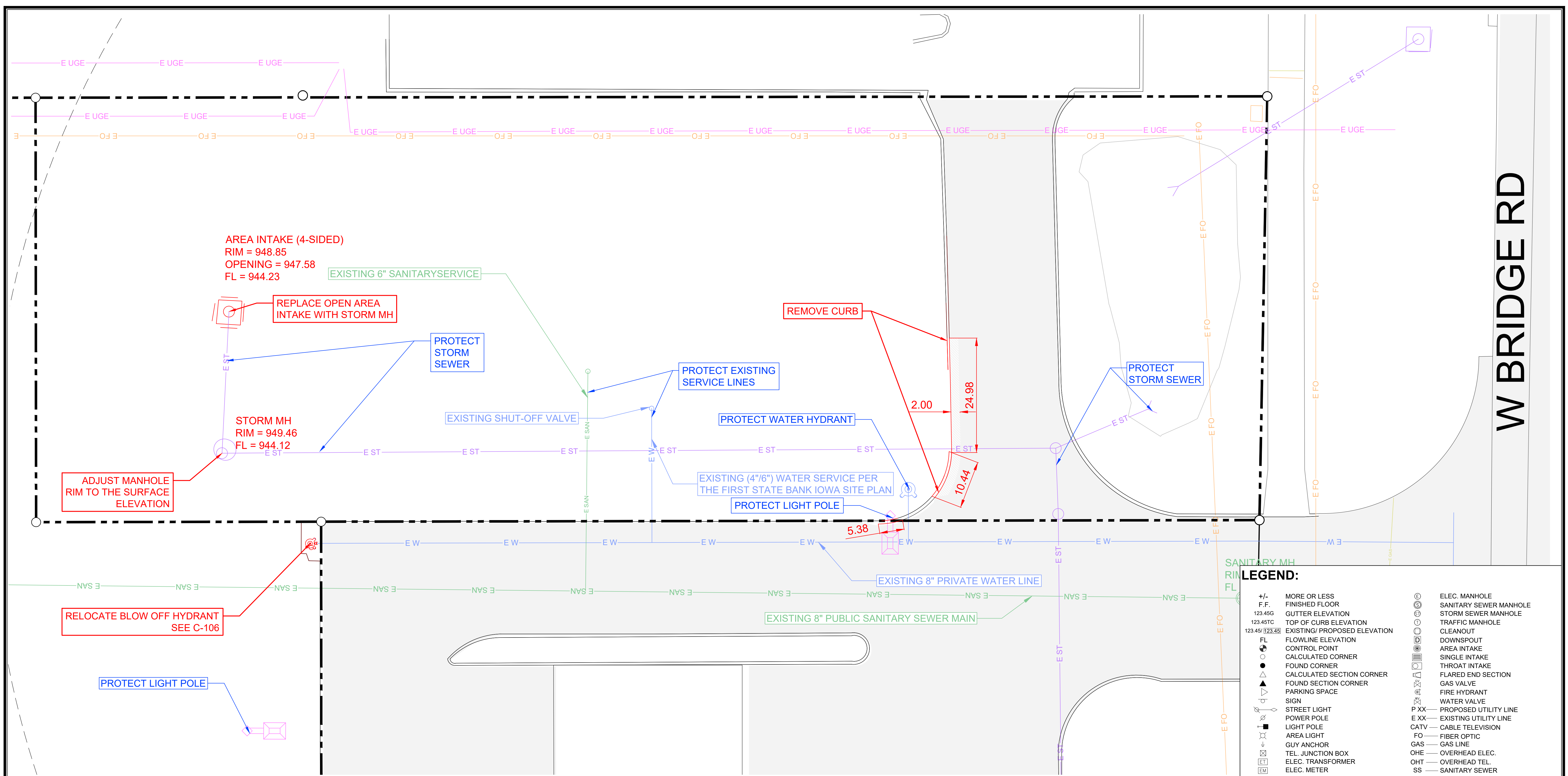
DESIGNER: _____

REVISION: _____

COPYRIGHT DATE: _____ DRAWN BY: M. GUIRGUIS SCALE: 1"=20' LATEST REVISION: 07-22-2022 DRAWING NO: 22-079

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W BRIDGE RD



ADJUST MANHOLE RIM TO THE SURFACE ELEVATION

AREA INTAKE (4-SIDED)
RIM = 948.85
OPENING = 947.58
FL = 944.23

REPLACE OPEN AREA INTAKE WITH STORM MH

PROTECT STORM SEWER

REMOVE CURB

PROTECT EXISTING SERVICE LINES

PROTECT STORM SEWER

STORM MH
RIM = 949.46
FL = 944.12

EXISTING SHUT-OFF VALVE

PROTECT WATER HYDRANT

EXISTING (4"/6") WATER SERVICE PER THE FIRST STATE BANK IOWA SITE PLAN

PROTECT LIGHT POLE

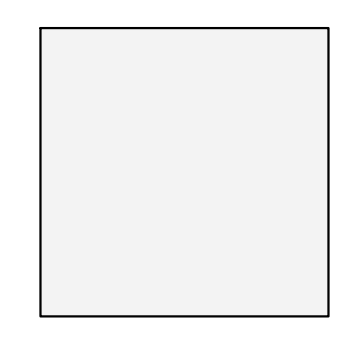
5.38

EXISTING 8" PRIVATE WATER LINE

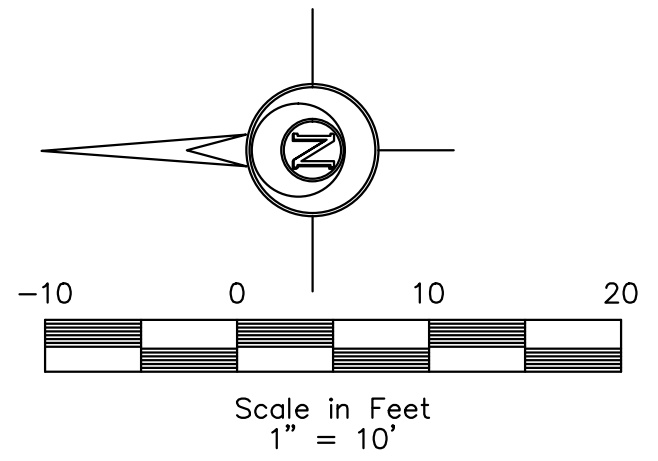
EXISTING 8" PUBLIC SANITARY SEWER MAIN

RELOCATE BLOW OFF HYDRANT SEE C-106

PROTECT LIGHT POLE



EXISTING PAVEMENT



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
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⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
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⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
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⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — FENCE LINE
⊙	WATER METER		

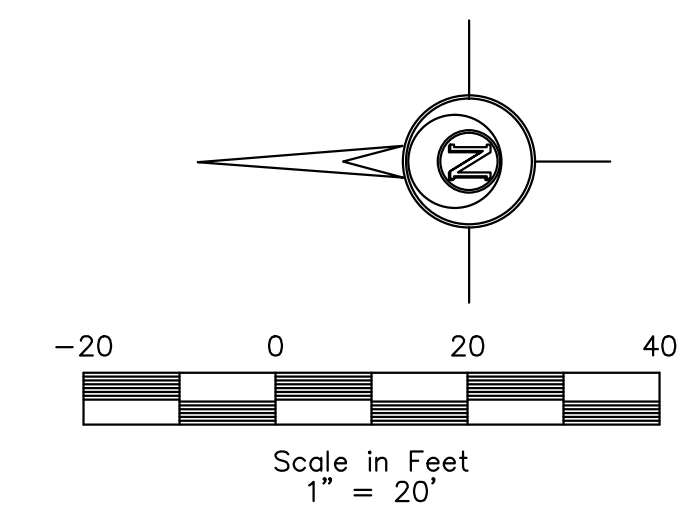
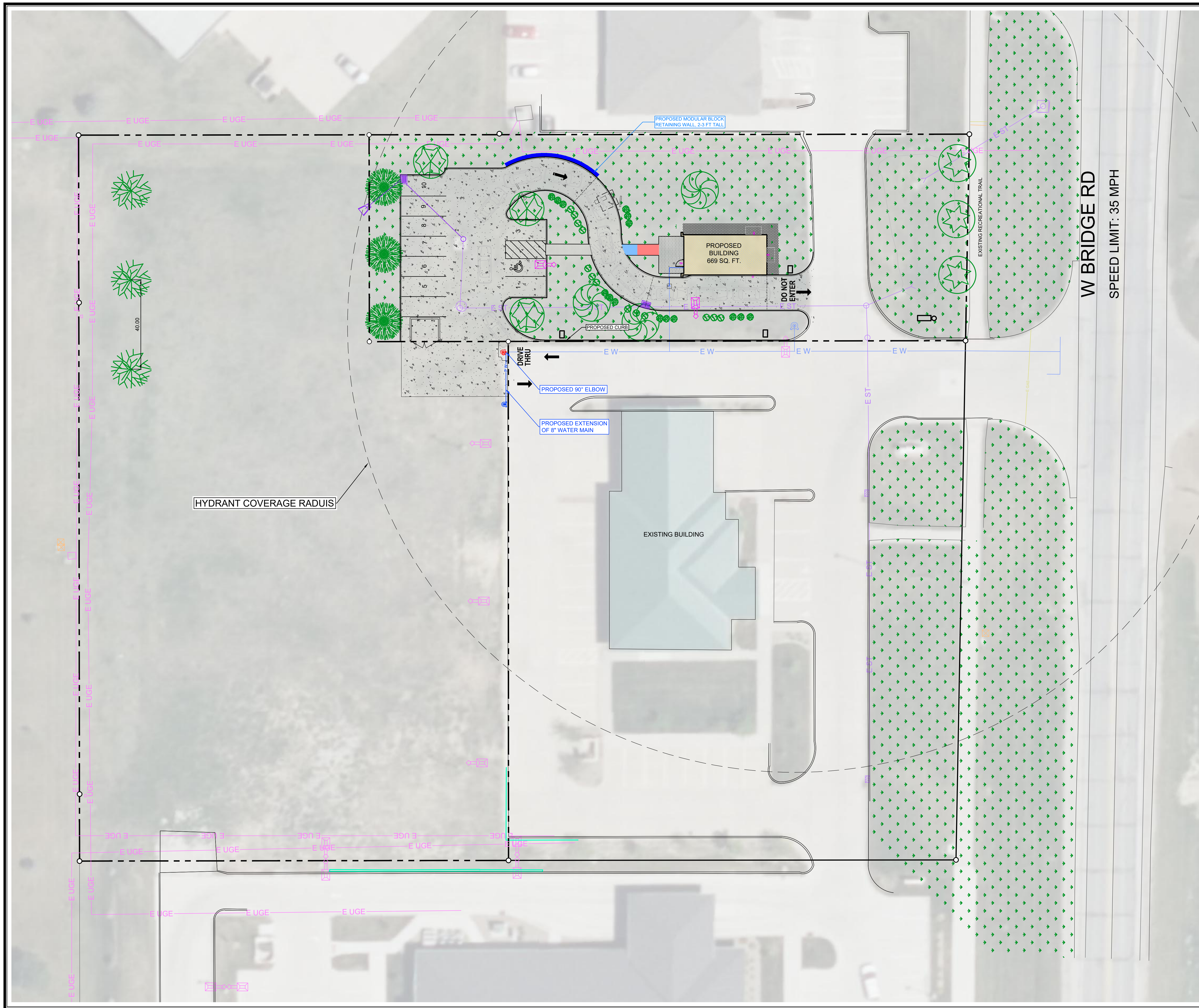
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SCOOTER'S POLK CITY
605 W BRIDGE RD.
POLK CITY, IA

PRELIMINARY

DATE: 07-22-2022	SCALE: 1"=10'	DRAWING NO: 22-079
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FILE PATH: J:\2022 Projects\22-079 Scooter's Polk City\Engineering\Site Plan\Sheet Set\Sheet SET



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
○	CONTROL POINT	⊙	AREA INTAKE
○	CALCULATED CORNER	⊙	SINGLE INTAKE
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△	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
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⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		

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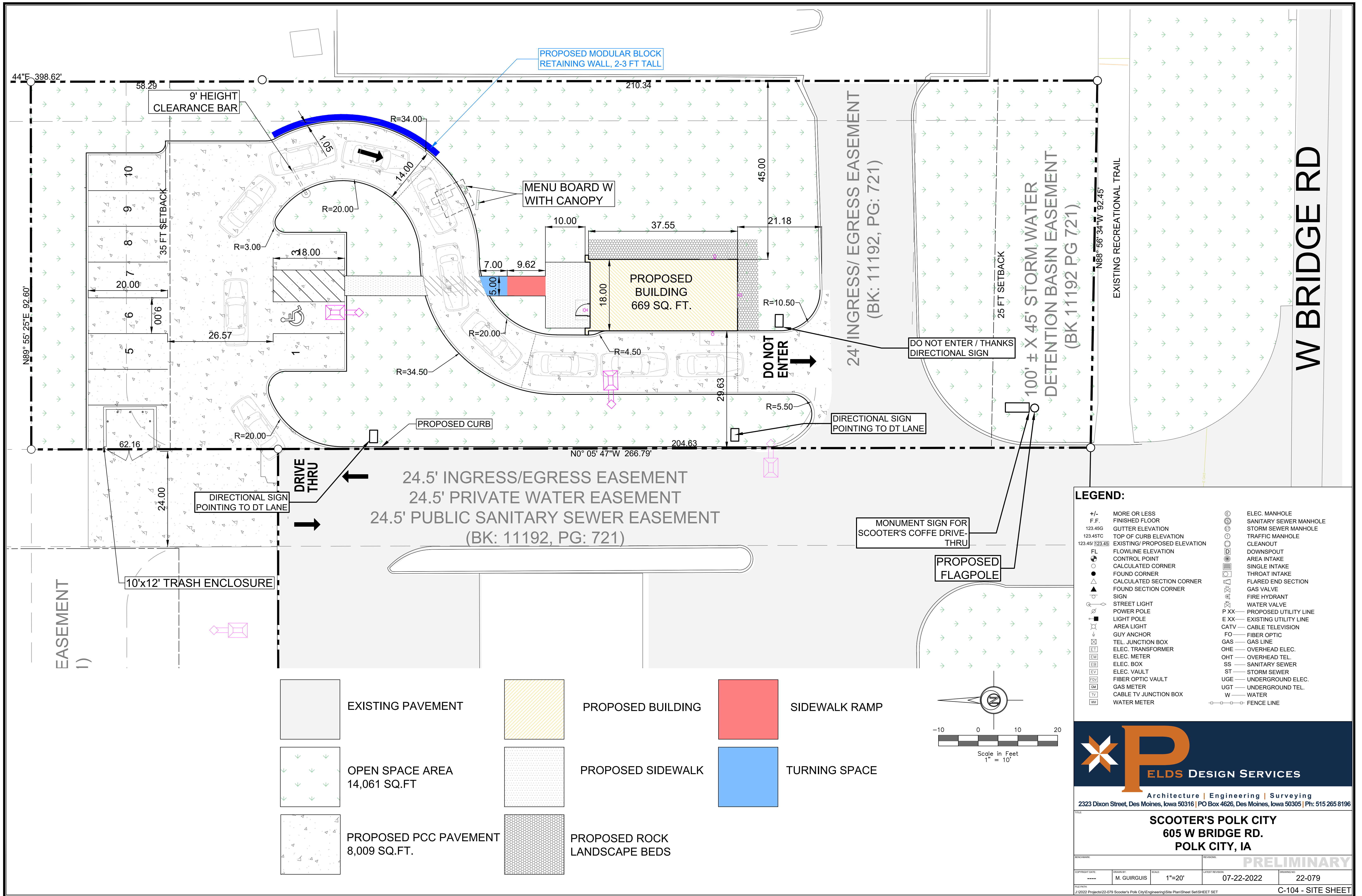
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605 W BRIDGE RD.
POLK CITY, IA

PRELIMINARY

DATE: 07-22-2022	SCALE: 1"=20'	DRAWING NO: 22-079
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C-103 - OVERVIEW SHEET



PROPOSED MODULAR BLOCK
RETAINING WALL, 2-3 FT TALL

9' HEIGHT
CLEARANCE BAR

MENU BOARD W
WITH CANOPY

PROPOSED
BUILDING
669 SQ. FT.

24' INGRESS/ EGRESS EASEMENT
(BK: 11192, PG: 721)

100' X 45' STORM WATER
DETENTION BASIN EASEMENT
(BK 11192 PG 721)

W BRIDGE RD

24.5' INGRESS/EGRESS EASEMENT
24.5' PRIVATE WATER EASEMENT
24.5' PUBLIC SANITARY SEWER EASEMENT
(BK: 11192, PG: 721)

DO NOT ENTER / THANKS
DIRECTIONAL SIGN

DIRECTIONAL SIGN
POINTING TO DT LANE

MONUMENT SIGN FOR
SCOOTER'S COFFE DRIVE-
THRU

PROPOSED
FLAGPOLE

DIRECTIONAL SIGN
POINTING TO DT LANE

DRIVE
THRU

10'x12' TRASH ENCLOSURE

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
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FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
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⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
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⊙	AREA LIGHT	⊙	CATV — CABLE TELEVISION
⊙	GUY ANCHOR	⊙	FO — FIBER OPTIC
⊙	TEL. JUNCTION BOX	⊙	GS — GAS LINE
⊙	ELEC. TRANSFORMER	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. METER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. BOX	⊙	SS — SANITARY SEWER
⊙	ELEC. VAULT	⊙	ST — STORM SEWER
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⊙	CABLE TV JUNCTION BOX	⊙	W — WATER
⊙	WATER METER	⊙	— FENCE LINE


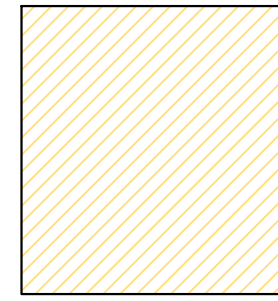
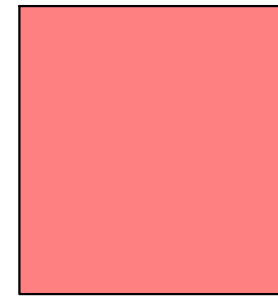
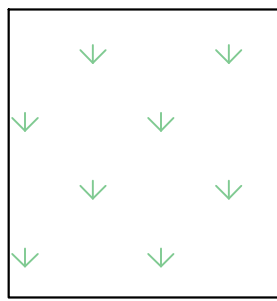
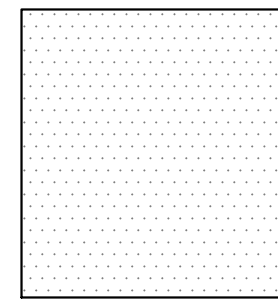
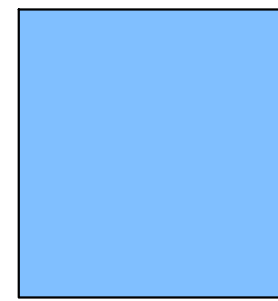
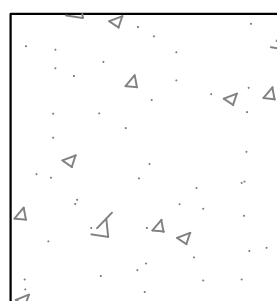
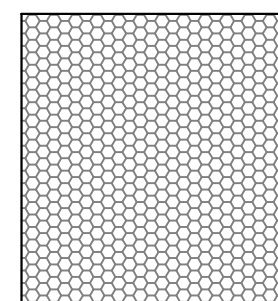
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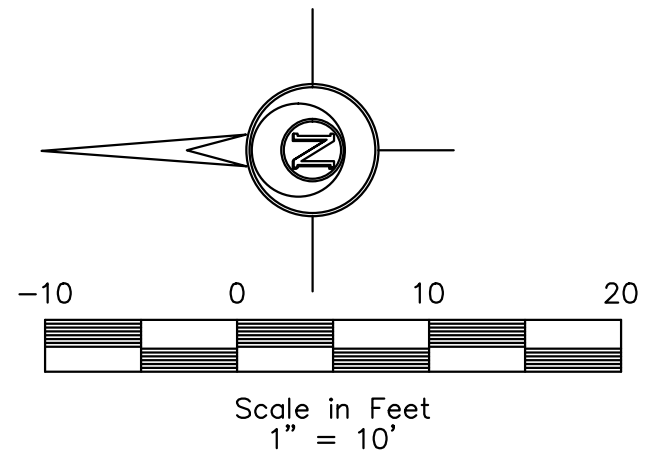
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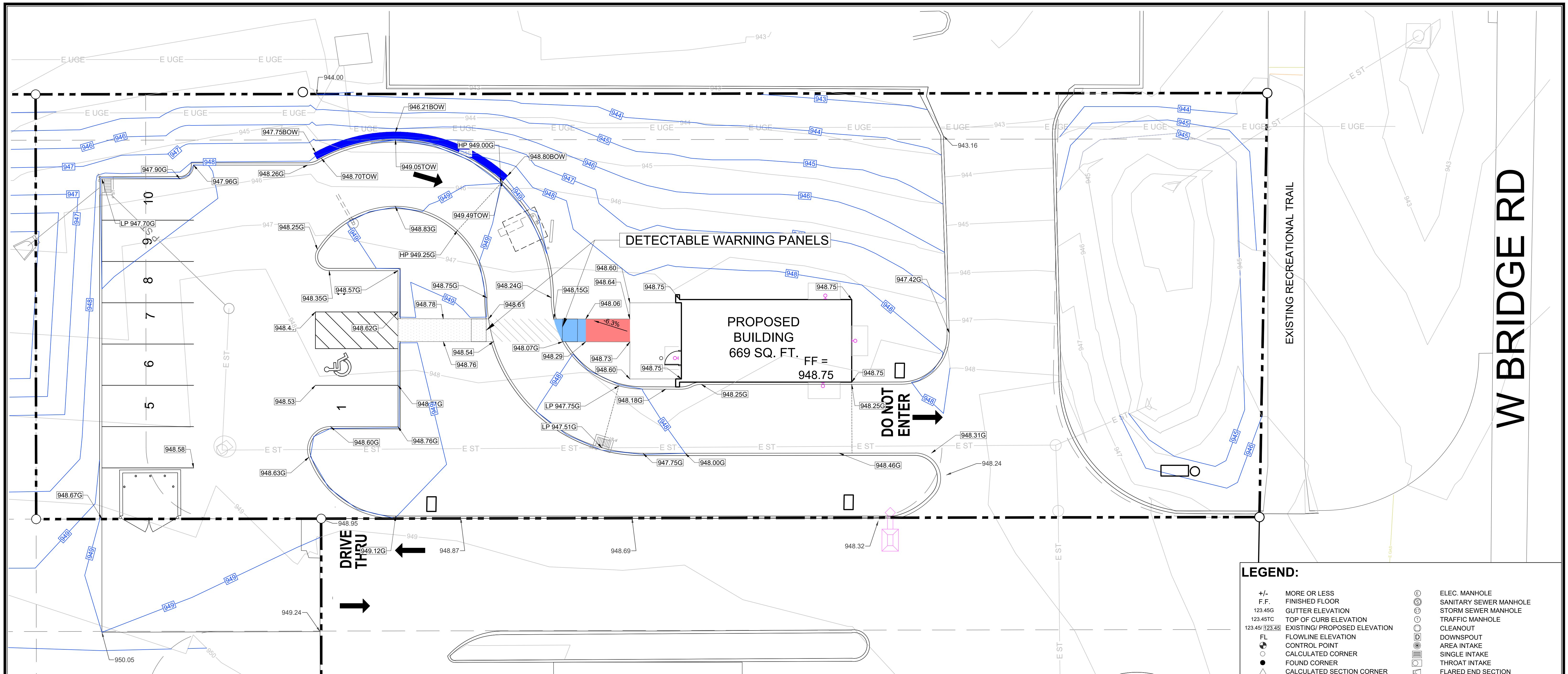
PRELIMINARY

DATE: 07-22-2022
DRAWN BY: M. GUIRGUIS
SCALE: 1"=20'
REVISION: 22-079

C-104 - SITE SHEET

- 
 EXISTING PAVEMENT
- 
 PROPOSED BUILDING
- 
 SIDEWALK RAMP
- 
 OPEN SPACE AREA
14,061 SQ.FT
- 
 PROPOSED SIDEWALK
- 
 TURNING SPACE
- 
 PROPOSED PCC PAVEMENT
8,009 SQ.FT.
- 
 PROPOSED ROCK
LANDSCAPE BEDS

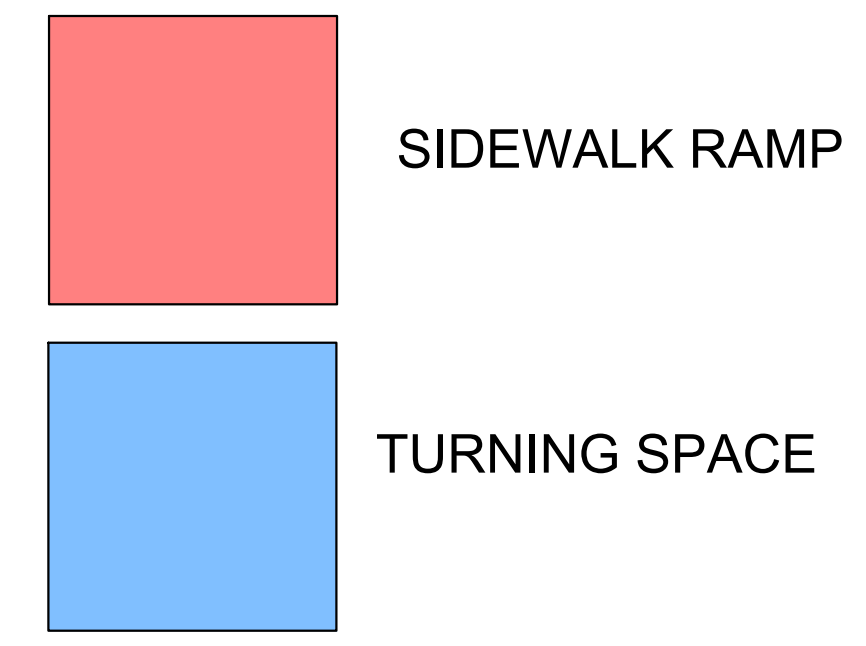
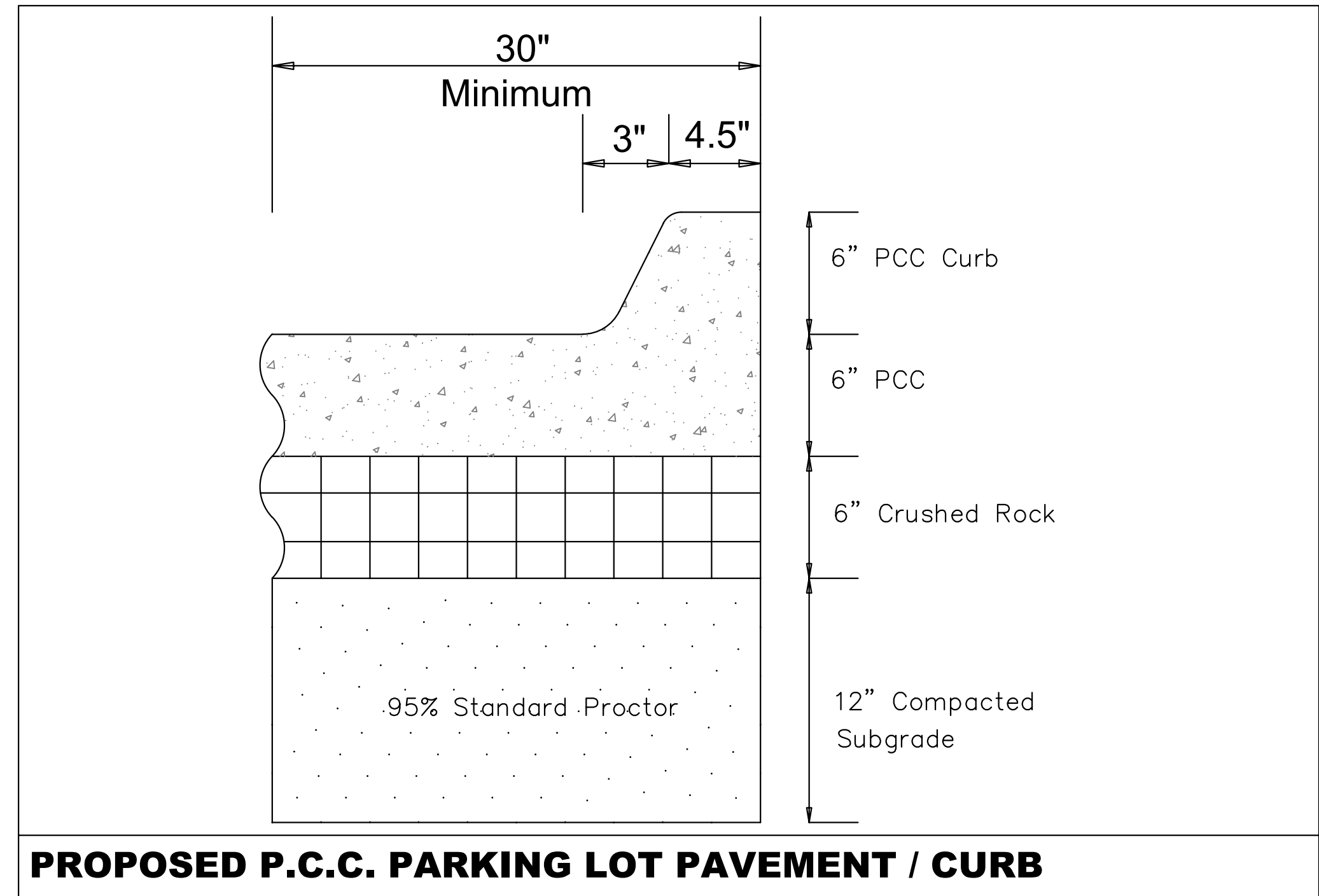
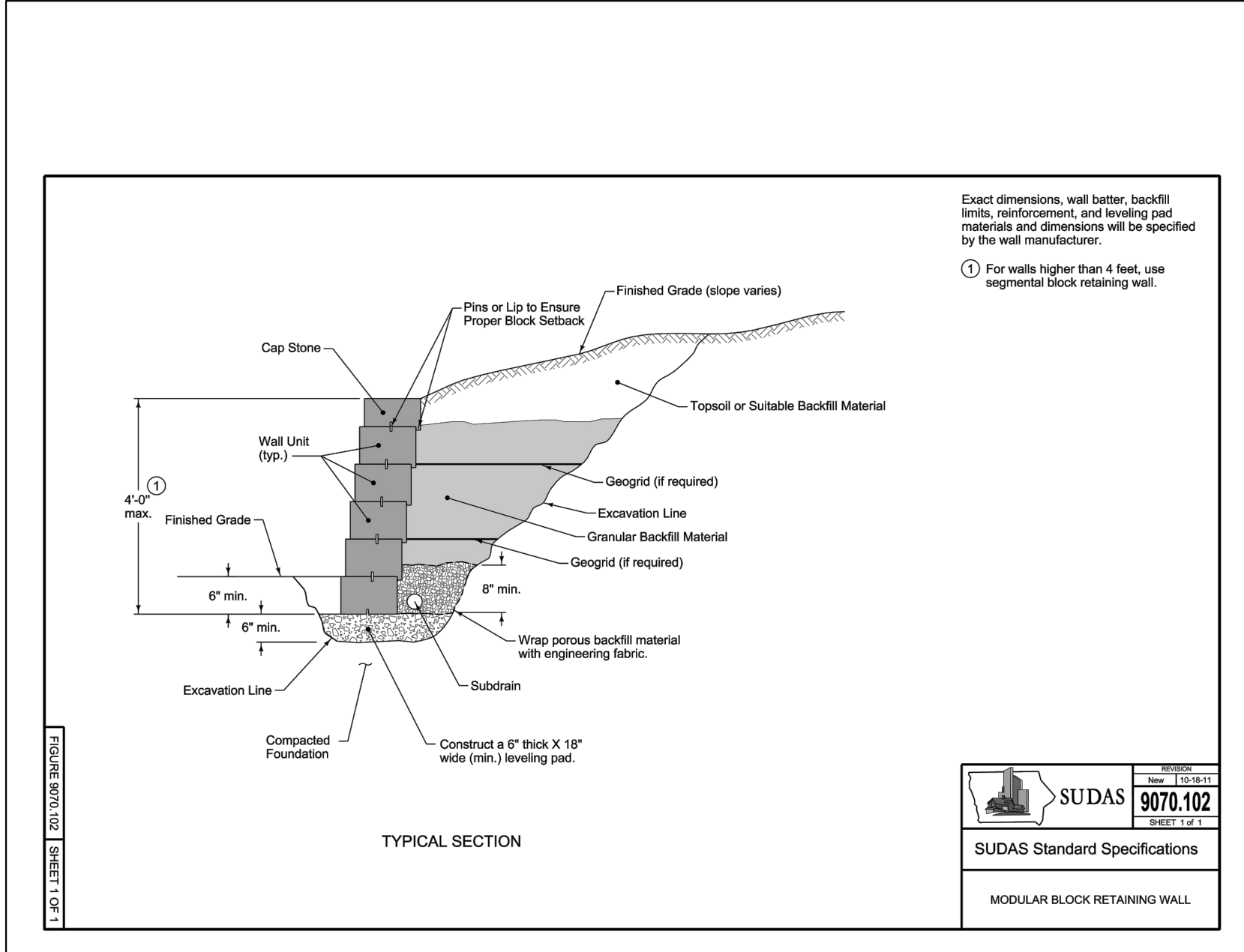




W BRIDGE RD

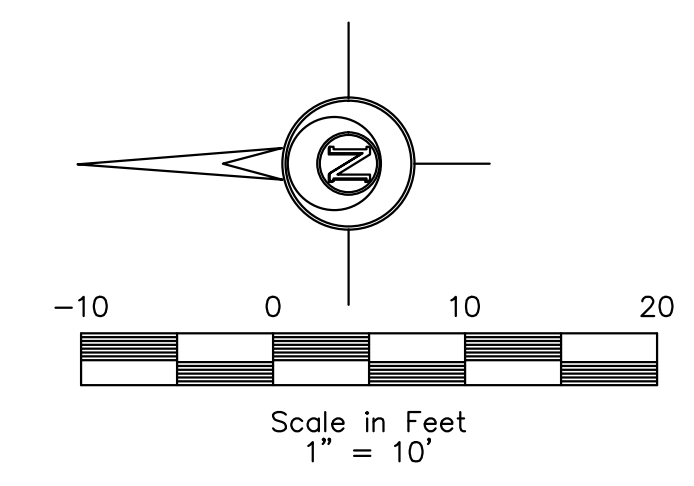
EXISTING RECREATIONAL TRAIL

- NOTES:**
1. ADDITIONAL GRADING REQUIRED WITHIN LOT 2. SEE SHEET C-101
 2. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
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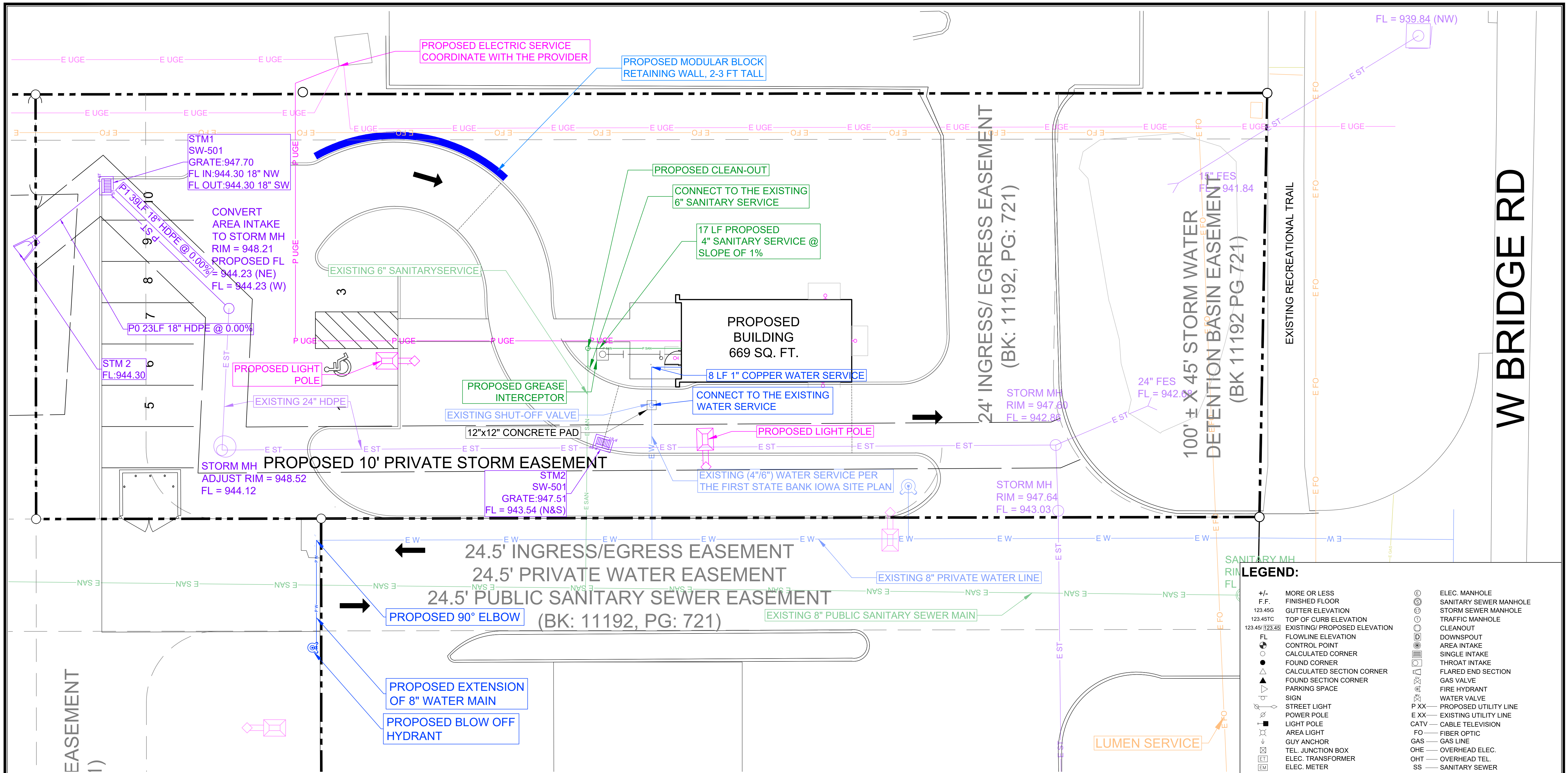
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2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

SCOOTER'S POLK CITY
605 W BRIDGE RD.
POLK CITY, IA

PRELIMINARY

DATE: 07-22-2022
DRAWN BY: M. GUIRGUIS
SCALE: 1"=10'
REVISIONS: 22-079

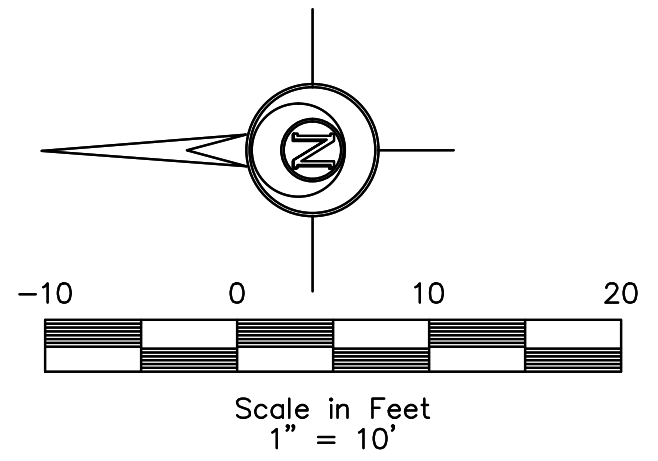
FILE PATH: J:\2022 Projects\22-079 Scooter's Polk City\Engineering\Site Plan\Sheet Set\Sheet SET
C-105 - GRADING SHEET



- NOTES:**
1. A PERMIT WILL BE REQUIRED FROM DES MOINES WRA FOR FOG
 2. VERIFY THE DEPTH AND THE PIPE SIZE OF THE EXISTING SANITARY SERVICE.
 3. A RAPID ENTRY LOCK BOX, IF REQUIRED, SHALL BE INSTALLED AT THE LOCATION DESIGNATED BY THE FIRE CHIEF

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/(123.45)	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV — CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO — FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UG — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — FENCE LINE
⊙	WATER METER		



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SCOOTER'S POLK CITY
 605 W BRIDGE RD.
 POLK CITY, IA

PRELIMINARY

DATE: 07-22-2022	SCALE: 1"=10'	REVISION: 22-079
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C-106 - UTILITY SHEET

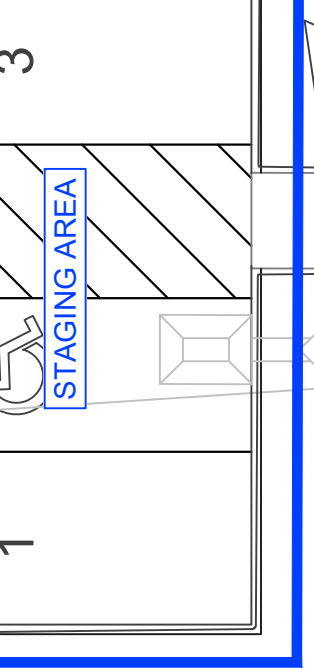
NW CORNER, LOT 1,
POLK CITY BUSINESS PARK PLAT 2,
FOUND 1/2" DIA. REBAR
TIED W/ RIBBON

SE CORNER, LOT 2,
EDGEWATER POINTE, PLAT 3,
FOUND 1/2" DIA. REBAR
TIED W/ RIBBON W/
YELLOW CAP #15980

AREA INTAKE (4-SIDED)
RIM = 948.85
OPENING = 947.55
FL = 944.23

STORM MH
RIM = 949.46
FL = 944.12

PROPOSED
BUILDING
669 SQ. FT.



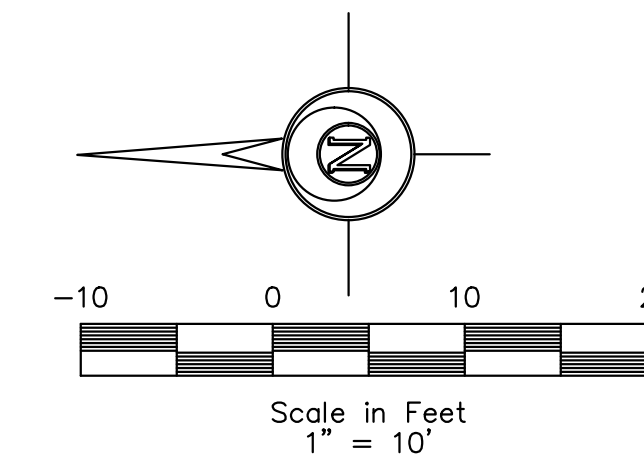
W BRIDGE RD

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
●	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
●	FOUND SECTION CORNER	⊙	GAS VALVE
▲	PARKING SPACE	⊙	FIRE HYDRANT
▲	SIGN	⊙	WATER VALVE
▲	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
▲	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
▲	LIGHT POLE	⊙	CATV — CABLE TELEVISION
▲	AREA LIGHT	⊙	FO — FIBER OPTIC
▲	GUY ANCHOR	⊙	GAS — GAS LINE
▲	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
▲	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
▲	ELEC. METER	⊙	SS — SANITARY SEWER
▲	ELEC. BOX	⊙	ST — STORM SEWER
▲	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
▲	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
▲	GAS METER	⊙	W — WATER
▲	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
▲	WATER METER	⊙	

SWPPP NOTES:

1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
2. ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
5. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
6. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
7. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING



— x — x — x — FILTER SOCK

ELDS DESIGN SERVICES

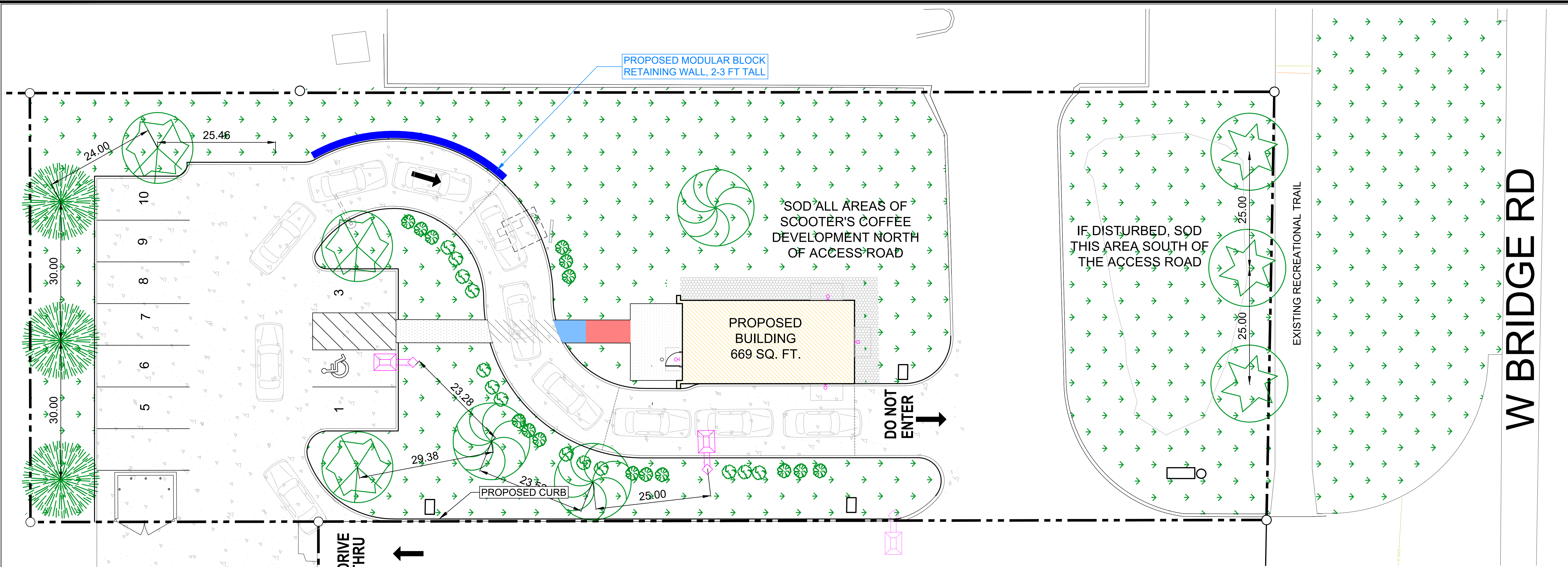
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

SCOOTER'S POLK CITY
605 W BRIDGE RD.
POLK CITY, IA

PRELIMINARY

DATE: 07-22-2022
DRAWN BY: M. GUIRGUIS
SCALE: 1"=10'
LATEST REVISION: 22-079

FILE PATH: J:\2022 Projects\22-079 Scooter's Polk City\Engineering\Site Plan\Sheet Set\Sheet SET
C-107 - EROSION CONTROL



LANDSCAPING REQUIREMENTS:

TREES & SHRUBS REQUIREMENTS:

MORE THAN 3,000 SQUARE FEET OF OPEN SPACE:

1. TREES: (SQUARE FEET OF OPEN SPACE DIVIDED BY 3,000) X 2 = (14,061 / 3000) X 2 = 9.3 = 9 TREES PROVIDED TREES: 12 TREES

2. SHRUBS: (SQUARE FEET OF OPEN SPACE DIVIDED BY 3,000) X 6 = (14,037 / 3000) X 6 = 28 SHRUBS PROVIDED: 28 SHRUBS

PARKING SHADING REQUIREMENTS:

THE NUMBER OF TREES REQUIRED HEREUNDER SHALL BE DETERMINED AS FOLLOWS:

A. VEHICLE PAVEMENT AREA X 20 PERCENT = PLANT SQUARE FOOTAGE = 7,939 X 0.2 = 1,588 SQ.FT.
 B. PLANT SQUARE FOOTAGE DIVIDED BY 700 = NO. OF TREES REQUIRED = 1,588 / 700 = 2.26 = 3 TREES PROVIDED: 6 TREES AT THE PARKING SPACE

PROPOSED SHRUBS:

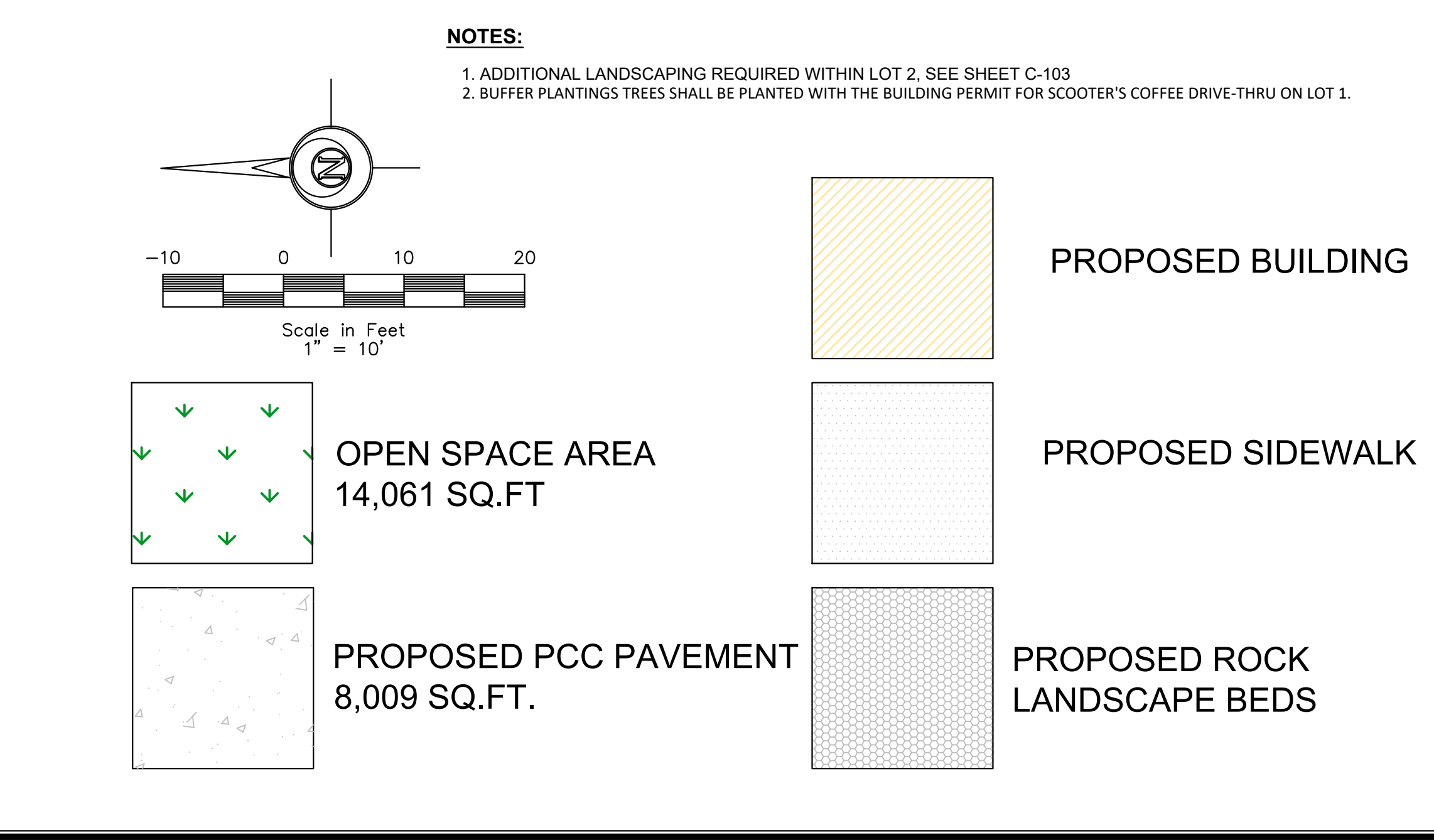
SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	13	DWARF WINGED BURNING BUSH (EUONYMUS ALATUS 'COMPACTUS')	3 GALLON	4' & 4'
	15	DWARF MOUNTAIN PINE (PINUS MUGO 'OPHIR')	3 GALLON	2-3' & 2-3'

PROPOSED TREES:

SYMBOL	#	COMMON NAME	PLANTING SIZE (HEIGHT & SPREAD)	MATURE SIZE
	3	LITTLELEAF LINDEN	2" CALIPER B&B	60-90' & 30-50'
	3	KENTUCKY COFFEETREE	2" CALIPER B&B	60-75' & 40-50'
	3	WHITE SPRUCE	2" CALIPER B&B	20 - 40' & 10-15'
	3	JAPANESE TREE LILAC	2" CALIPER B&B	20 - 25' & 15 - 20'

LOT 2 TREES:

	3	BLUE SPRUCE	2" CALIPER B&B	30 - 60' & 10-20'
--	---	-------------	----------------	-------------------



LEGEND:

+/-	MORE OR LESS FINISHED FLOOR	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
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⊙	PARKING SPACE	⊙	FIRE HYDRANT
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⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
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⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
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SCOOTER'S POLK CITY
 605 W BRIDGE RD.
 POLK CITY, IA

PRELIMINARY

DATE: 07-22-2022
 DRAWN BY: M. GUIRGUIS
 SCALE: 1"=10'
 SHEET NO: 22-079
 PROJECT: Scooter's Polk City Engineering Site Plan Sheet Set SHEET SET

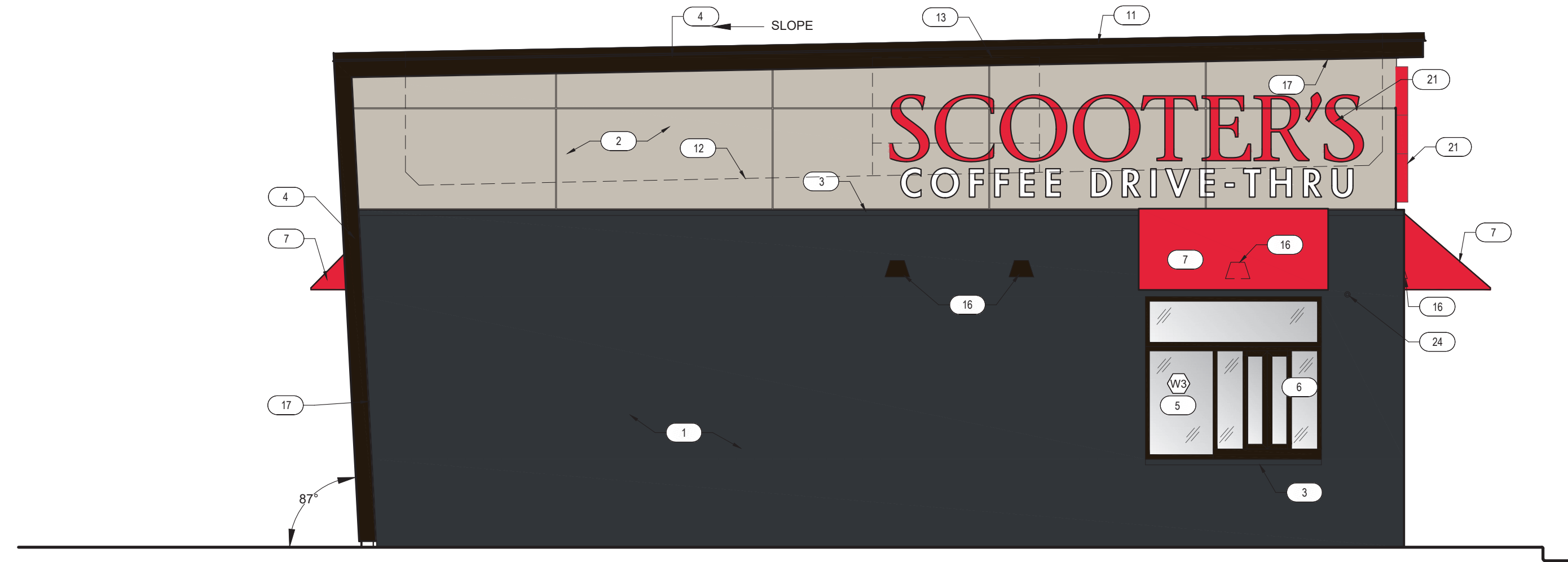
C-108 - LANDSCAPING SHEET

W BRIDGE RD

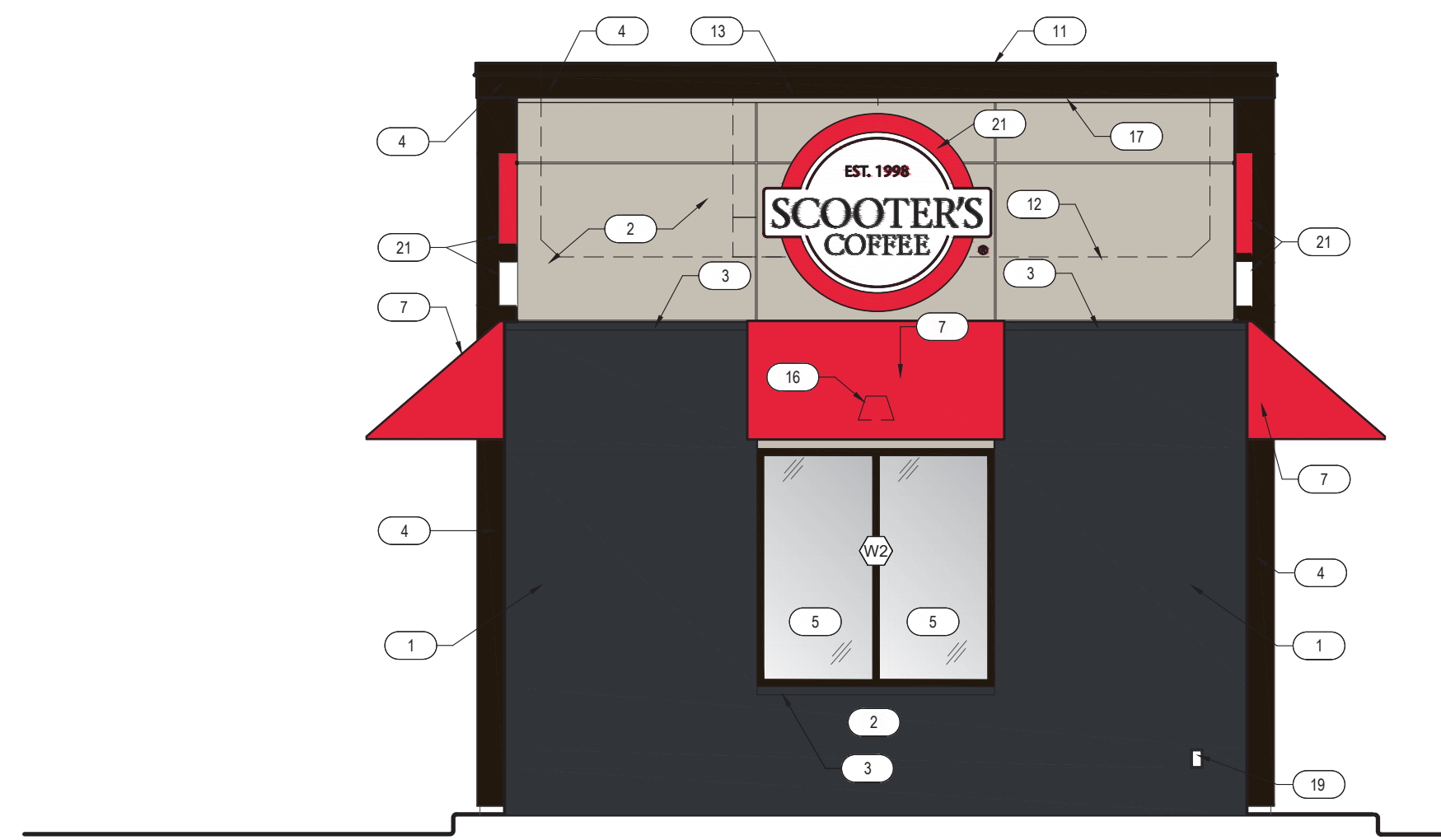
KEYNOTES

X

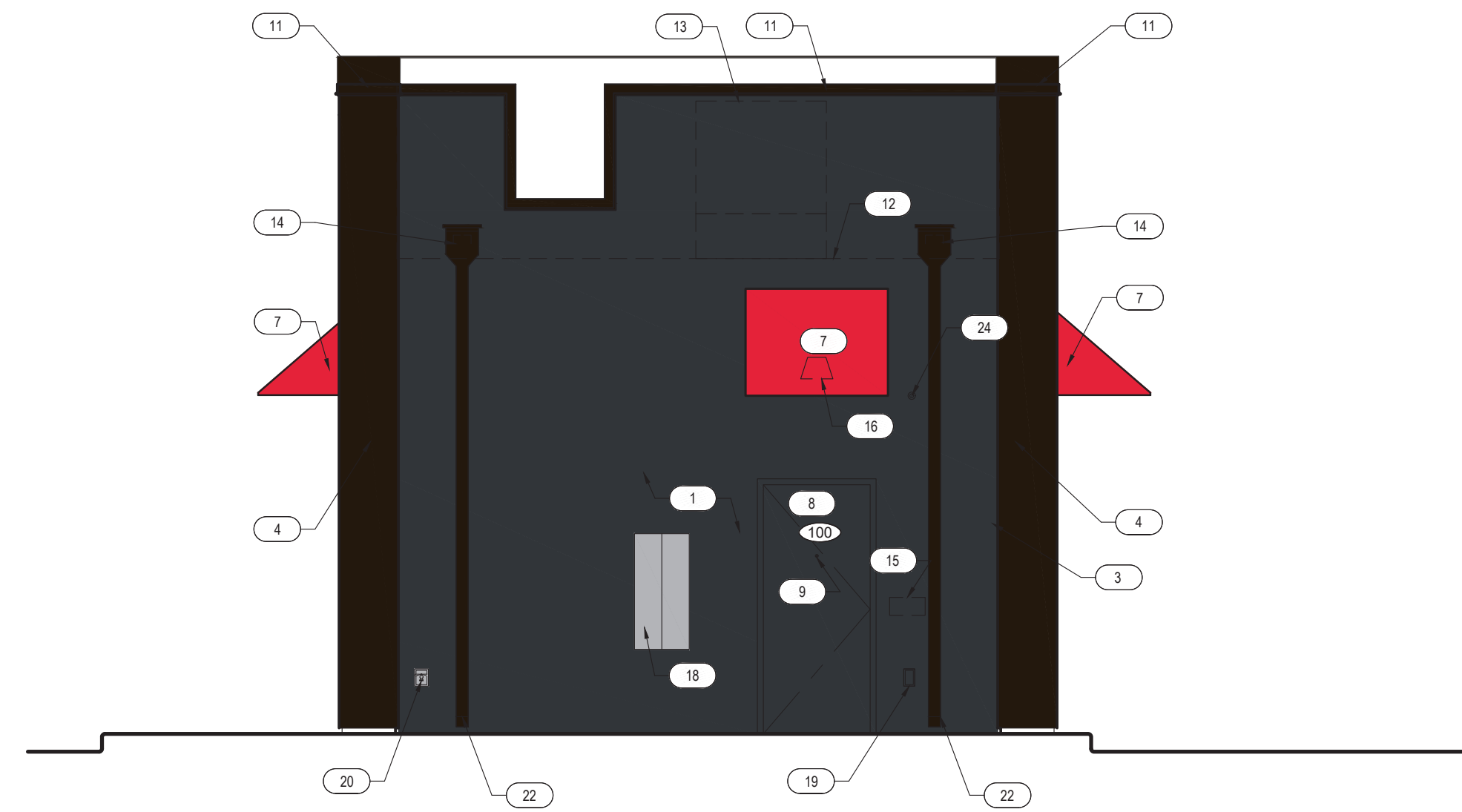
- 1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR
ALTERNATE: GLEN-GERY - SIOUX CITY BRICK - COLOR: CARBON BLACK - VELOUR
- 2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A3.6 - COLOR: SW 1015 SKYLINE STEEL
- 3. 22 GAUGE METAL FLASHING
- 4. HARDIE BOARD TRIM ACCENTS AND SOFFITS - COLOR: BLACK
- 5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- 6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- 7. AWNING BY OTHERS - COLOR: SUNBRELLA JOCKEY RED
- 8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- 9. WIDE ANGLE PEEP HOLE, BY DOOR MANUFACTURER
- 10. DOOR BELL
- 11. 22 GAUGE METAL PARAPET CAP
- 12. LINE OF ROOF BEYOND
- 13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
- 14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
- 15. MAILBOX BY GC BLACK
- 16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- 17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
- 18. SES PANEL, SEE ELECTRICAL DRAWINGS
- 19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
- 20. HOSE BIBB, SEE PLUMBING DRAWINGS
- 21. PROPOSED SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT
- 22. CONNECT DOWNSPOUTS TO UNDERGROUND PIPING, REF. CIVIL.
- 23. SPANDREL GLASS
- 24. NEW SECURITY CAMERA



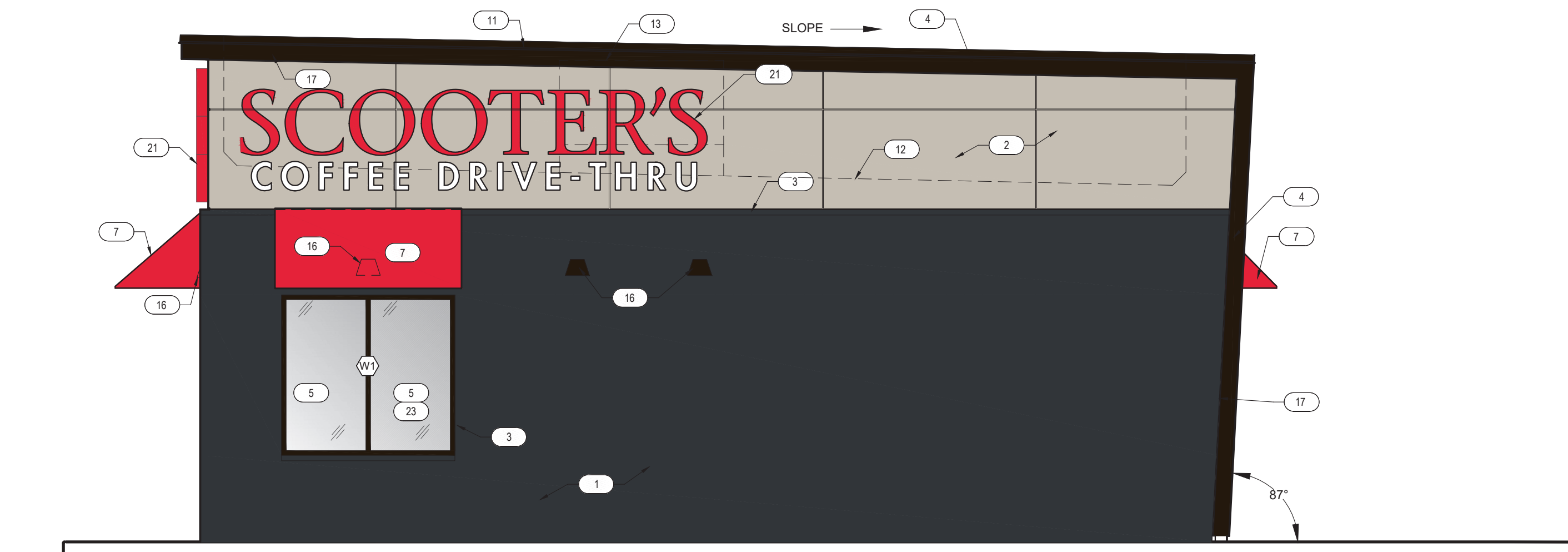
4 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"

FACE BRICK PERCENTAGES			
	OVERALL	BRICK	
SOUTH	726 SQ FT	438 SQ FT	60%
EAST	354 SQ FT	178 SQ FT	50%
WEST	360 SQ FT	265 SQ FT	74%
NORTH	726 SQ FT	438 SQ FT	60%



PROJECT ADDRESS:
W Bridge Rd
Polk City, IA

REVISIONS:

CLIENT:
Loving Cup, LLC
dba Scooter's
Coffee
200 NE Woods Chapel Rd
Lee's Summit, MO 64064

TITLE:
EXTERIOR
COLOR
ELEVATIONS

KIOSK PROTOTYPE:
4.0 PROTOTYPE
FEBRUARY 2022
DATE:
06/20/2022
PROJECT NO.
5826_22

PERMIT/BID SUBMITTAL
 CONSTRUCTION ISSUE

SHEET NO.

A2.0



06-LEDWPCA12W 12 Watt Adjustable Full Cutoff LED Area Light

APPLICATIONS

The LEDWPCA12W is a contemporary, commercial-grade area luminaire. It features a heavy-duty, spring-loaded hinge, which provides the flexibility of focusing light near the mounting surface or projecting light forward. With a die cast aluminum housing and a polycarbonate lens, the LEDWPCA12W series will stand up to many years of punishing environmental conditions. High-efficiency, long-life LEDs provide both energy and maintenance cost savings compared to traditional, HID area lights.

FEATURES

- Available in 3000k (warm white), 4000k (neutral white) and 5000k (cool white) color temperature.*
- Long-life LEDs provide 69,000 hours of operation with at least 70% of initial lumens output (L70)**
- Delivers 1,211 lumens & 101 lumens per watt (LPW) at 3000k; 1,285 lumens & 107 LPW at 4000k; and 1,321 lumens & 110 LPW at 5000k.*
- Heavy-duty, spring-loaded hinge provides the flexibility of focusing light near the mounting surface or projecting light forward.
- Universal 120-277 AC voltage (50-60Hz) is standard.
- Watertight, compression-type electrical connectors prevent moisture intrusion.
- Power factor > 0.90.
- Total harmonic distortion < 20%
- Color rendering index > 80.
- Die cast aluminum housing with durable, dark bronze, powder coat paint.
- Durable, UV-resistant polycarbonate lens.
- Removable, threaded plugs for side attachment of 1/2" rigid electrical conduit, or for button photocells.
- Easy installation in new construction or retrofit.

*Contact factory for other color temperatures and lumen packages.
**L70 hours are IES TM-21-11 calculated hours.

STANDARD



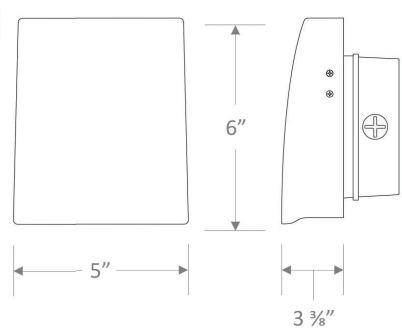
VERTICAL ADJUSTABILITY

- Heavy-duty, spring-loaded hinge provides vertical adjustability of the luminaire housing up to 65°
- Adjustability provides for a range of lighting effects from full-cutoff downlight to forward throw.
- Knurled notches securely retain rotated position even in demanding environments.

WARRANTY/LISTING

- cULus listed for wet locations (-20°C to 40°C / -4°F to 104°F).
- IP65 rated.
- Complies with FCC Part 15 class B.
- Complies with EN61000-4-5, surge immunity (1kV).
- 5-year warranty of all electronics and housing.

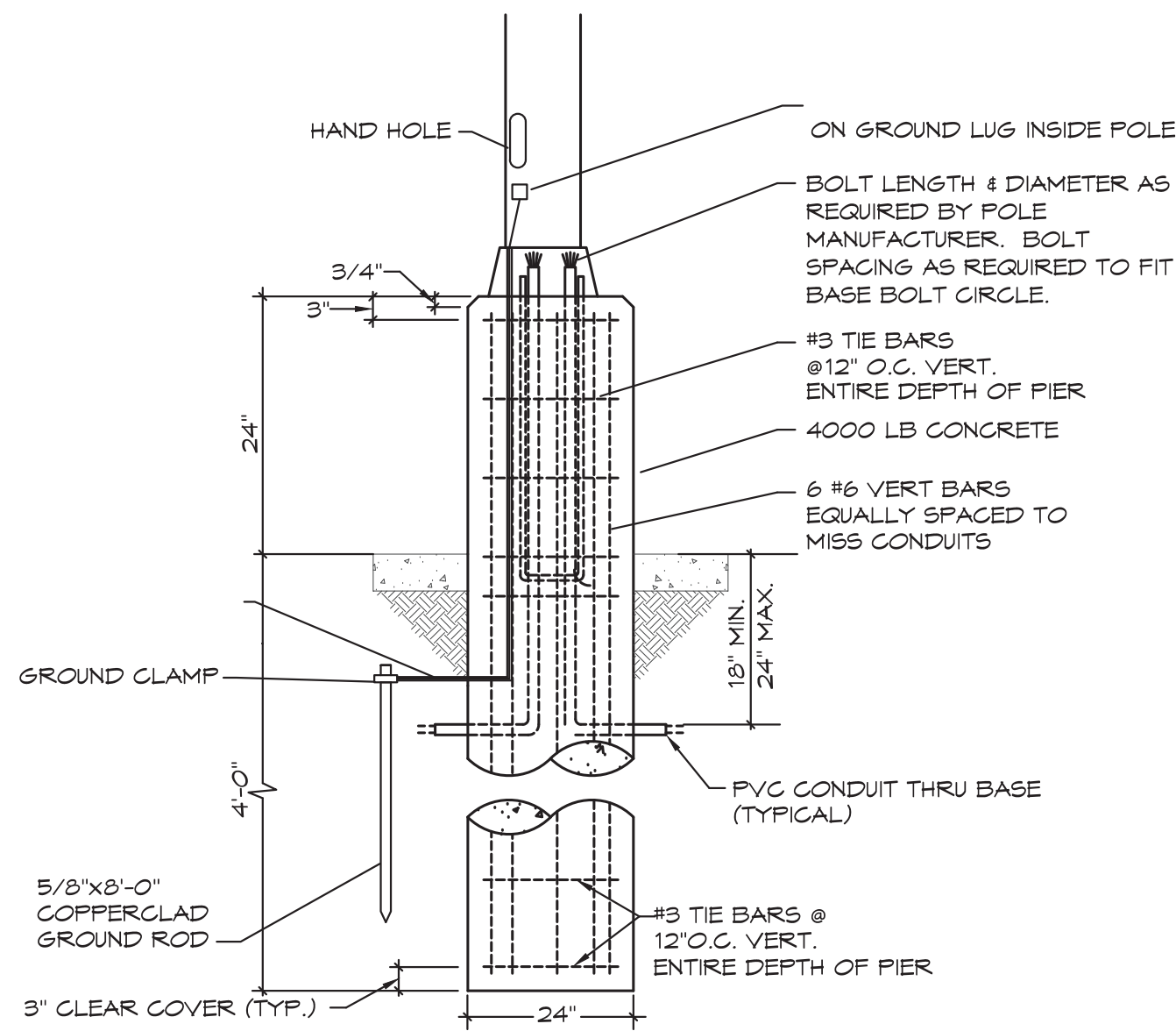
DIMENSIONS



PRODUCT PARAMETER

MODEL	COLOR TEMPERATURE	LUMINAIRE LUMENS	LUMINAIRE WATTS	LUMENS PER WATT
06-LEDWPCA12W-3K	3000K	1,211	12	101
06-LEDWPCA12W-4K	4000K	1,285	12	107
06-LEDWPCA12W-5K	5000K	1,321	12	110

Cost Less Lighting • p. 866.633.6883 • f. 866.699.8099 • www.costlesslighting.com



POLE FOUNDATION DETAIL

SCALE: NONE

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS	WATTS	LIGHT SOURCE	DESCRIPTION
A	COST LESS LIGHTING 06-LEDWPCA12W-3K	120	12	LED-3000K 1,250 LUMS	EXTERIOR RATED LED WALL PACK MOUNTED AT 4'-6" (UNDER CANOPY). VERIFY FINISH WITH OWNER/ARCHITECT. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION.
S2H	COOPER GLEON-SA1D-140-U-SL2-XX-H5 IV 555-4A20-S-Y-1	120	67	LED-4000K 8,000 LUMS	FLAT LENS LED POLE LIGHT, TYPE 2 WIDE DISTRIBUTION, 4000K, MOUNT ON 20" SQUARE STEEL POLE ON 3'-0" POLE BASE, SEE CONCRETE BASE DETAIL. FINISH TO MATCH DEVELOPMENT STANDARD. HOUSE SIDE SHEILD.
S4H	COOPER GLEON-SA1D-140-U-SL4-XX-H5 IV 555-4A20-S-Y-1	120	67	LED-4000K 8,000 LUMS	FLAT LENS LED POLE LIGHT, TYPE 4 WIDE DISTRIBUTION, 4000K, MOUNT ON 20" SQUARE STEEL POLE ON 3'-0" POLE BASE, SEE CONCRETE BASE DETAIL. FINISH TO MATCH DEVELOPMENT STANDARD. HOUSE SIDE SHEILD.
S5	COOPER GLEON-SA1D-140-U-TSM-XX-H5 IV 555-4A20-S-Y-1	120	67	LED-4000K 8,000 LUMS	FLAT LENS LED POLE LIGHT, TYPE 5 WIDE DISTRIBUTION, 4000K, MOUNT ON 20" SQUARE STEEL POLE ON 3'-0" POLE BASE, SEE CONCRETE BASE DETAIL. FINISH TO MATCH DEVELOPMENT STANDARD.

NATIONAL LIGHTING SUPPLIER - FACTORY SOLUTIONS GROUP, MIA FERGUSON - MIA.FERGUSON@FDGI.COM - 214-351-6266

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

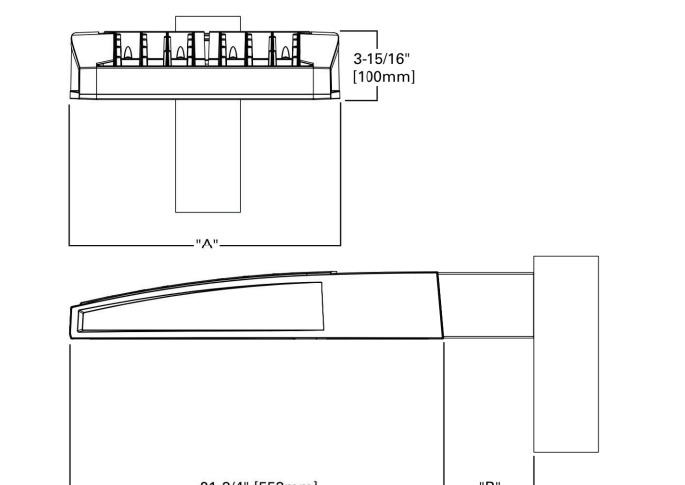
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details

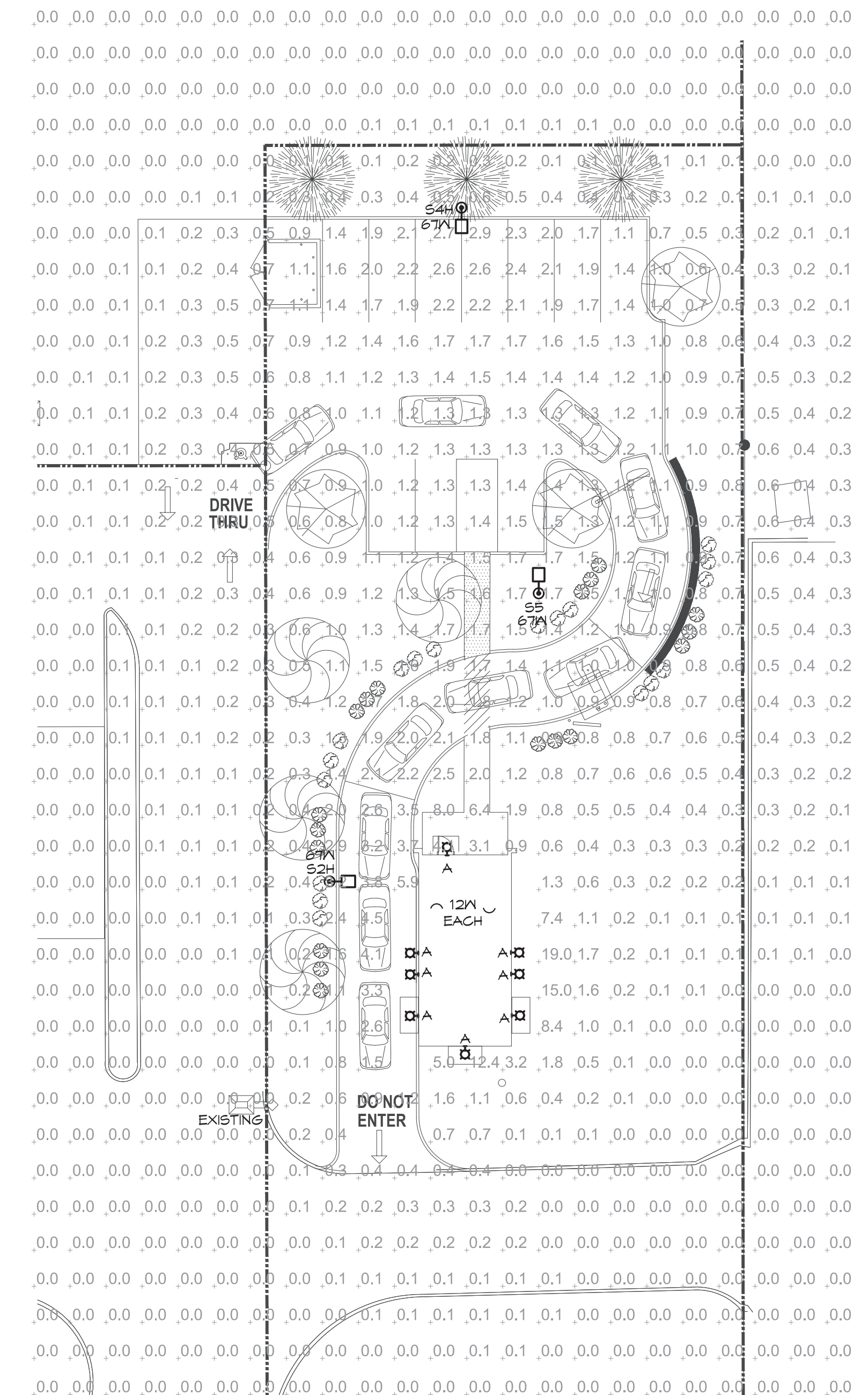


Number of Light Spheres	1\"/>				
1-4	15-1/2'	7'	10'	10-5/8'	16-9/16'
5-6	21-5/8'	7'	10'	10-5/8'	16-9/16'
7-8	27-5/8'	7'	13'	10-5/8'	-
9-10	33-3/4'	7'	16'	-	-

NOTE: For arm selection requirements and additional details, see Mounting Details section.



P55002005N page 1
October 26, 2020 11:02 AM



W BRIDGE RD
SPEED LIMIT: 35 MPH



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Paved/Parking/Drive Thru	2.0	6.0	0.6	10.0/1	3.3/1

ALL EXTERIOR LIGHTING SHALL BE DOWNCAST WITH FULL CUTOFF AND DIRECTIONAL LIGHTING CHARACTERISTICS TO PREVENT GLARE ON ADJACENT STREETS AND PROPERTIES.

BC PROJECT #: 22516 BH
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- PERMIT/BID SUBMITTAL
- CONSTRUCTION ISSUE

SHEET NO.

PH1.0



5720 Reeder Shawnee, KS 66203 (913)262-1772

CLIENT:

Loving Cup, LLC
dba Scooter's
Coffee

200 NE Woods Chapel Rd
Lee's Summit, MO 64064

TITLE:

SITE
PHOTOMETRIC
PLAN

KIOSK PROTOTYPE:
4.0 PROTOTYPE
FEBRUARY 2022

DATE:

07/07/2022

PROJECT NO.

5826_22

SHEET NO.

PH1.0

7/7/2022



PROJECT ADDRESS:

W Bridge Rd
Polk City, IA

REVISIONS:

CLIENT:

Loving Cup, LLC
dba Scooter's
Coffee

200 NE Woods Chapel Rd
Lee's Summit, MO 64064

TITLE:

SITE
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PLAN

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PLAN

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7/7/2022



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REVISIONS:

CLIENT:

Loving Cup, LLC
dba Scooter's
Coffee

200 NE Woods Chapel Rd
Lee's Summit, MO 64064

TITLE:

SITE
PHOTOMETRIC
PLAN

KIOSK PROTOTYPE:
4.0 PROTOTYPE
FEBRUARY 2022

DATE:

07/07/2022

PROJECT NO.

5826_22

SHEET NO.

PH1.0

7/7/2022



PROJECT ADDRESS:

W Bridge Rd
Polk City, IA

REVISIONS:

CLIENT:

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dba Scooter's
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W Bridge Rd
Polk City, IA

REVISIONS:

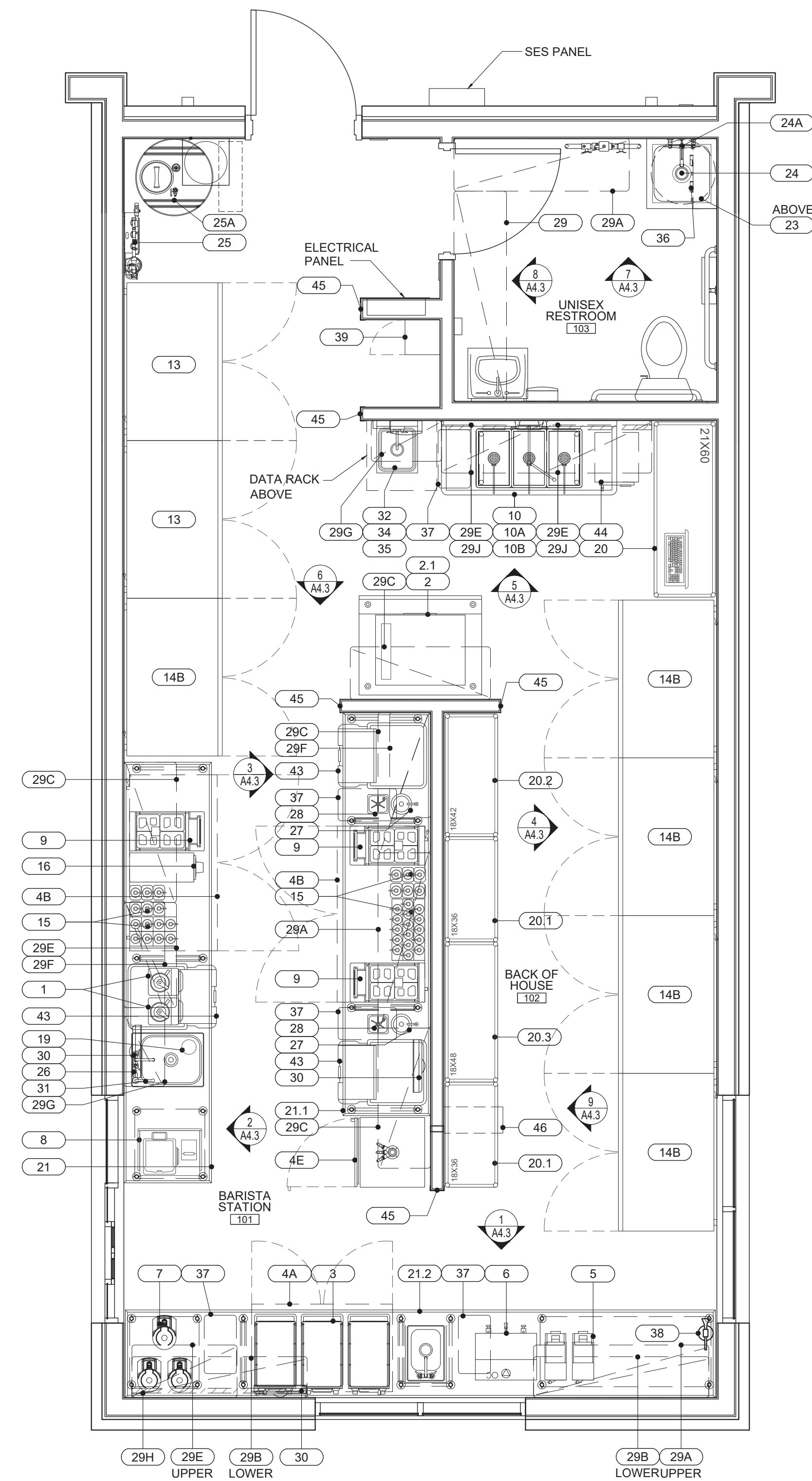
EQUIPMENT SCHEDULE

ITEM / TAG	GENERAL DESCRIPTION	QTY	MANUFACTURER	MODEL #	CONTRACTOR		CLIENT / VENDOR		REMARKS	PROTO 4.0 UPDATED 6/28/21
					PROVIDE	INSTALL	PROVIDE	INSTALL		
1	BEVERAGE BLENDER	2	HARVEST ROASTING				X	X	120 V, 15 AMPS	
2	ICE MAKER	1	SCOTSMAN	C0530SA-1		X	X		GC SHALL PROVIDE WATER & DRAIN CONNECTIONS, WATER MUST BE FROM FILTERED LINE GC TO PROVIDE POWER CORD	
2.1	ICE STORAGE BIN	1	SCOTSMAN	B842S		X	X			
3	HIGH SPEED OVEN	3	MERRY CHEF	EIKON E2S			X	X	CLASSIC	
4A	U/C REFRIGERATOR (48")	1	ATOSA	MGF8402GR			X	X		
4B	U/C REFRIGERATOR (60")	2	ATOSA	MGF8403GR			X	X		
4C	U/C REFRIGERATOR (36")	N/A	TURBO-AIR	MUR-36-N6			X	X		
4E	U/C REFRIGERATOR (24")	1	PERLUCK	HC24RS			X	X		
5	COFFEE GRINDER	2	BUNN	G2 HD 22102.0000			X	X	120 V 11 AMP CIRCUIT	
6	COFFEE BREWER	1	FETCO	CBS-2132XTS (E213251)			X	X	ELECTRICIAN SHALL PROVIDE RECEPTACLE AND END FOR WHIP	
7	COFFEE DISPENSER	3	FETCO	L4S-10 / D451			X	X	1 GALLON SATELLITE	
8	POS TERMINAL W/ PRINTER	1	CLOVER	CLOVER MINI			X	X		
9	ESPRESSO MACHINE	3	FRANKE	S700TS			X	X	30A, 220V CIRCUITS WITH TWIST LOCK NEMA L6-30R RECEPTACLES	
10	3-COMP SINK	1	JOHN BOOS				X	X		
13	REACH-IN REFRIGERATOR (2 DOOR)	2	KINTERA	KBM2R			X	X		
14A	REACH-IN FREEZER (1 DOOR)	N/A	KINTERA	KBM1R			X	X		
14B	REACH-IN FREEZER (2 DOOR)	5	KINTERA	KBM2F			X	X		
15	SYRUP STAND	8	HARVEST ROASTING				X	X		
16	MODULAR CUP DISPENSER	1	TRIMARK				X	X		
19	BLENDER JAR RINSER	1	HAMILTON BEACH	BCR100			X	X		
20	WIRE SHELVING (ON CASTERS)	1	OLYMPIC STORAGE	CHROME FINISH 21"x60"			X	X	VERIFY REQUIREMENTS W/ OPERATIONS	
20.1	WIRE SHELVING	2	OLYMPIC STORAGE	CHROME FINISH 18"x36"			X	X		
20.2	WIRE SHELVING	1	OLYMPIC STORAGE	CHROME FINISH 18"x42"			X	X		
20.3	WIRE SHELVING	1	OLYMPIC STORAGE	CHROME FINISH 18"x48"			X	X		
21	S/S COUNTER W/ PITCHER RINSER	1	JOHN BOOS	CUSTOM FAB			X	X		
21.1	S/S COUNTER W/ DIPPER WELLS	1	JOHN BOOS	CUSTOM FAB			X	X		
21.2	S/S COUNTER W/ HAND SINK	1	JOHN BOOS	CUSTOM FAB			X	X		
23	WATER HEATER	1	SEE PLUMB. SHEETS	TBD	X	X				
24	MOP SINK	1	SEE PLUMB. SHEETS	TBD	X	X				
25	WATER TREATMENT SYSTEM	1	OPTIPURE	BWS350		X	X		PROCESSOR 120V 6W	
25A	WATER STORAGE TANK & PUMP	1	OPTIPURE	50 GALLON		X	X		REPRESSURIZATION PUMP 120V 2A	
26	ZOOM TIMER	1	HM ELECTRONICS	NITRO		X	X			
27	BUILT-IN DIPPER WELL W/ FAUCET	2	FISHER	3041		X	X			
28	BUILT-IN FROTHING CUP RINSIER	2	ESPRESSO PARTS	EPPR662		X	X			
29	WALL MOUNT WIRE SHELVING	1	OLYMPIC CHROME	18"x72"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29A	WALL MOUNT WIRE SHELVING	3	OLYMPIC CHROME	18"x60"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29B	WALL MOUNT WIRE SHELVING	3	OLYMPIC CHROME	14"x60"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29C	WALL MOUNT WIRE SHELVING	4	OLYMPIC CHROME	18"x48"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29D	WALL MOUNT WIRE SHELVING	--	OLYMPIC CHROME	14"x48"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29E	WALL MOUNT WIRE SHELVING	4	OLYMPIC CHROME	18"x36"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29F	WALL MOUNT WIRE SHELVING	2	OLYMPIC CHROME	14"x36"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29G	WALL MOUNT WIRE SHELVING	2	OLYMPIC CHROME	14"x24"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29H	SMART WALL	1	METRO METROSEAL	60"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
29J	SMART WALL	2	METRO METROSEAL	36"			X	X	PROVIDE EACH UNIT W/ WALL BRACKET HARDWARE	
30	DRIVE-THRU ORDER MONITOR	2	32" FLAT TV			X	X			
31	DECK MOUNT SINGLE FAUCET	1	T&S BRASS	B-0207		X	X		FOR BLENDER PITCHER RINSER	
32	WALL MOUNT HAND SINK	1	ADVANCE TABCO	7-PS-EC-SP-1X		X	X			
34	SOAP DISPENSER	1			X	X			SURFACE MOUNTED	
35	PAPER TOWEL DISPENSER	1			X	X			SURFACE MOUNTED	
36	MOP & BROOM RACK	1			X	X			SURFACE MOUNTED	
37	TRASH RECEPTACLE	5	TRIMARK			X	X			
38	FIRE EXTINGUISHER	1	AMEREX	2A:10B-C	X	X			SUPPLIED WITH WALL MOUNT HOOK BRACKET 888-16591	
39	EMPLOYEE LOCKERS	1	TRIMARK	DDB402			X	X	12X12X12 6 TIER G.C. TO ANCHOR TO WALL	
43	MOBILE ICE STORAGE BIN	3	CAMBRO	ICS100L110			X	X		
44	SAFE	1				X	X		BOLTED TO FLOOR BY G.C.	
45	WALL CORNER GUARD	10				X	X			
46	NITROGEN SEPARATOR	1	NITRO-SERV							

GENERAL NOTES:

- ALL MILLWORK/STAINLESS STEEL COUNTERS/ WIRE SHELVES TO BE PROVIDED AND INSTALLED BY CONCEPT SERVICES, UNLESS OTHERWISE NOTED
- THE WATER FILTRATION SYSTEM IS TYPICALLY TO BE INSTALLED IN BACK-OF-HOUSE AREA
- THE REVERSE OSMOSIS SYSTEM IS TO BE INSTALLED NEXT TO THE WATER FILTRATION SYSTEM
- G.C. TO INSTALL 12"W X 12"L X 12"D CONC. SLAB TO ACCEPT COMMUNICATION POST (PROVIDED BY OTHERS) - CONC. SLAB TO BE PLACED FROM FACE OF CURB IN LOCATION NOTED ON SCHEMATIC DRIVE-THRU MENU-BOARD & SPEAKER/INTERCOM PLAN - CONC. SLAB TO INCLUDE 2 BLANK CONDUITS LOCATED IN THE CENTER OF THE SLAB - ONE OF THESE CONDUITS TO BE RAN FROM THE CENTER OF SLAB TO INSIDE THE BUILDING TO THE LOCATION NEAR THE ELECTRICAL PANEL - THE OTHER CONDUIT WILL BE RAN FROM THE CENTER OF SLAB & CONNECTED TO THE UNDERGROUND LOOP SENSOR (PROVIDED BY OTHERS) IN DRIVE THRU LANE - NOTE: MENU BOARD LOCATION NOTED ON PLAN.
- GC WILL NEED TO COORDINATE WITH COUNTERTOP FAB FOR PROPER LOCATION OF COUNTERTOP LEGS WITH FLOOR SINK LOCATION.

NOTE:
GREASE SEPARATOR WILL BE PROVIDED



1 EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"



PROJECT ADDRESS:
W Bridge Rd
Polk City, IA

REVISIONS:

CLIENT:
Loving Cup, LLC
dba Scooter's
Coffee
200 NE Woods Chapel Rd
Lee's Summit, MO 64064

TITLE:
EQUIPMENT
PLAN &
SCHEDULE

KIOSK PROTOTYPE:
4.0 PROTOTYPE
FEBRUARY 2022
DATE:
06/20/2022
PROJECT NO.
5826_22

PERMIT/BID SUBMITTAL
 CONSTRUCTION ISSUE

SHEET NO.

A1.2A



SPRINGFIELD **SIGN**

Scooter's Coffee | Polk City, IA

Presented by Shaun Crawford

📞 800.845.9927

🌐 springfieldsign.com

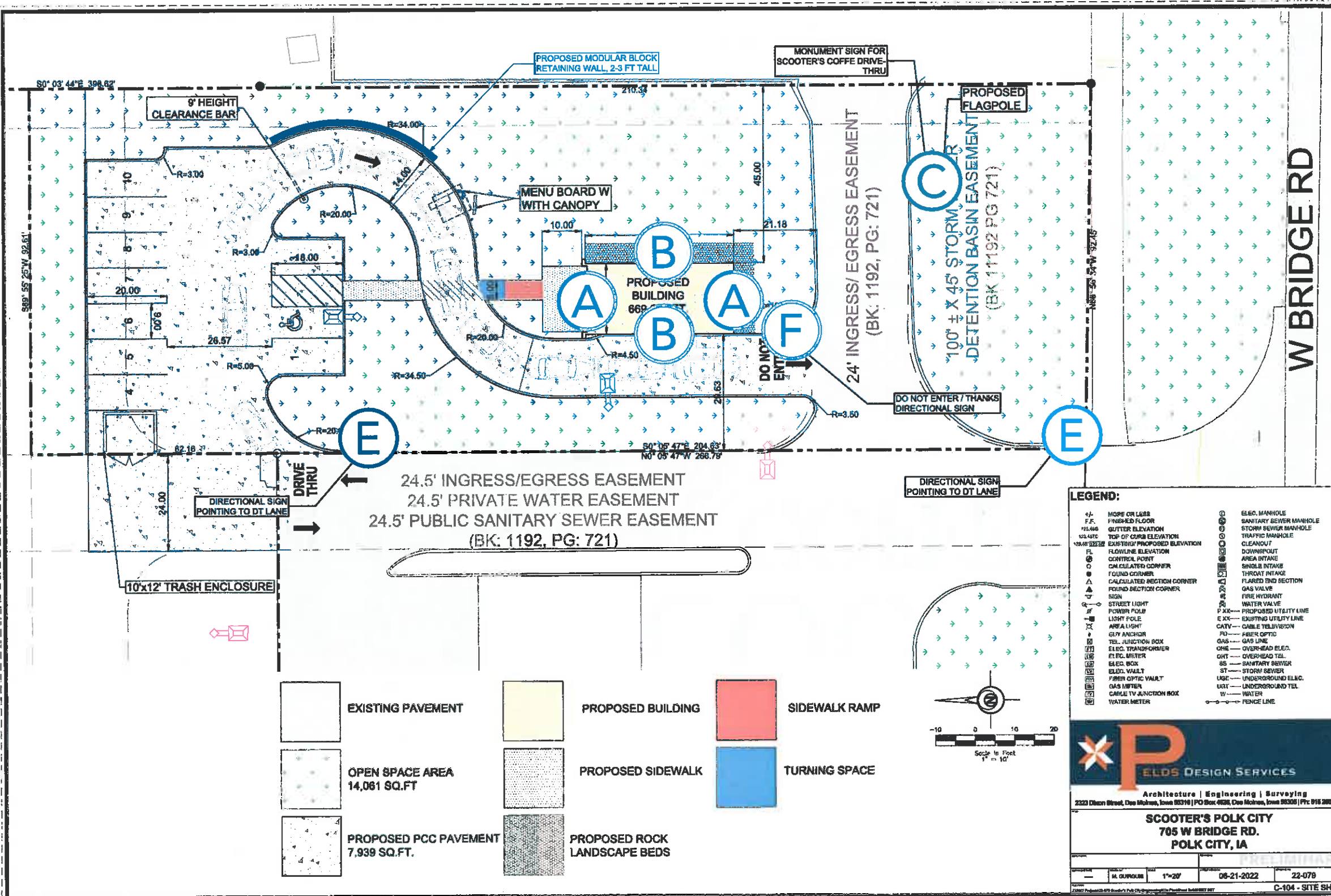
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PRELIMINARY SITE PLAN, NOT FOR PERMITTING

SITE PLAN-SIGN TYPE KEY

CHANNEL CABINET:	A-(FRONT)
CHANNEL CABINET:	A-(BACK)
CHANNEL LETTERS:	B-(SIDE)
CHANNEL LETTERS:	B-(DRIVE-THRU)
MONUMENT:	C
PYLON:	D
DIRECTIONAL 1:	E
DIRECTIONAL 2:	F



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
±	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
±	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
±	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CENTRAL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SHOULDER INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED REGION CORNER	⊙	FLARED END SECTION
⊙	FOUND REGION CORNER	⊙	GAS VALVE
⊙	FOUND SECTION CORNER	⊙	FIRE HYDRANT
⊙	STREET LIGHT	⊙	WATER VALVE
⊙	POWER POLE	⊙	PROPOSED UTILITY LINE
⊙	LIGHT POLE	⊙	EXISTING UTILITY LINE
⊙	AREA LIGHT	⊙	CATV - CABLE TELEVISION
⊙	GLY ANCHOR	⊙	FO - FIBER OPTIC
⊙	TEL. JUNCTION BOX	⊙	GAS - GAS LINE
⊙	ELEC. TRANSFORMER	⊙	ONE - OVERHEAD ELEC.
⊙	ELEC. METER	⊙	OHT - OVERHEAD TEL.
⊙	ELEC. BOX	⊙	SS - SANITARY SEWER
⊙	ELEC. VAULT	⊙	ST - STORM SEWER
⊙	FIBER OPTIC VAULT	⊙	UG - UNDERGROUND ELEC.
⊙	GAS METER	⊙	UGT - UNDERGROUND TEL.
⊙	CABLE TV JUNCTION BOX	⊙	W - WATER
⊙	WATER METER	⊙	FENCE LINE

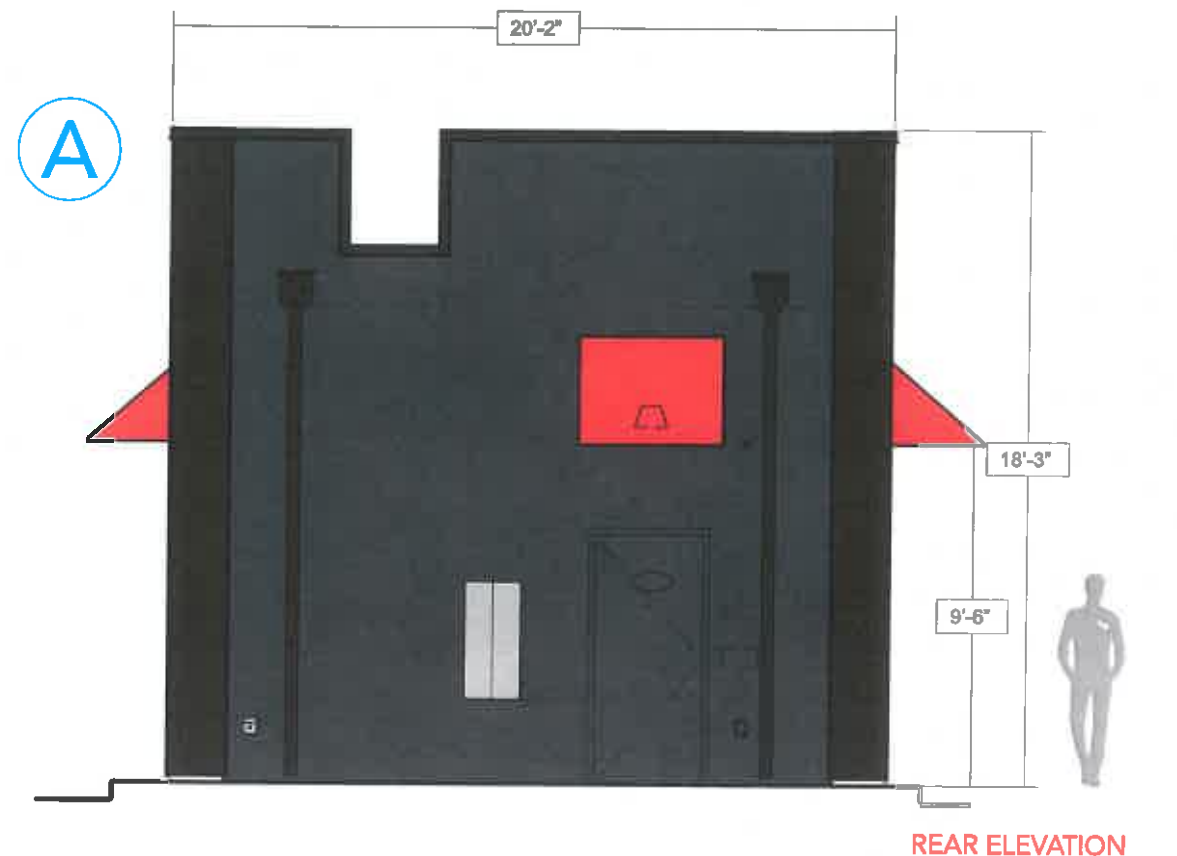
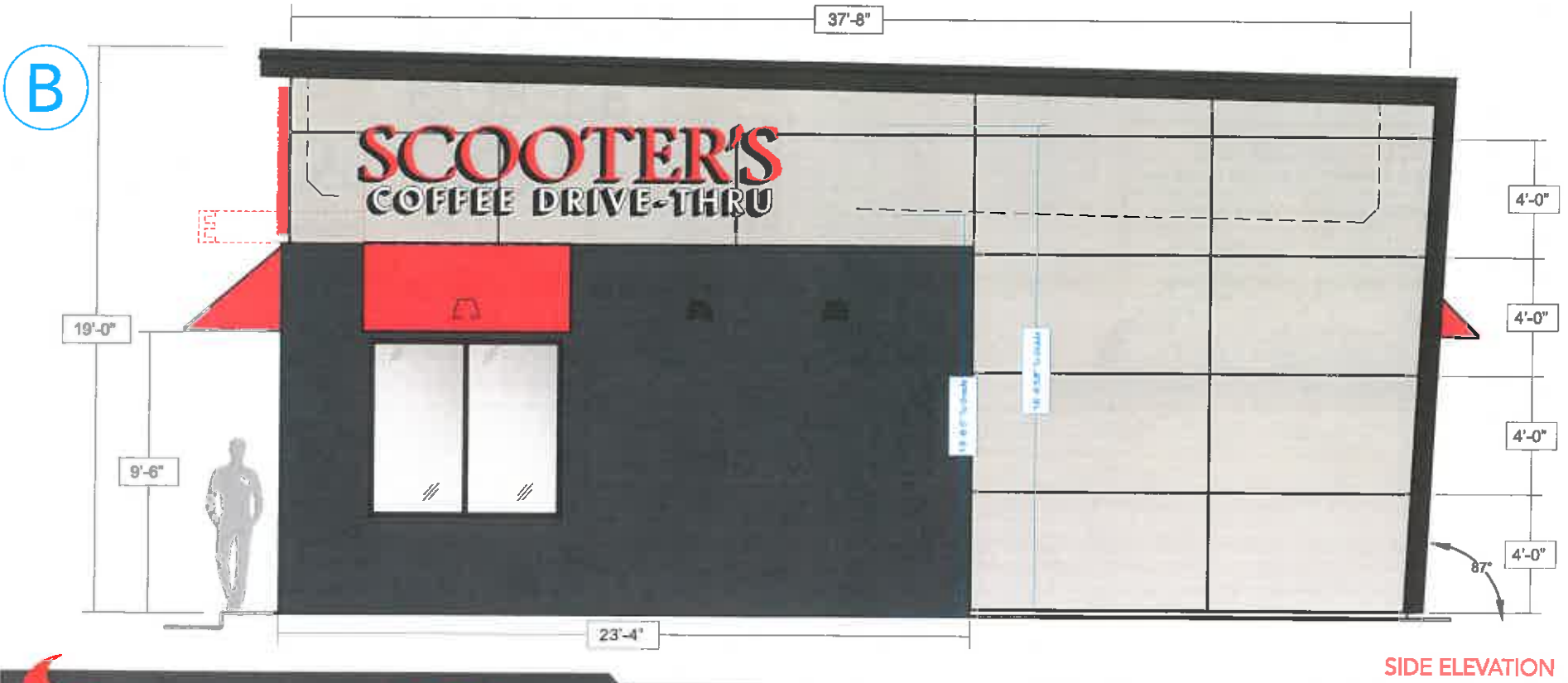
ELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2222 Dixon Street, Des Moines, Iowa 50319 | PO Box 4626, Des Moines, Iowa 50305 | P: 515 289 9190

SCOOTER'S POLK CITY
 705 W BRIDGE RD.
 POLK CITY, IA

DATE: 06-21-2022
 DRAWN: M. GUNION
 SCALE: 1"=20'
 SHEET: 22-079
 C-104 - SITE SHEET



ELEVATION DETAILS

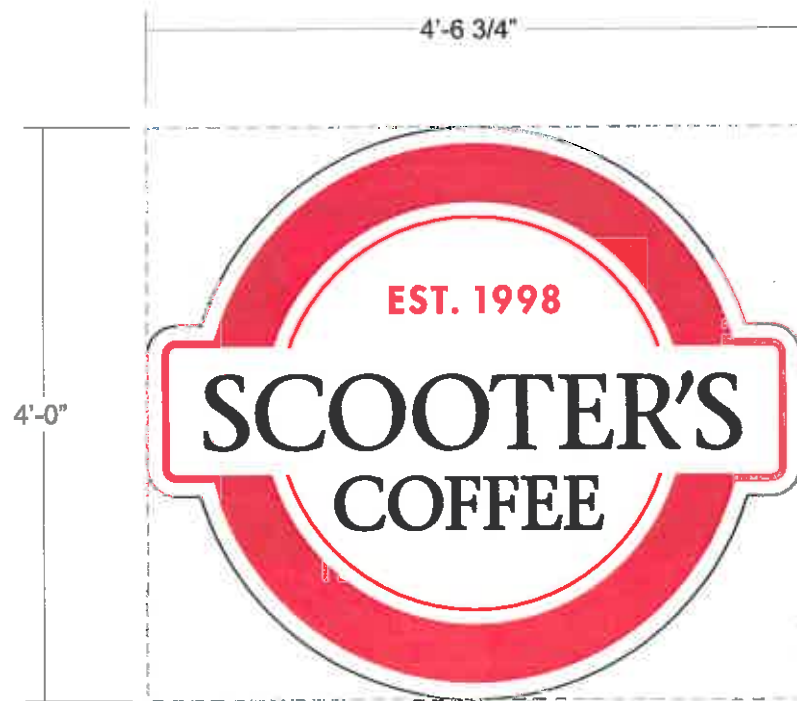


3M Lt. Tomato Red Translucent Film (3630-43) | 3M Black Opaque Film (7725-12)

DETAIL VIEW - CHANNEL CABINET

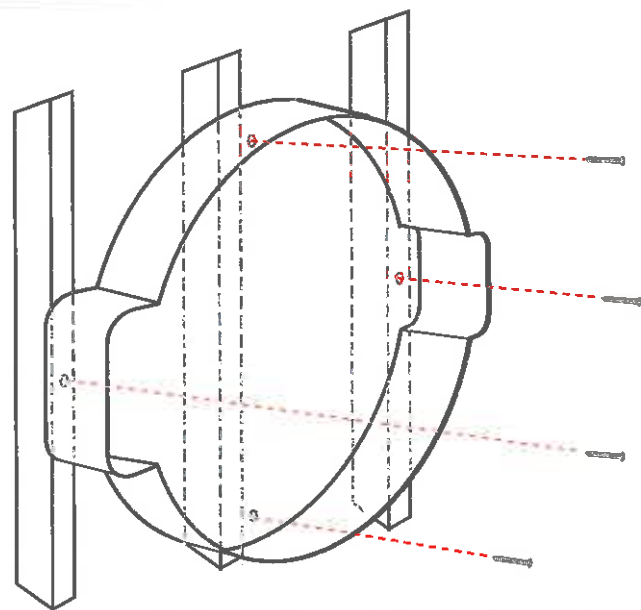
CAB4

Quantity: 1



LED ILLUMINATED CABINET	
FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	5" RETURNS
RETAINER INFO:	1" BLACK TRIM CAP
ILLUMINATION:	S/F LED INT. ILLUM.
MOUNTING:	FLUSH MOUNTED
CABINET MATERIAL:	ALUM. PAINTED BLACK
KEYLINE:	1.25" WHITE

Total Sq. Ft. 18.25

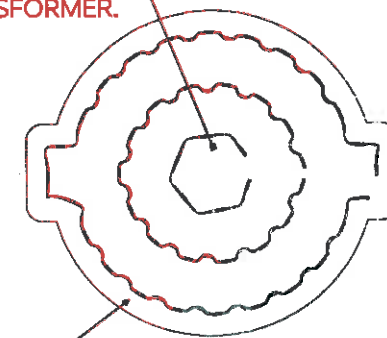


NOTE: CHANNEL LETTERS/LOGOs FLUSH MOUNTED TO WALL w/#14 TEK (O.R. WOOD/METAL) FASTENERS. NUMBER OF PENETRATIONS DEPENDENT ON STUD PLACEMENT.

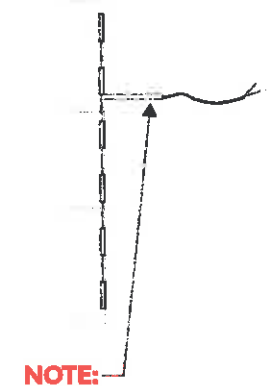


NOTE: 5" 6' WHIP TO EXIT TOP CENTER, REAR OF CHANNEL LOGO (ON ROOF TOP).

NOTE: SELF CONTAINED TRANSFORMER.



NOTE: LED MODULES Aglight-LS-U650-71K-B200-A



NOTE: POWER TO EXIT REAR OF CHANNEL LOGO DISPLAY.

3M Lt. Tomato Red Translucent Film (3630-43) | 3M Black Opaque Film (7725-12)

DETAIL VIEW - CHANNEL LETTERS

CHAN38

Quantity: 2 SETS

B



Total Sq. Ft. 40.2

"TOP" FRONT-LIT CHANNEL LETTERS

FACE MATERIAL:	3/16" WHITE ACRYLIC
RETURN COLOR:	BLACK
TRIMCAP COLOR:	1" BLACK
ILLUMINATION:	LED RED INT. ILLUM.
MOUNTING:	REMOTE RACEWAY
DEPTH:	3"

28.2 SqFt

"BOTTOM" FRONT-LIT CHANNEL LETTERS

FACE MATERIAL:	3/16" WHITE ACRYLIC
RETURN COLOR:	BLACK
TRIMCAP COLOR:	1" BLACK
ILLUMINATION:	LED WHITE INT. ILLUM.
MOUNTING:	FLUSH MOUNTED
DEPTH:	3"

12.0 SqFt



ONE (1) 100watt POWER SUPPLY

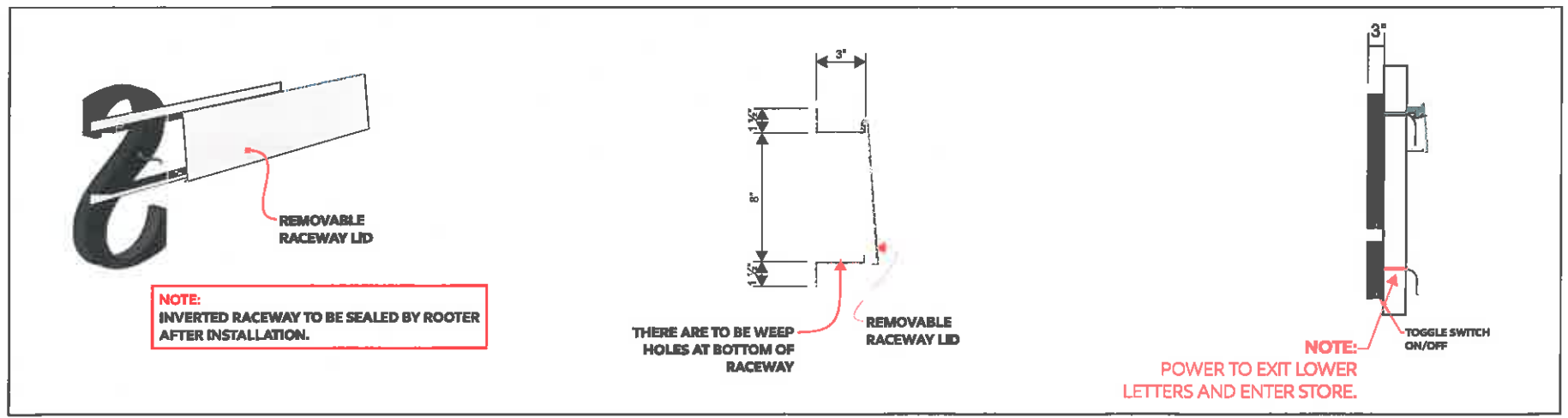
ONE (1) 60watt POWER SUPPLY

NOTE:
"COFFEE DRIVE-THRU" WILL BE WIRED INSIDE DROP CEILING.

NOTE:
POWER TO EXIT AT TOP AREA OF "SCOOTER'S"

NOTE:
ALUMINUM REVERSE RACEWAY LOCATED ON ROOF BEHIND PARAPET WALL.

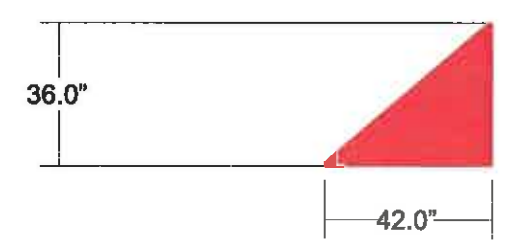
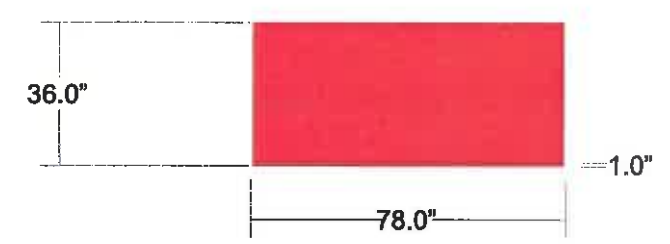
NOTE:
POWER TO EXIT AT LOWEST POINT OF "COFFEE DRIVE-THRU"



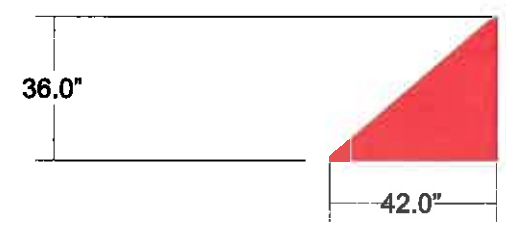
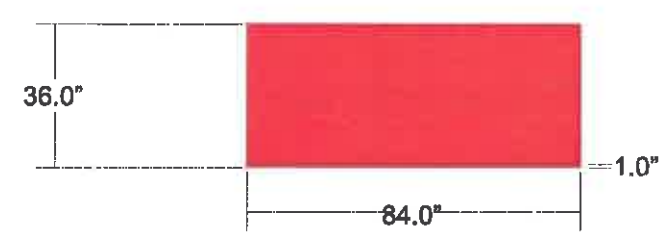
DETAIL VIEW - AWNING SETS

AWNINGCUSTOM

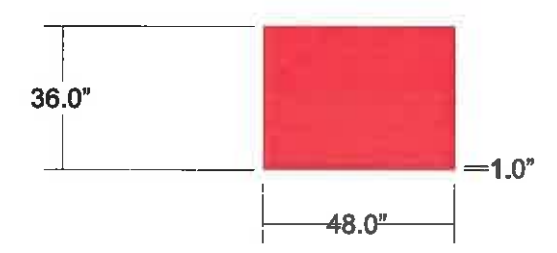
FRONT SET: Quantity: 1



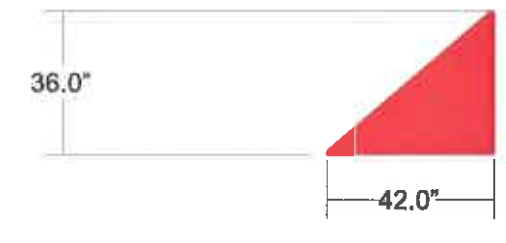
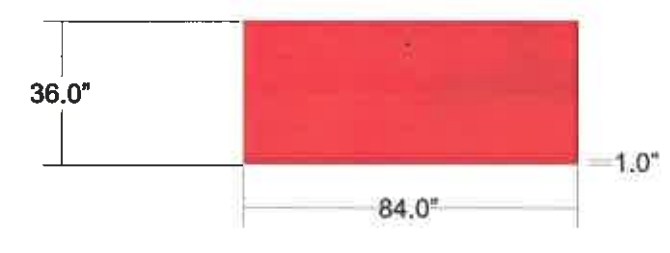
DRIVE-THRU SET: Quantity: 1



REAR SET: Quantity: 1



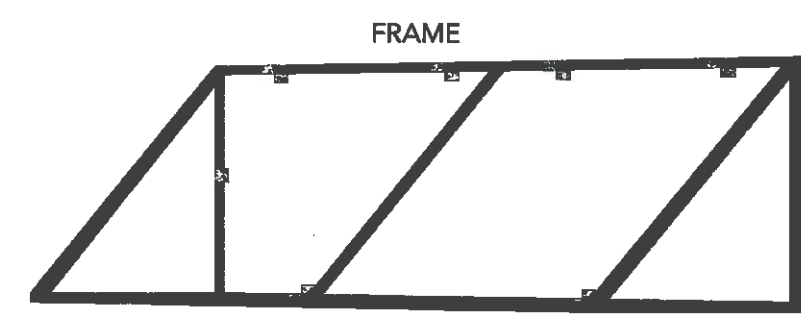
SIDE SET: Quantity: 1



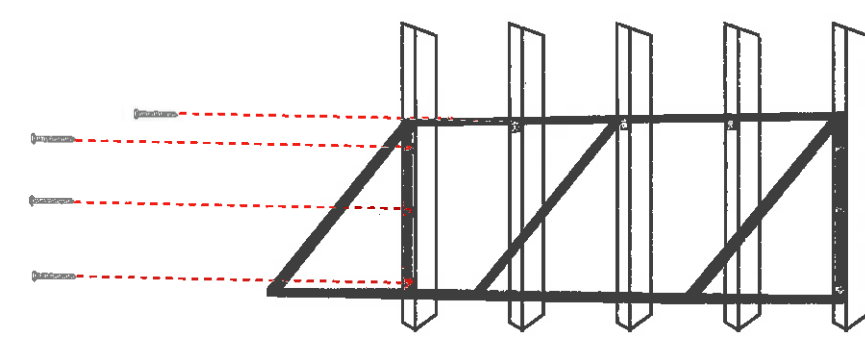
***SIZES TO BE VERIFIED PRIOR TO PRODUCTION**

NO INTERNAL ILLUMINATION

AWNING DISPLAY	
FRAME MATERIAL:	1"X1" ALUMINUM SQUARE TUBE
FRAME COLOR:	BLACK
MATERIAL:	LOGO RED SUNBRELLA #6066-0000
MOUNTING:	PANEL MOUNTED TO FASCIA



ATTACHMENT DETAIL



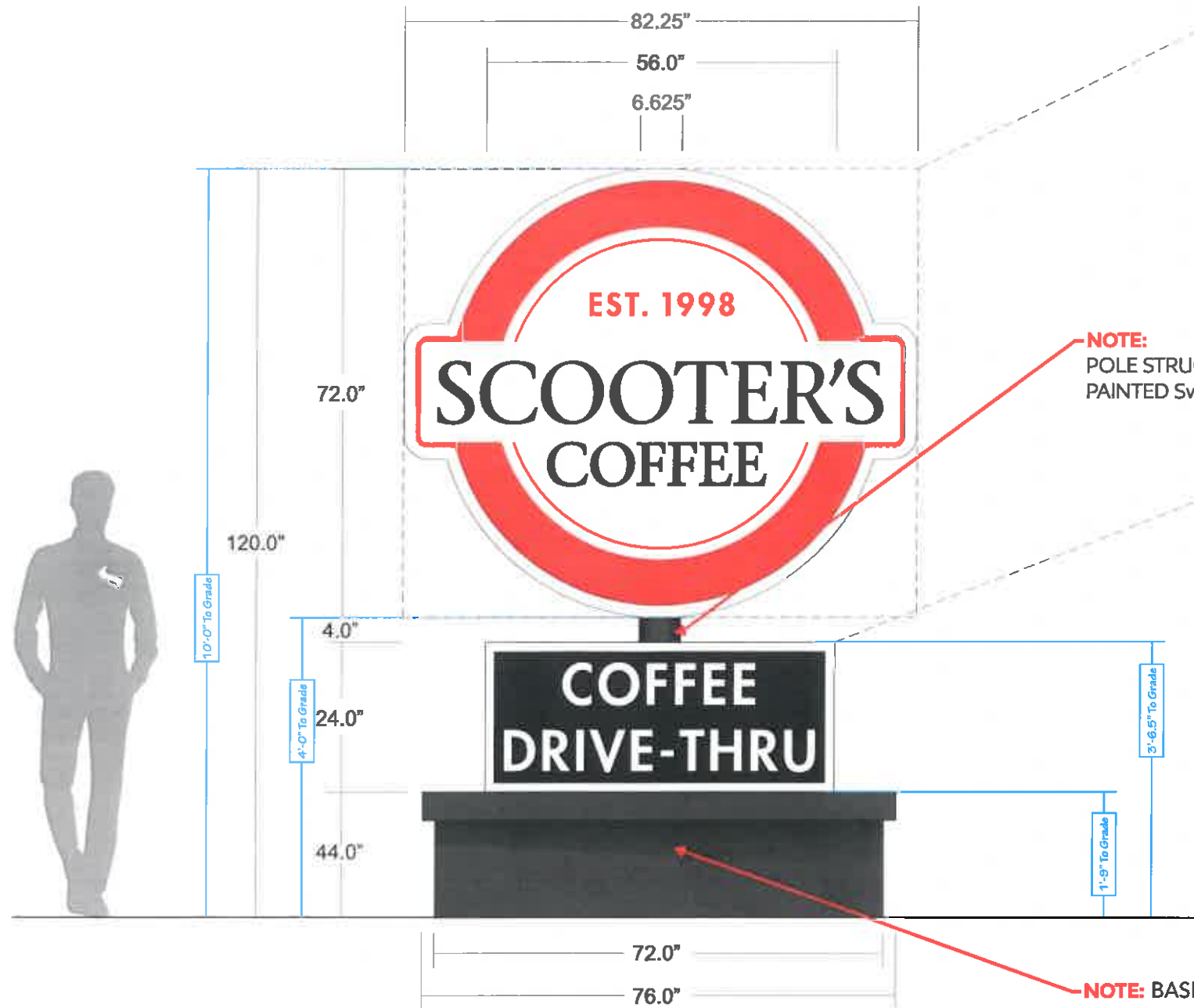
NOTE: AWNING FRAMES FLUSH MOUNTED TO WALL w/#14 TEK (O.R. WOOD/METAL) FASTENERS AND SIGN TECH "Z" CLIPS. NUMBER OF PENETRATIONS DEPENDENT ON STUD PLACEMENT.

3M Lt. Tomato Red Translucent Film (3630-43) | 3M Black Opaque Film (7725-12)

DETAIL VIEW - D/F MONUMENT

MON72

Quantity: 1



MONUMENT - LED ILLUMINATED CABINET

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	18"
RETAINER INFO:	2" WHITE
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

41.1 SqFt

NOTE: POLE STRUCTURE TO BE PAINTED Sw6992 INKWELL

MONUMENT - LED ILLUMINATED CABINET

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	18"
RETAINER INFO:	1.5" WHITE
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

9.3 SqFt

Total Sq. Ft. 50.4

NOTE: BASE MADE BY OTHERS

PAINTED FLAT BLACK



3M Lt. Tomato Red Translucent Film (3630-43) | 3M Black Opaque Film (7725-12)

DESIGN: R Hicks

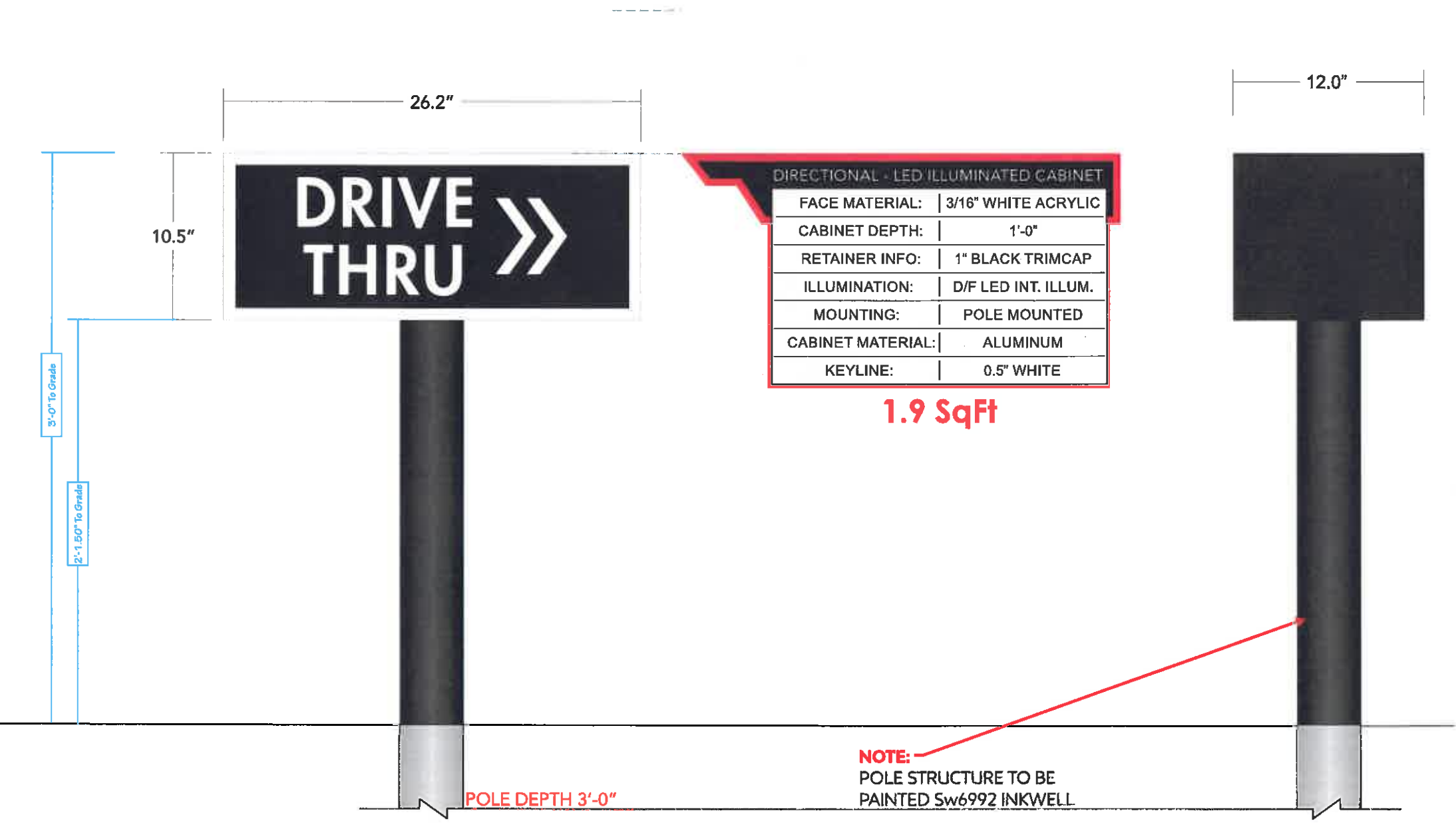
LOCATION: 705 W Bridge Rd, Polk City, IA 50226

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DETAIL VIEW - D/F DIRECTIONAL

Quantity: 1

E



SIDE A



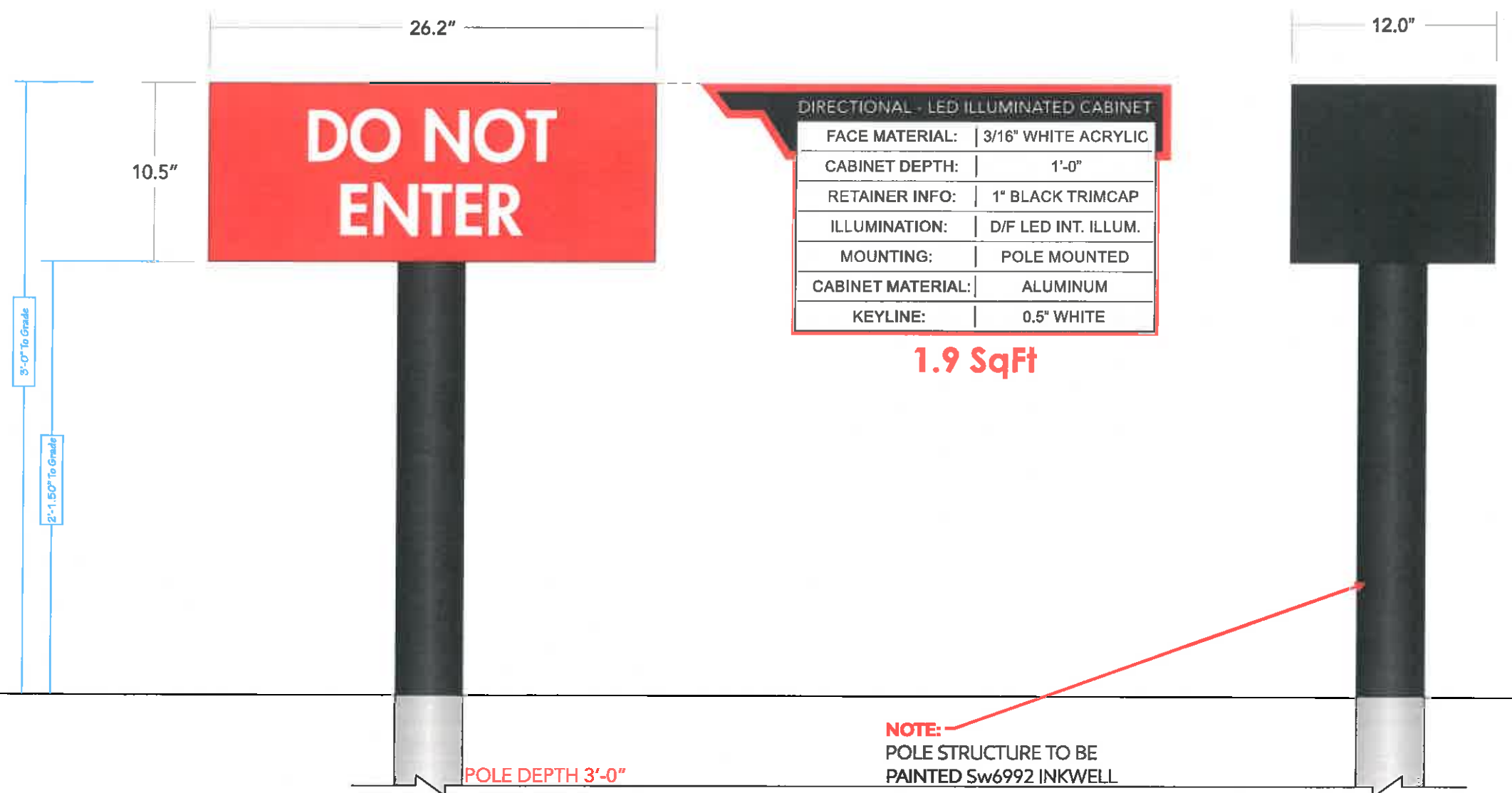
SIDE B

3M Lt. Tomato Red Translucent Film (3630-43)

3M Black Opaque Film (7725-12)

DETAIL VIEW - D/F DIRECTIONAL

Quantity: 1



SIDE A



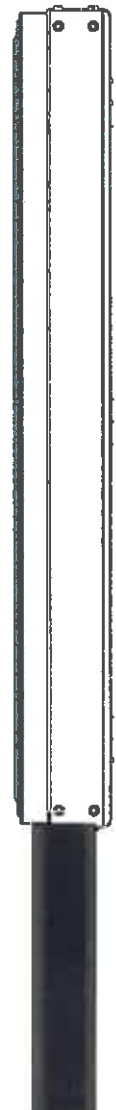
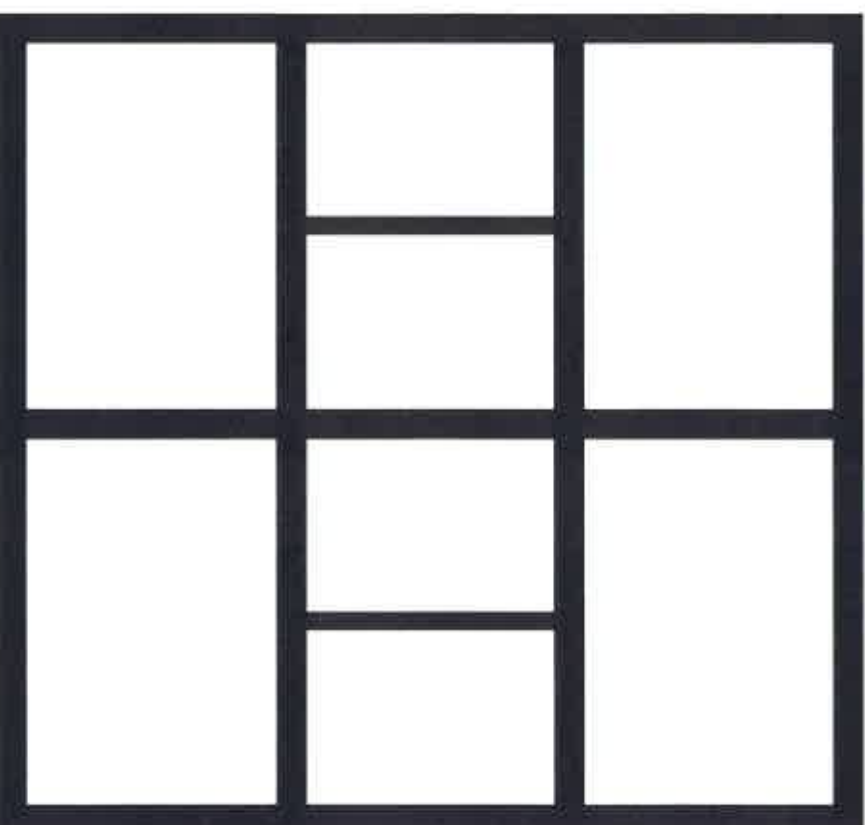
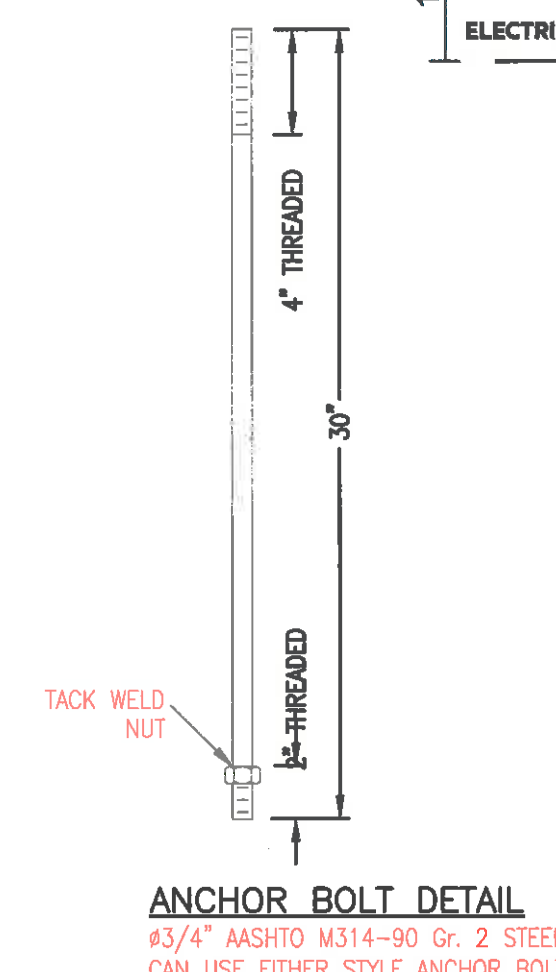
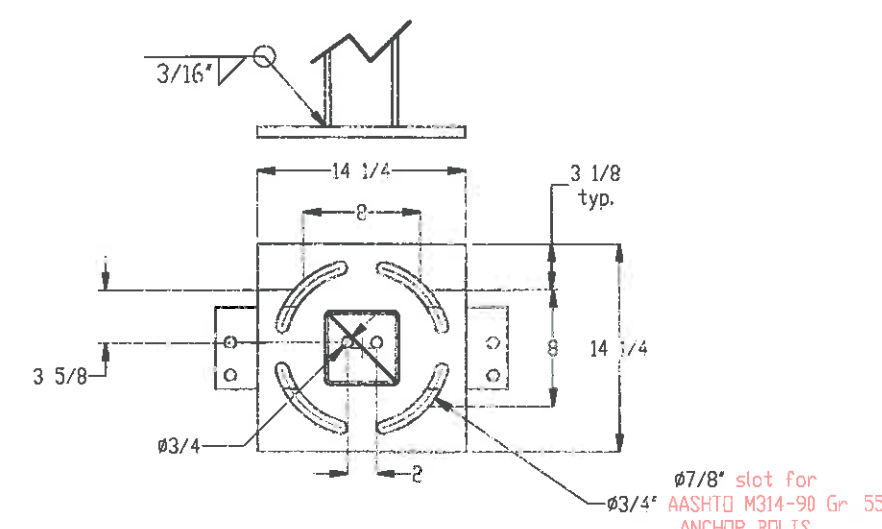
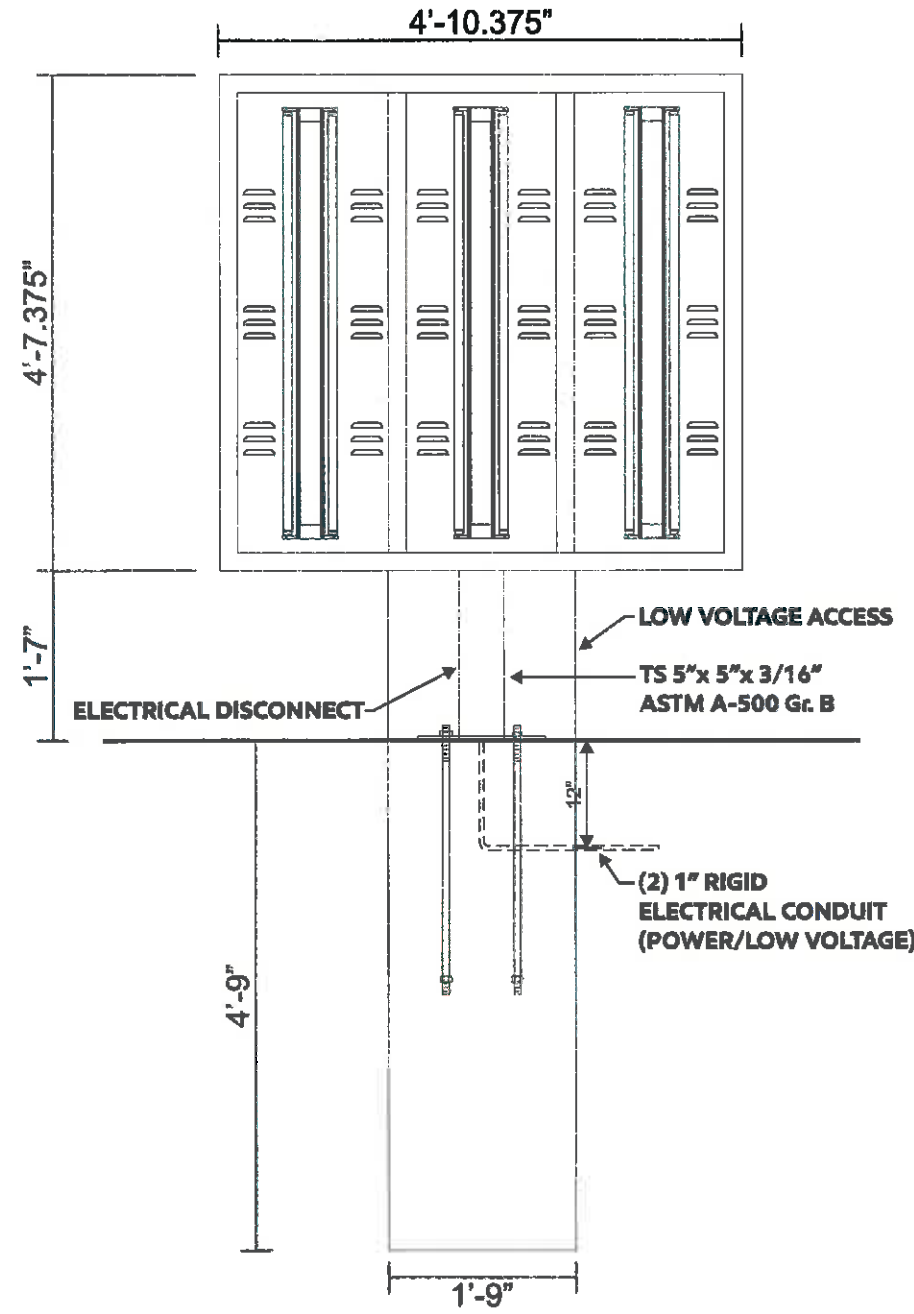
SIDE B

DETAIL VIEW - MENU BOARD DISPLAY

ILLUMINATED DRIVE-THRU SYSTEM:

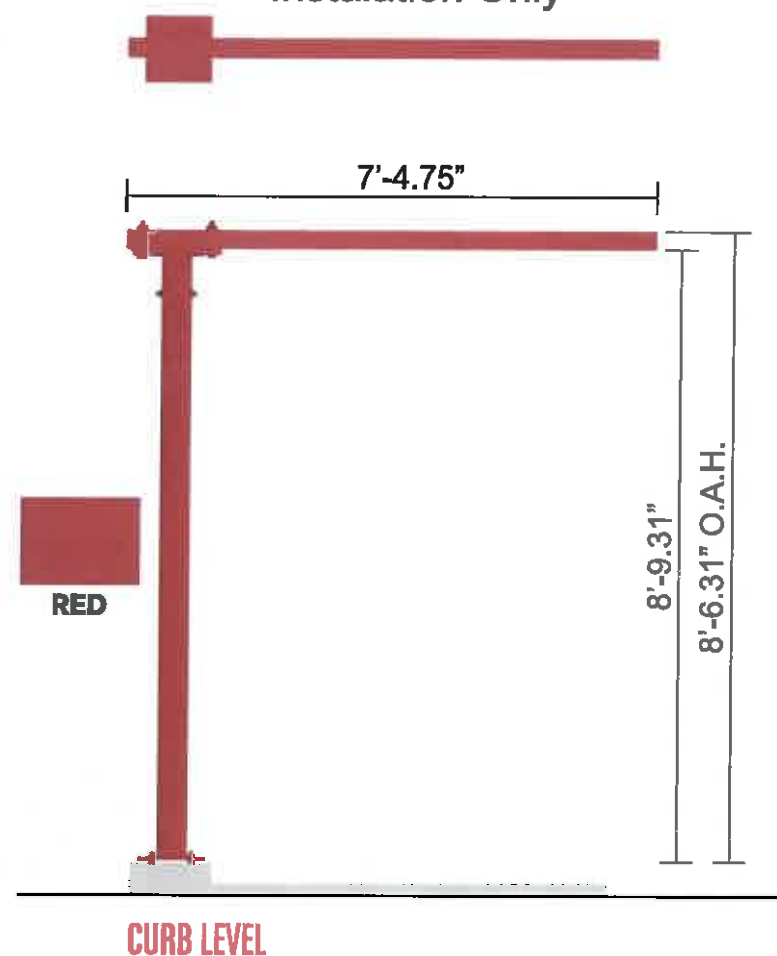
- LED LIGHTING
- MOUNTED TO EXISTING PIPE AND FOOTING AS SHOWN
- GRAPHICS ARE CHANGEABLE

Instalation Only



DETAIL VIEW - CLEARANCE BAR & MENU CANOPY

Instalation Only

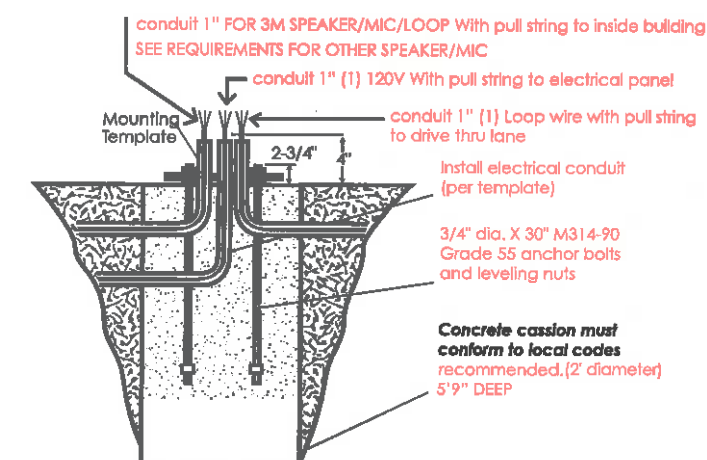
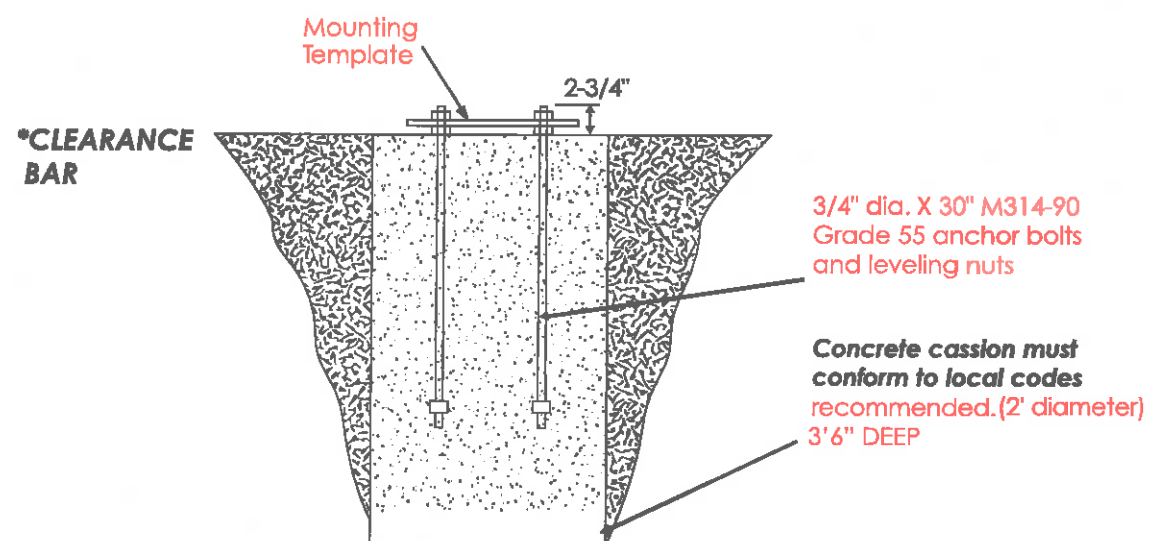


QTY **CANOPY**
 1 Part #9SCO-0011 Price: \$4295.00



Includes, helix,
 lighting, foundation
 kit, speaker/mic
 boxes only, shroud
 cover

NO INTERNAL ILLUMINATION



LED INTERNALLY ILLUMINATED CHANNEL LETTER/CABINET

Quantity: 1



CHANNEL LETTER/CABINET: ATTACHMENT METHOD

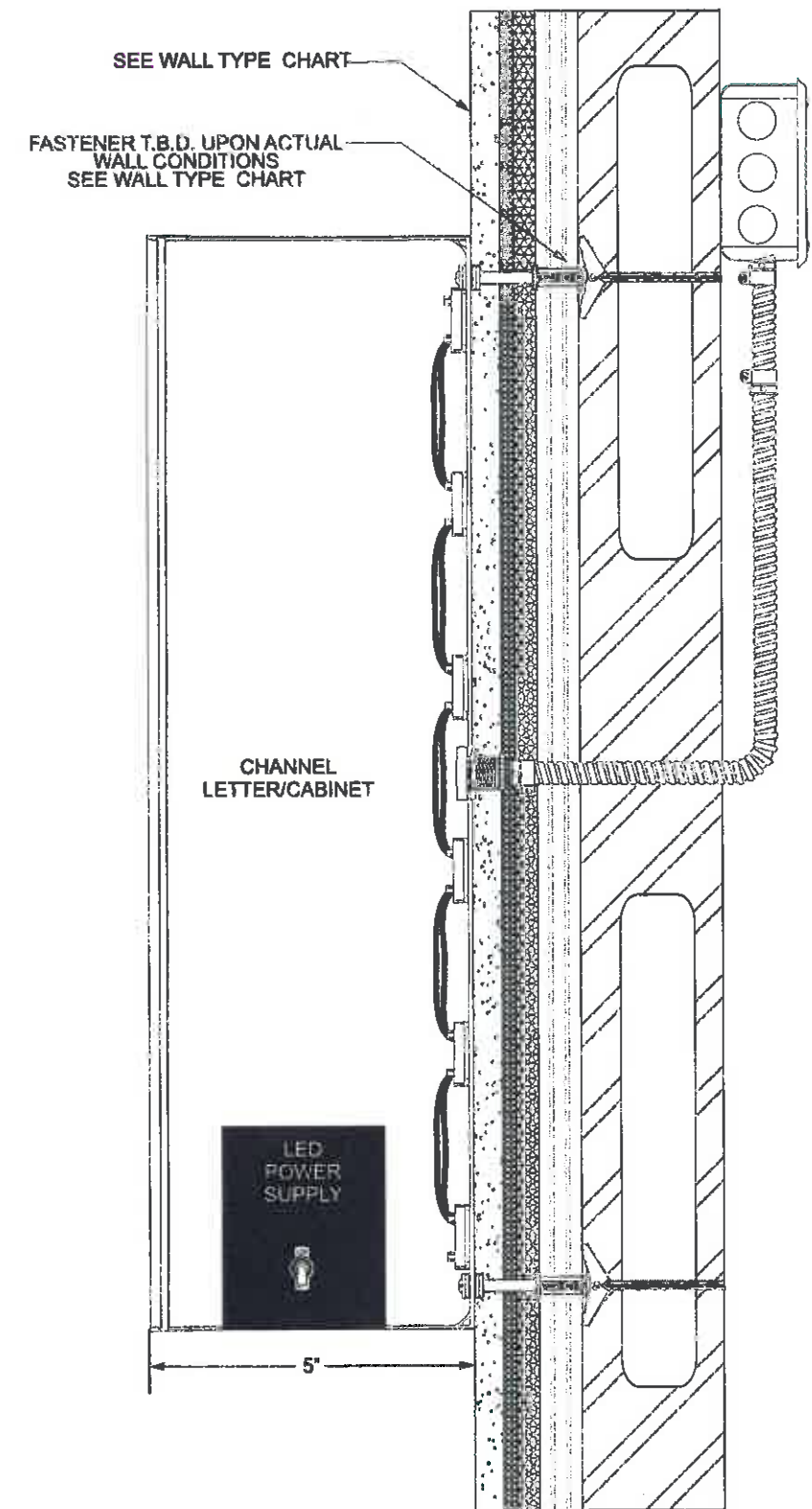


FASTENER SCHEDULE:
QTY-8 FASTENERS (SEE WALL TYPE CHART)
TYPICAL 8 PLACES

WEIGHT CALCULATIONS
18.25 SF x 5.0 lbs =
91.25 lbs

SQUARE FOOTAGE CALCULATIONS
4'-0" x 4'-6.75" =
18.25 SF

WALL TYPE	INSTALLS ON EIFS, WOOD, OR METAL FACADE
DETAIL SECTION	
FASTENER TYPE	APPROX. 3/8" X 5" TOGGLE BOLT

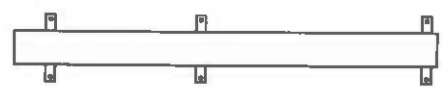
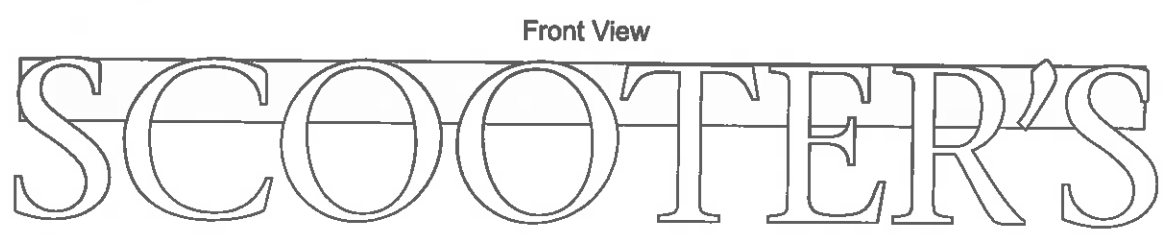
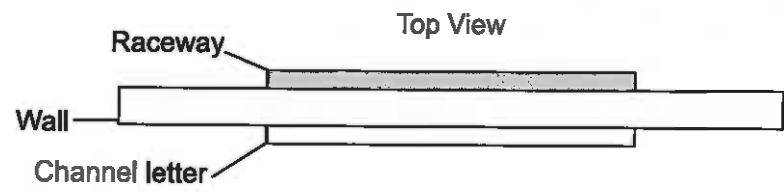


LED INTERNALLY ILLUMINATED CHANNEL LETTER/CABINET - RACEWAY MOUNT

Quantity: 2

B

RACEWAY MOUNT CHANNEL LETTER/CABINET: ATTACHMENT METHOD



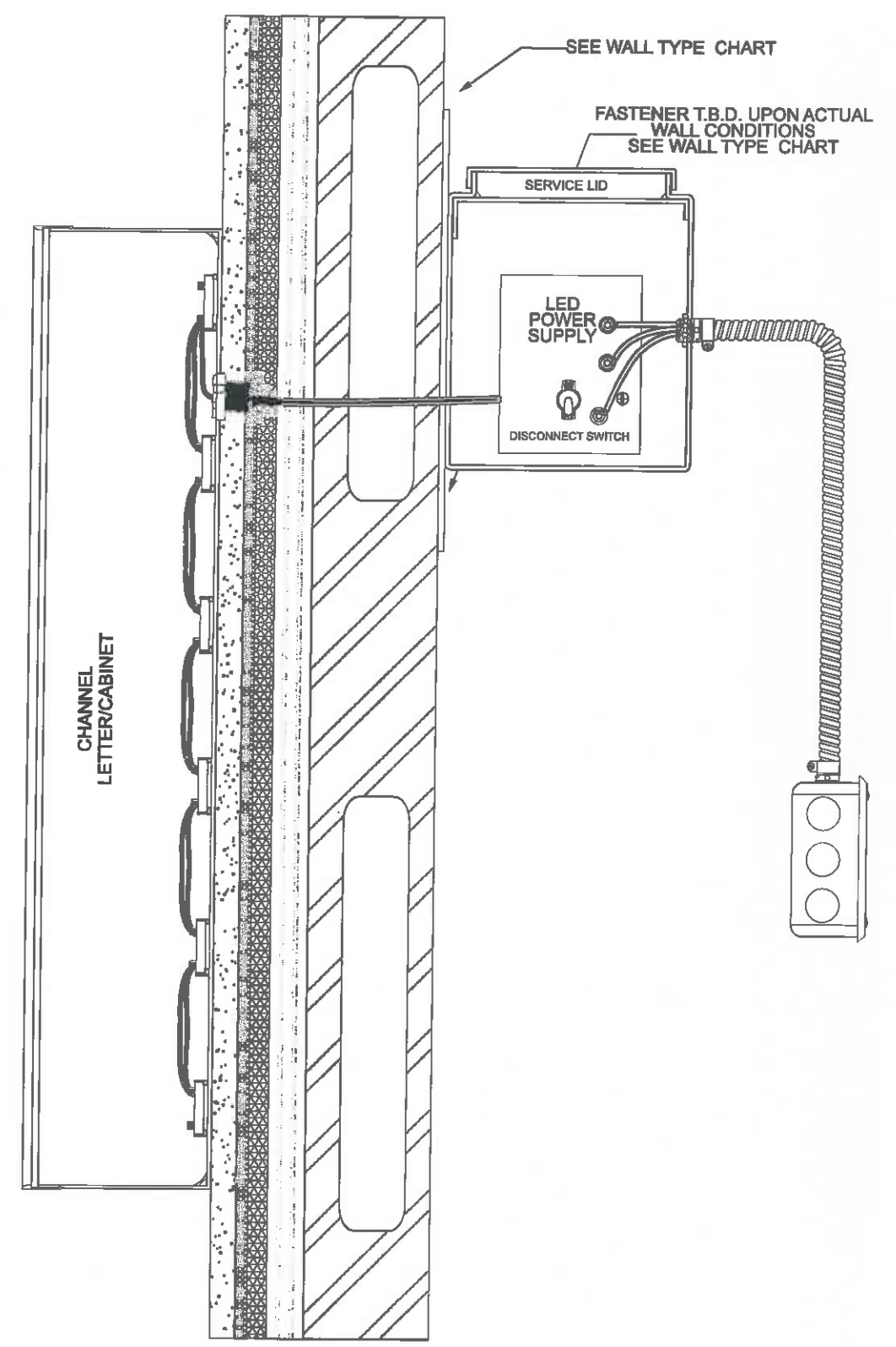
FASTENER SCHEDULE:
 QTY-3 STRAPS WITH 2-EA FASTENERS (SEE WALL TYPE CHART)
 TYPICAL 3 PLACES
 MINIMUM (1) STRAP PER 8' SECTION
 FASTENERS T.B.D. UPON ACTUAL WALL CONDITIONS

WALL TYPE	INSTALLS ON EIFS, WOOD, OR METAL FACADE
DETAIL SECTION	
FASTENER TYPE	APPROX. 3/8" X 5" TOGGLE BOLT



WEIGHT CALCULATIONS
 28.2 SF x 2.22 lbs =
 62.60 lbs

SQUARE FOOTAGE CALCULATIONS
 24" x 169.5" =
 28.2 SF



LED INTERNALLY ILLUMINATED CHANNEL LETTER/CABINET

Quantity: 2

B

CHANNEL LETTER/CABINET: ATTACHMENT METHOD

COFFEE DRIVE-THRU

FASTENER SCHEDULE:
QTY-38 FASTENERS (SEE WALL TYPE CHART)
TYPICAL 38 PLACES

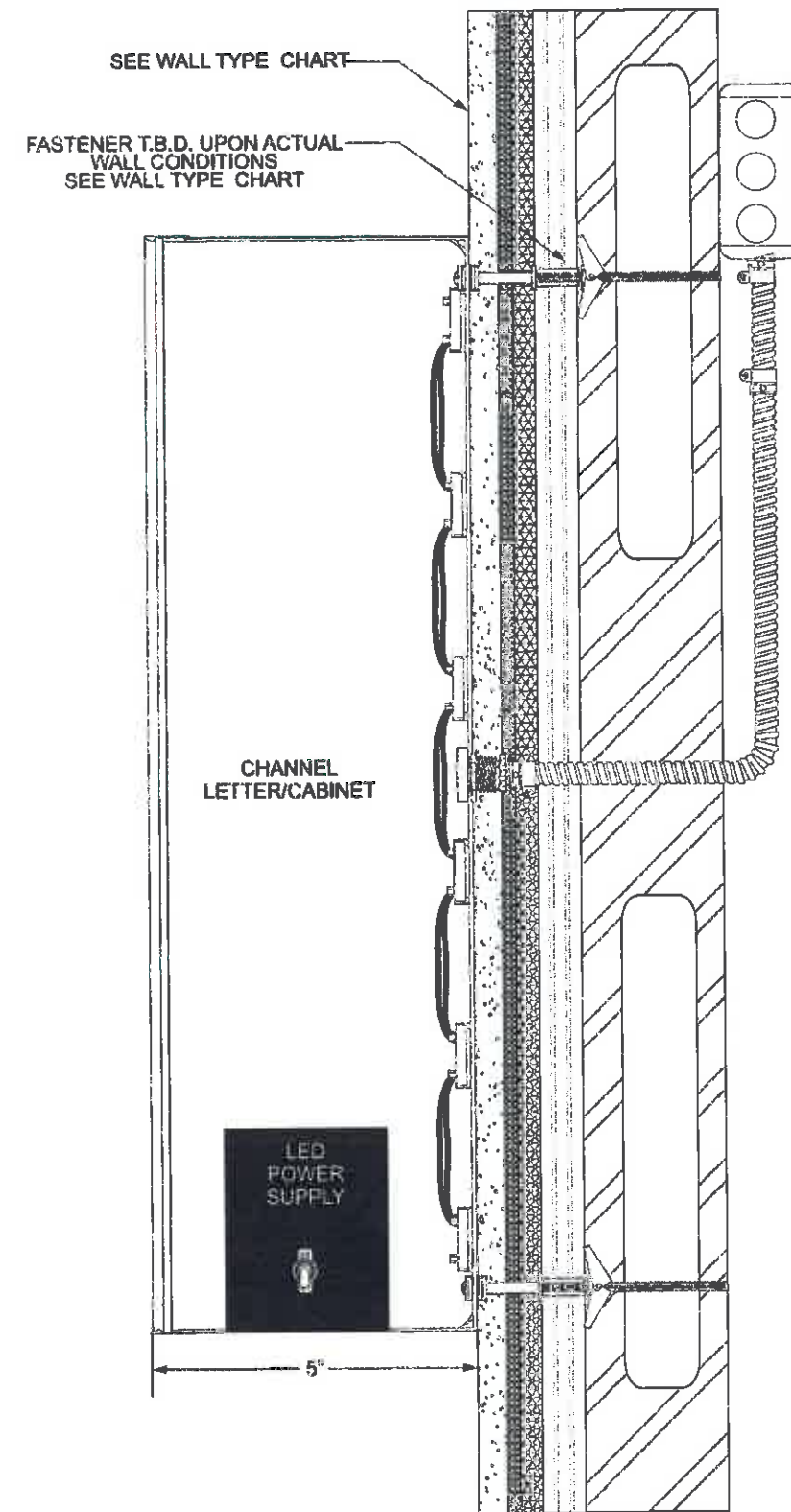
WEIGHT CALCULATIONS

$12 \text{ SF} \times 2.0 \text{ lbs} = 24 \text{ lbs}$

SQUARE FOOTAGE CALCULATIONS

$10.75" \times 162" = 12 \text{ SF}$

WALL TYPE	INSTALLS ON EIFS, WOOD, OR METAL FACADE
DETAIL SECTION	
FASTENER TYPE	APPROX. 3/8" X 5" TOGGLE BOLT





SIGN PURCHASE AGREEMENT

800.845.9927 springfieldsign.com

DESCRIPTION

This agreement, made and entered into this _____ day of _____ (month), 20____ (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer) witnesseth, that the Seller agrees to manufacture for Buyer the sign(s) and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE Number: _____ or other such unique document of description as follows:

CONTACT

BUYER:

COMPANY NAME: D/B/A:

BILLING ADDRESS: CITY: STATE:

JOB DETAILS:

COMPANY NAME: D/B/A:

BILLING ADDRESS: CITY: STATE:

FINE PRINT

All wiring on the premises to the site of the signs. Installed location, including the connection of the sign to such primary wiring source is to be the responsibility of the Buyer, at additional cost to the Buyer, at the direction of the Buyer. as designed by the Buyer or Buyer's agents and, as necessary, all other aspects and expenses, as required, to bring primary electrical wiring to the sign's location for energizing of such signs. All voltages to be 120 Volt at 60 Herz unless otherwise specified. Any damages caused by the energizing circuit to the sign or sign products due to improper design (including but not limited to improper voltages), improper connection thereof or any other causes related to the energizing primary circuitry will be solely and completely at the Buyer's risk and expense. Any additional work, trouble shooting in the field, by phone, by internet or otherwise required on behalf of Seller will be bi/led in addition to Buyer on a Time and Materials basis, at additional expense. All Permit fees/Engineering fees and labor/drawing costs for the acquisition thereof will be billed in addition to prices stated herein at additional expense unless specifically outlined in this document to be fi led in another manner as described herein. Any required sales/use taxes are the responsibility of the Buyer, now and in the future as so levied by applicable governing authorities. All taxes are due and payable upon demand by Seller at or any time subsequent to the execution of this SIGN PURCHASE AGREEMENT. It is understood that taxes are in addition to the prices outlined in the SIGN PURCHASE AGREEMENT, E2 Quote or any other document outlining the signs, products or services for stated Job Location unless specifically and clearly outlined otherwise. It is expressly and undeniably understood by both Buyer (or Buyer's agents, subcontractors, salespersons, etc.) and Seller that no verbal agreement has been entered into. Both parties are to adhere to the terms and conditions of this SIGN PURCHASE AGREEMENT and related attachments as properly executed and initialed. Any governing entity outside the control of Seller, such as but not limited to, any applicable City/Municipalities, County Office/Agent, national codes (such as but not limited to NEC, BOCA, ETC.) with jurisdiction or control upon the product, labor (manufacturing or installation) or any issues, procedures or otherwise related to the execution of the terms, signs, sign products, services or otherwise, foreseen or unforeseen, may affect the costs and timely delivery of such products/services herein NOTICE: THIS IS A LEGAL DOCUMENT WITH BINDING OBLIGATIONS READ BOTH SIDES OF THIS INSTRUMENT BEFORE SIGNING, AS THE TERMS OF THIS SIGN PURCHASE AGREEMENT ARE SET OUT THEREON, The specific terms for payment may vary based on product types or other reasons, but it is expressly understood that PAYMENT IN FULL as outlined by this Agreement is due and must be paid PRIOR TO INSTALLATION OF SIGN PRODUCT, PARTS OR SERVICES. All outstanding balances over 30 days due are subject to a 2% per month (collectively compounding) Late Fee.

- Buyer's Guarantee to Build _____ (initials)
- Rejection of Buyer's Guarantee to Build _____ (initials)

BUYER:

I/We have read this entire agreement and agree to defend and hold harmless Seller as stated herein. ACCEPTED:

By: _____

PRINTED NAME: TITLE: DATE:

SELLER:

ACCEPTED:

By: _____

Mark Wessell, CEO
Springfield Sign
4825 E Kearney St
Springfield, MO 65803

AGREEMENT

1. DOCUMENT ATTACHMENT As allowed by this contract, other documents such as but not limited to E2 quotes, product specifications, manufacturer's specifications, etc. may be referenced in the area in the beginning of this Sign Purchase Agreement. These documents may have additional terms, conditions, pricing, restrictions or otherwise as describe by those written instruments, such as but not limited to LED (or other types) of electronic displays.

2. LIMITED WARRANTY Seller warrants all new materials and/or services delivered herein to be at time of completion of job and time of delivery, to Buyer, to be free from defects of material and/or workmanship. Seller agrees to repair or replace, solely at Seller's discretion, any products or parts thereof, which are found defective in material or workmanship within 90 days from time of installation of sign or sign product. Seller's obligation with respect to such products or parts shall be STRICTLY LIMITED to replacement or repair and IN NO event shall Seller be liable for consequential, incidental or special damages, or for transportation, installation, adjustment or any other expenses which may arise in connection with such products or parts, including but not limited to loss of business or loss of trade. THIS WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO OTHER WARRANTIES. Seller's obligations hereunder shall extend only to defects for which Buyer shall have given Seller written notice thereof within ninety (90) days after date of delivery or installation, as applicable. Buyer is NOT authorized to make independent arrangements for warranty work. All warranty work on sold signs, products, parts, services, as described herein, shall be arranged or subcontracted by Seller or be done by Seller's employees or representatives, solely at the discretion of the Seller. In the event that Buyer does not permit Seller to inspect product, access property or in any other way directly or indirectly inhibits the Seller to arrange for or conduct necessary repair work required under this Agreement, or Buyer makes independent arrangements for such repair work, Buyer agrees that Buyer will be solely responsible for the costs of such repairs. In the event Buyer does not comply with the above, Seller hereby EXCLUDES ALL WARRANTIES, EXPRESS AND/OR IMPLIED, AND BUYER PURCHASES THE SIGN, SIGN PRODUCT AND/OR SERVICES "AS IS" AND WITH ALL FAULTS, WAIVING ALL WARRANTIES HEREUNDER. Additional limitations include but are not limited to, acts of God, acts of nature, vandalism, acts of War or Terrorism and/or accidental damages.

3. INSURANCE As long as any amount of monies is due and owing to Seller, Buyer shall insure sign, sign products or services, in an amount no less than monies due Seller, and NAME SELLER in the loss payable clause of such insurance policy, strictly for the benefit of the Seller. Buyer further agrees to not limit the insured causes allowing for fire or any other casualty. Buyer shall furnish Seller with evidence of such certification of insurance. In writing from Buyer's insurance agent or agency, upon Seller's demand. Seller's certificate of insurance for liability/workers compensation shall be provided by Seller to buyer upon request from Buyer.

4. TAXES Buyer shall be responsible for and pay all taxes including but not limited to Sales, Use, Personal Property or any other municipal, county, state or federal taxes that may be levied, imposed or assessed by law on the sign product, parts or services or improvements thereon, or uses of such. Buyer agrees to reimburse Seller for any amount for such taxes, that may be billed to and paid by Seller. Any interests or penalties associated with any taxes as outlined herein will also be due and owing to Seller if so paid by Seller. These taxes, as allowed by law, may or may not be assessed at time of initial sale or delivery of sign product, parts or services and may continue forward in time without end.

5. PERMITS/LICENSES Seller shall not be obligated to commence fabrication of sign product, parts or services until all necessary permits have been issued. If permits are denied after reasonable effort by both parties to secure same, then this Sign Purchase Agreement shall terminate without liability to either Buyer or Seller, except that Buyer shall pay Seller for reasonable compensation for labor and costs expended until the time permits are denied. Buyer shall be responsible for securing and maintaining in effect written consent from the owner of record of the premises upon which sign product, parts or services is to be installed and for all other private permissions, consents or licenses, including but not limited to, the use of registered trademarks or copyrights used on the sign product, parts or services, necessary for the manufacture, the installation, maintenance and use of such. The only exception to this will be if the Buyer's Guarantee to build check box at the beginning of this Sign Purchase Agreement is checked. The terms and conditions for this, briefly being stated herein, shall GUARANTEE FULL PAYMENT TO SELLER with no guarantee to Buyer that the sign product, parts or services will be utilized to any benefit of the Buyer. Buyer will be obligated to pay the full contract price, including installation and will have to make arrangements for receipt of, off loading of and storage of sign product, parts or services with no future claims for installation, service or maintenance of such from Seller. The Buyer's Guarantee to build is strictly offered to allow manufacturing of sign product, parts or services to proceed WITHOUT the proper permits obtained. If in no way obligates Seller to be adverse to the law for installation (without permits) of sign product, parts or service.

6. INSTALLATION OF SIGN PRODUCT Buyer agrees to and stipulates that Buyer has designated the location for the sign product, parts or services and subsequent installation of such and is responsible for all required materials, labor and any other associated expense, at Buyer's risk, for the necessary requirements for proper, obstruction free and/or lawful installation. Obstructions, obstacles or other encumbrances, includes but is not limited to building reinforcement, building or site alterations, oil obstacles as required for successful, safe, lawful installation including but not limited to overhead (power lines, buildings, trees or other encumbrances), underground (such as utilities, easements, rocks, buried objects natural, man made or otherwise), landscaping, sidewalks, planters, asphalt, concrete or any other such improvements, construction crews other than Seller's or Seller's agents or Buyer's normal business traffic, Seller will not be responsible for any damages for such items during the normal installation process. Any return trips or delays or overtime charges incurred will be passed on to Buyer at Buyer's expense.

7. ASSIGNMENT This Agreement shall be binding and inure to the benefit of the parties hereto, their respective successors, executors, administrators, assigns and legal representatives; provided, however

that the interests of Buyer herein shall be assigned only with the expressed, written consent and approval of Seller. No transfer or assignment of this Agreement or any interest hereunder shall release Buyer from their obligations herein.

8. DEFAULT OR BREACH OF AGREEMENT The parties stipulate that the sign product, parts or services is (are) not an article of general trade or utility but is uniquely designed and is to be constructed and/or installed at the request and for the sole and special purposes of Buyer. The sign product, parts or services is of no value to Seller, and therefore, has no resale or other value to anyone other than Buyer, this Agreement is not cancelable except with expressed written permission of the Seller. Buyer shall be deemed to have breached this Agreement by insolvency, default in payment amounts or schedules as set forth herein, abandonment of the sign product, parts or services or vacating the premises where such is located, termination or transfer of Buyer's interest in the premises or business, appointment of a receiver for Buyer's business, the filing of a voluntary or involuntary petition of bankruptcy with respect to Buyer, or any act or omission of Buyer in contravention to this Agreement. In addition to Buyer's other obligations hereunder, in the event Seller shall institute any action or lawsuit for the enforcement of the obligations of Buyer herein, Buyer shall pay and indemnify Seller for all costs of court, reasonable attorney's fees expended, interest expenses of 2% per month or as allowed by law whichever is more, collection fees, administration fees, and, pay Seller all amounts awarded by the court as a result of such proceedings. Buyer's breach of any provision in any other Sign Purchase Agreement or other instruments as put forth by Seller or Confirmation of Order with sold signs, products, parts, services, as described herein, and Seller may suspend its performance and delivery under this and all other agreements with Buyer until Buyer provides Seller with adequate assurance of performance within a reasonable time, not exceeding ten (10) days, after Seller has informed Buyer orally or in writing, of its grounds for insecurity.

9. COPYRIGHTS, TITLE & CONVEYANCE OF OWNERSHIP Seller specifically retains ownership and/or title of sign product, parts or services until Buyer has performed and fulfilled all terms and conditions required by Seller, herein, or as otherwise allowed by law to Seller's benefit. Buyer also, conveys to Seller the absolute right to access property to remove sign product or parts from said property, should any default arise on Buyer's behalf, and, to pay for all necessary costs for removal and possible subsequent re-installation of said product at expense in addition to that outlined herein, solely at Buyer's risk and expense. Buyer agrees and will defend same that Seller shall of all times have title to all original drawings, designs and specifications relating to the work hereunder, which were developed or created by or on behalf of Seller, and Seller hereby claims copyrights, where applicable, of all such drawings, designs and specifications. Payment of all or part of any amounts hereunder does not pass title to the "original drawings, designs, specifications" of sold sign product, parts or services, although the same may be reproduced with the expressed written consent of Seller. Buyer shall, upon request of Seller, promptly return all such drawings, designs and specifications, and copies thereof, to Seller during all times which Buyer owes Seller any amounts hereunder. Buyer agrees that Seller has specific legal rights in the form of Copyrights or other instruments given by law to Protect and does hereby declare Seller's ownership of all drawings artwork and the like during and after the terms of the Agreement herein.

10. MANUFACTURING SPECIFICATIONS/INDUSTRY STANDARDS Buyer understands and agrees to allow Seller, solely at Seller's discretion to make modifications for and conforming to Seller's standard manufacturing practices. It is also understood by Buyer, that no color, shape, dimension or any other specific feature of sold sign product, parts or services is guaranteed absolute. As practical examples absolute color matches or dimensions are not guaranteed and will be allowed reasonable differences within industry standards. Buyer agrees that Seller may mark and label sign for legal, national code, electrical, manufacturing, advertising or other requirements and purposes as is reasonably necessary to conduct day-to-day business as allowed or required in the industry and for Seller's own satisfaction and benefit.

12. SUBJECT TO PRIOR SALE Used sign products, new or used products offered for resale from other manufacturers, such as but not limited to electronic displays may be subject to prior sale affecting price and or delivery times to Buyer. Seller will not be responsible for any consequences related to such issues. This includes promotional or sales or any other type of proposal made to customer, Seller has no authority or control over other manufacturers and Seller employ's numerous sales agents all of whom may be promoting the same sale item, thus depleting any available inventory.

13. CHANGE ORDERS Any alteration, deviation and/or reasonably significant variance from the scope of work, construction or labor or otherwise from the sign(s) or products or services as outlined herein, including all extra costs, hereafter called Change Order, will be executed only upon written orders and may become an additional charge over and above the price stated herein. Any such Change Order requested by Buyer must be agreed to by Seller. In writing and solely at the discretion of the Seller. It is understood that any Change Order could necessitate the need for a price increase, an extension in the time required to complete the work outlined herein or any other reasonable and necessary charges, terms, conditions, equipment or the like as so required to execute the Change Order.

14. SUSPENSION OF MANUFACTURING Any request or event or otherwise required by Buyer to delay, suspend, cancel or otherwise impede the manufacture, delivery and/or installation of sold sign product, parts or services, for any reason or occurrence out of the control of Seller, then Buyer shall immediately pay the full purchase price or any amount remaining and due to Seller. Furthermore, upon such request, Buyer shall be solely responsible for storage charges and any increases in labor and/or material costs incurred by Seller in the manufacturing process. Buyer's failure to comply with this provision will be deemed and construed as an anticipatory breach of this Agreement. In the event Buyer complies with the foregoing, Seller will complete the manufacturing, delivery and/or installation within a reasonable period of time upon reasonable request of Buyer.

15. SECURITY INTEREST Buyer grants Seller a SECURITY INTEREST in the sign product, parts and/or services until all obligations to Seller, hereunder are fully paid. Seller may file and record this Agreement as a financing statement under Chapter 400 of the Missouri Uniform

Commercial Code Section 400.9-521. In addition to any other permitted standard or nonstandard forms. If Buyer shall fail to pay as agreed to herein, Seller (or Seller's agents or representatives) shall have the right, and will be defended by Buyer, and is hereby authorized and empowered to take and resume possession of and remove into Seller's possession, with or without process of law, the sign product, parts or services and all other property described herein, wherever found, and remove and sell the same at either public or private sale, or by any other viable method, as deemed solely by Seller, at such time and place as Seller shall choose, and as allowed by law. Seller shall apply the proceeds of such sale as a credit upon the obligations of Buyer hereunder. In such event, Seller is entitled to recover all expenses of sale, including any reasonable attorney's fees necessary in handling the matter, without prejudice to Seller to the further enforcement of any balance of such obligation due Seller by Buyer, or expenses remaining due from such sale. In the event the proceeds of such sale exceed the balance of Buyer's obligation to Seller and the expenses of such sale, Seller shall forward any such excess to Buyer. Buyer shall not use said sign products as to lessen the value of Seller's SECURITY INTEREST or impair the operation of said sign product, and in the event the sign product is damaged through the intentional acts or willful negligence of Buyer, Buyer's customers, its agents or employees, contractors or third parties, or by wind, hail, earthquake, fire, war, tornado, hurricane, flood, labor dispute, vandalism, acts of God or acts of nature, Buyer agrees to pay for the necessary expenses to restore sold sign product, part or services in operable condition. After delivery and/or installation, whichever is contracted for, in the event the sign product is lost, stolen, destroyed, or otherwise impaired, Buyer shall remain liable to Seller for all amounts hereunder, UNTIL BUYER'S OBLIGATIONS TO SELLER ARE FULLY SATISFIED HEREUNDER, THE PROPERTY DESCRIBED HEREIN WILL REMAIN PERSONAL PROPERTY OF SELLER WHETHER THE SAME IS ATTACHED IN ANY MANNER TO THE REALTY OR NOT. SAID PROPERTY SHALL NOT, BY REASON OF ATTACHMENT OR CONNECTION TO THE REALTY, BECOME OR BE DEEMED A FIXTURE OR APPURTENANT TO SUCH REALTY. No transfer, renewal, extension, or assignment of the Agreement or of any interest hereunder, and no loss, damage or destruction shall release Buyer or any Guarantor from the obligations assumed hereunder. During all times in which Buyer is obligated for any amounts to Seller hereunder, Buyer shall keep said property free from all tax liens and other encumbrances, and any sum of money that may be paid by Seller to release any such liens or encumbrances shall be paid on demand by Buyer in addition to the obligations secured hereunder.

16. WAIVER OF CONSUMER RIGHTS

17. DELIVERY AND PERFORMANCE Seller shall not be held responsible for, and the period of time required for completion of any project or maintenance or repairs, shall be tolled during any time when Seller is delayed or prevented from completing the obligations hereunder because of strikes, equipment breakage, fire, war, terrorism, labor disputes, commercial delays, acts of God/nature, regulations or restrictions of any government entity or public authority, or any accidents or forces, conditions, or circumstances beyond Seller's control, and Seller shall not be liable for any loss whatsoever suffered by Buyer, directly or indirectly, as a result of any such events or occurrences. Buyer agrees to examine and inspect all installations, repairs, and maintenance, and within ten (10) days, notify Seller in writing of any complaints about work performed under this Agreement. The failure of Buyer to give such written notice shall constitute acceptance of the work performed. The provisions of the paragraph shall not be limited by any provision in which time is made of the essence. Notwithstanding anything in this Agreement to the contrary, if at any time prior to completion of this Agreement Seller's prospects for payment are, in Seller's sole discretion, impaired, Seller may require payment in advance before permitting delivery or any installation or services hereunder, and may demand Buyer's immediate performance of Buyer's obligations hereunder. If requested by Seller, Buyer shall furnish evidence, satisfactory to Seller, prior to commencement of Seller's work hereunder or at any time thereafter, that sufficient funds are available and committed to pay the full amount owing by Buyer under this Agreement.

18. STATE OF JURISDICTION/SEVERABILITY/MISCELLANEOUS All representatives of Seller are stipulated and specified in this Agreement. No modifications hereof shall be valid unless made in writing AND agreed to, AND signed by both Seller and Buyer. No waiver by either party hereto shall be a waiver of any subsequent breach or failure to perform the same or any other term, condition, or obligation hereof. It is agreed by both parties hereto that venue of any action arising under the Agreement shall be in Greene County, Missouri and the laws of the State of Missouri shall govern this Agreement. Should any part of this Agreement contravene public policy or laws of the jurisdiction in which it is sought to enforce the same, then such part shall be considered null and void and have no force and effect, and the balance of the terms and conditions of this Agreement shall remain valid and in full force and effect. Buyer expressly grants Seller the right to use photographs, drawings or other replicas of the sign product specified herein in its brochures, pamphlets, displays, sales documents or other advertising or promotional media in the ordinary course of business of Seller. Seller may place on the sign product its name, telephone number and location of such information, as shall be determined by Seller and solely by the Seller. Buyer agrees that Buyer is purchasing said sign product for business or commercial purposes or use and not for personal, family or household use or purposes. In regard to payment of any amount due hereunder, time is of the essence.

