CITY OF OSKALOOSA CITY COUNCIL MEETING
REGULAR SESSION

COUNCIL CHAMBERS – CITY HALL, 220 S. MARKET STREET
AUGUST 20, 2012 – 6:30 P.M.

AGENDA

CALL TO ORDER – 6:30 P.M.

ITEM 1. INVOCATION: Pastor Paul Williams, Rock Christian Life Center

ITEM 2. PLEDGE OF ALLEGIANCE.

ITEM 3. ROLL CALL.

ITEM 4. COMMUNITY COMMENTS.

ITEM 5. CONSIDER ADOPTION OF CONSENT AGENDA AS PRESENTED OR AMENDED.
All items appearing on the Consent Agenda are considered routine by the City Council and shall be enacted by one motion. If discussion is desired, that item shall be removed and discussed separately.

a) **Approval of Council Minutes and Actions, subject to corrections, as recommended by the City Clerk.**
   1. August 6, 2012 Regular City Council Meeting Minutes
   2. August 20, 2012 Agenda

b) **Receive and file minutes of Boards and Commissions** (ANY RECOMMENDATIONS CONTAINED IN MINUTES BECOME EFFECTIVE ONLY UPON SEPARATE COUNCIL ACTION).
   1. July 30, 2012 Library Board of Trustees Minutes
   2. August 13, 2012 Planning & Zoning Commission Minutes
   3. July 30, 2012 Water Board Special Meeting Minutes
   4. July 31, 2012 Water Board Emergency Meeting
   5. August 1, 2012 Water Board Special Meeting Minutes
   6. August 2, 2012 Water Board Emergency Meeting Minutes

c) **Claims**
   None.

d) **Permit Motions and Resolutions as Recommended by the City Clerk.**

   New:
   None.

Renewal:
None.

Resolutions & Motions:

Ordinances:

1. Consider an ordinance amending the City Code of the City of Oskaloosa, Iowa by amending Sections 12.08.160 and 12.08.070 to allow the City Manager authority to grant temporary permits for more than one parallel parking spot or two angle parking spots, or for a period in excess of three days but not in excess of two weeks without formal City Council approval – 3rd reading.

2. Consider an ordinance to amend the City Code of the City of Oskaloosa, Iowa with respect to Zoning – definitions; Uses in zoning districts concerning single family detached, manufactured housing residential, mobile home park, and mobile home subdivision; Supplemental use regulations – residential uses; and for other purposes – 3rd reading.

3. Consider an ordinance amending the City Code of the City of Oskaloosa, Iowa by amending provisions pertaining to stop and yield requirements for stop intersections, four-way stop intersections, and three-way stop intersections - 3rd reading.

---------- ***END OF CONSENT*** **AGENDA** ----------

REGULAR AGENDA – PUBLIC HEARING ITEMS:

ITEM 6. CONSIDER A RESOLUTION LEVYING A SPECIAL ASSESSMENT AGAINST PRIVATE PROPERTY FOR SIDEWALK REPLACEMENT BY THE CITY IN ACCORDANCE WITH SECTION 12.12 OF THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA. (PUBLIC HEARING)

ITEM 7. CONSIDER A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR THE MALL STORM SEWER PROJECT. (PUBLIC HEARING)

REGULAR AGENDA - ORDINANCES:

ITEM 8. CONSIDER AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING SECTIONS 10.24.020, 1024.030 AND 10.24.060 PERTAINING TO STOP AND YIELD REQUIREMENTS FOR STOP INTERSECTONS, FOUR-WAY

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF OSKALOOSA, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING SERVICE SHOULD CONTACT OSKALOOSA CITY HALL AT (641) 673-9431 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM THE CITY OF THEIR ANTICIPATED ATTENDANCE.

INTERSECTIONS AND SCHOOL STOPS; AND WAIVE FURTHER READINGS OF PROPOSED ORDINANCE.

ITEM 9. CONSIDER AN ORDINANCE AMENDING OSKALOOSA CITY CODE SECTION 10.42.020 RELATIVE TO PARKING OF GOLF CARTS ON CITY STREETS. (1st READING)

REGULAR AGENDA – RESOLUTIONS & MOTIONS:

ITEM 10. CONSIDER A RESOLUTION AWARDING A CONTRACT TO TK CONCRETE INC. FOR MALL STORM SEWER PROJECT IN AN AMOUNT NOT TO EXCEED $87,480.00, AUTHORIZE CITY MANAGER TO UTILITZE AN ADDITIONAL TEN PERCENT ($8,750.00) FOR PROJECT CONTINGENCY, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT.

ITEM 11. CONSIDER A RESOLUTION APPROVING THE FINAL PLAT OF THE PINE RIDGE ADDITION, PLAT 1.

ITEM 12. CONSIDER A RESOLUTION CALLING FOR A PUBLIC REFERENDUM ON A PROPOSED AMENDMENT TO THE OSKALOOSA CITY CODE CHAPTER 2.80 WATER UTILITY BOARD OF TRUSTEES.

ITEM 13. CONSIDER A MOTION APPROVING AND DIRECTING THE CITY MANAGER TO DEVELOP AND EXECUTE AN ACQUISITION, DEMOLITION AND REDEVELOPMENT PLAN FOR PROPERTIES IMPEDING ECONOMIC DEVELOPMENT ACTIVITY OR INCREASING BLIGHT ALONG THE A AVENUE AND MARKET STREET CORRIDOR.

ITEM 14. REPORT ON ITEMS FROM CITY STAFF.

a) City Manager.

b) City Clerk.

c) City Attorney.

ITEM 15. CITY COUNCIL INFORMATION.

ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF OSKALOOSA, IOWA WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING SERVICE SHOULD CONTACT OSKALOOSA CITY HALL AT (641) 673-9431 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM THE CITY OF THEIR ANTICIPATED ATTENDANCE.

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Michael Schrock,
City Manager

ITEM TITLE: CALL TO ORDER AND ROLL CALL – 6:30 p.m.

1. Invocation: Pastor Paul Williams, Rock Christian Life Center
2. Pledge of Allegiance
3. Roll Call: _____ Mayor David Krutzfeldt, Council Members:

_____ Caligiuri, _____ Jimenez, _____ Moore, _____ Van Zetten,

_____ Ver Steeg, _____ Walling, _____ Yates.

Explanation:

Not applicable.

BUDGET CONSIDERATION:

Not applicable.

ATTACHMENTS: None

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY:

ITEM TITLE: COMMUNITY COMMENTS.

EXPLANATION:

This item is reserved to receive comments from the community for concerns whether or not they are included in the current agenda. The community is encouraged to come and speak before the Mayor and City Council and asked to keep statements brief. Any questions are to be asked of the City staff, Council Members, or the Mayor prior to speaking to the full Council so concerns may be properly researched and answered away from the meeting. Comments are to be directed to the Mayor and City Council only.

BUDGET CONSIDERATION:

Not applicable.

ATTACHMENTS:

Consent Agenda Items: All items appearing on the Consent Agenda are considered routine in nature and no discussion is anticipated.

Item 1. **Minutes and reports from city council meetings, boards and commissions:**

- Staff recommends council receive and file these documents.

Item 2. **Consider an ordinance amending Oskaloosa City Code Sections 12.08.160 and 12.08.070 to allow the City Manager authority to grant temporary permits for more than one parallel parking spot or two angle parking spots, or for a period in excess of three days but not in excess of two weeks without formal City Council approval – 3rd reading.**

Item 3. **Consider an ordinance to amend the City Code of the City of Oskaloosa, Iowa with respect to Zoning – definitions; Uses in zoning districts concerning single family detached, manufactured housing residential, mobile home park, and mobile home subdivision; Supplemental use regulations – residential uses; and for other purposes – 3rd reading.**

Item 4. **Consider an ordinance amending the City Code of the City of Oskaloosa, Iowa by amending provisions pertaining to stop and yield requirements for stop intersections, four-way stop intersections, and three-way stop intersections – 3rd reading.**

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Michael Schrock,
City Manager

ITEM TITLE: CONSENT AGENDA – ITEM 1

EXPLANATION:

All items appearing on the Consent Agenda are considered routine by the City Council and shall be enacted by one motion. If discussion is desired, that item shall be removed and discussed separately.

A. Approval of Council Minutes and Actions, subject to corrections, as recommended by the City Clerk.
    1. August 6, 2012 Regular City Council Meeting Minutes
    2. August 20, 2012 Agenda

B. Receive and file the following reports and communications from advisory and operating boards and commissions:
    1. July 30, 2012 Library Board of Trustees Minutes
    2. August 13, 2012 Planning & Zoning Commission Minutes
    3. July 30, 2012 Water Board Special Meeting Minutes
    4. July 31, 2012 Water Board Emergency Meeting Minutes
    5. August 1, 2012 Water Board Special Meeting Minutes
    6. August 2, 2012 Water Board Emergency Meeting Minutes

BUDGET CONSIDERATION:

Not applicable.

ATTACHMENTS:

August 6, 2012 Regular City Council Meeting Minutes
July 30, 2012 Library Board of Trustees Minutes
August 13, 2012 Planning & Zoning Commission Minutes
July 30, 2012 Water Board Special Meeting Minutes
July 31, 2012 Water Board Emergency Meeting Minutes
August 1, 2012 Water Board Special Meeting Minutes
August 2, 2012 Water Board Emergency Meeting Minutes

OSKALOOSA CITY COUNCIL
REGULAR MEETING
August 6, 2012

The Oskaloosa City Council met in regular session on Monday, August 6, 2012, at 6:30 p.m. with Mayor Krutzfeldt presiding and the following members answering roll call: Caligiuri, Jimenez, Moore, Van Zetten, Ver Steeg, Walling and Yates.

Jason Glasgow, 1808 South Park, commented regarding chickens and rooster in city limits.

It was moved by Caligiuri, seconded by Jimenez to approve the following consent agenda items:

1. July 16, 2012 Regular City Council Meeting Minutes
2. August 6, 2012 Agenda
3. Receive and file the following reports and communications from advisory and operating boards and commissions:
   a. July 2, 2012 Airport Commission Minutes
   b. July 10, 2012 Airport Commission Special Meeting Minutes
   c. July 24, 2012 Board of Adjustment Minutes
4. Claims for July 2012
5. Renewal application of a Class C Beer Permit from Danlee Corp. dba Jiffy, 315 A Avenue East.

The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None
Whereupon the Mayor declared said motion approved.

Caligiuri introduced Resolution No. 12-08-62 entitled "RESOLUTION SCHEDULING A TIME FOR HEARING FOR CONSIDERING THE MATTER OF LEVYING A SPECIAL ASSESSMENT AGAINST PRIVATE PROPERTY FOR WEED CUTTING BY THE CITY IN ACCORDANCE WITH SECTION 8.20 OF THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA, AND DIRECTING NOTICE TO THE OWNER OF THE PROPERTY TO BE ASSESSED" and moved its approval. Jimenez seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None
Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 12-08-63 entitled "RESOLUTION ADOPTING SUPPLEMENT TO THE OSKALOOSA MUNICIPAL CODE OF ORDINANCES THROUGH ORDINANCE NO. 1321" and moved its approval. Jimenez seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates

NAYS: None
Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 12-08-64 entitled "A RESOLUTION SUPPORTING THE COMPLETION OF A BLUE ZONES PROJECT APPLICATION AND COMMITTING TO ACTIVELY ENGAGE IN TRANSFORMING OSKALOOSA, IOWA INTO A BLUE ZONE COMMUNITY" and moved its approval. Jimenez seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None
Whereupon the Mayor declared said resolution duly adopted.

It was moved by Caligiuri, seconded by Jimenez, to approve the purchase of one (1) new 2012 Chevrolet Colorado compact crew cab pickup truck from Clemons, Inc. for a cost of $24,400.00 with a trade-in allowance of $3,400.00 for two 2005 Ford Crown Victoria cars and one 2001 Ford Crown Victoria car. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None
Whereupon the Mayor declared said motion approved.

It was moved by Caligiuri, seconded by Jimenez, to approve Payment No. 1 in the amount of $258,210.48 to Norris Asphalt Paving Company for the Highway 432 Pavement Rehabilitation Project. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None
Whereupon the Mayor declared said motion approved.

Caligiuri introduced "AN ORDINANCE AMENDING THE OSKALOOSA, IOWA CITY CODE BY AMENDING THE PROVISIONS OF SECTION 12.08.160 AND 12.08.070 TO ALLOW THE CITY MANAGER AUTHORITY TO GRANT TEMPORARY PERMITS FOR THE USE OF MORE THAN ONE PARALLEL PARKING SPOT OR TWO ANGLE PARKING SPOTS, OR USE FOR A PERIOD IN EXCESS OF THREE DAYS WITHOUT REQUIRING FORMAL APPROVAL OF THE CITY COUNCIL" and moved its approval on the second reading. Jimenez seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None
Whereupon the Mayor declared said ordinance approved on the second reading.

Caligiuri introduced "AN ORDINANCE TO AMEND THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA WITH RESPECT TO ZONING – DEFINITIONS; USES IN ZONING DISTRICTS CONCERNING SINGLE-FAMILY DETACHED, MANUFACTURED HOUSING RESIDENTIAL, MOBILE HOME PARK, AND MOBILE HOME SUBDIVISION; SUPPLEMENTAL USE REGULATIONS – RESIDENTIAL

USES, AND FOR OTHER PURPOSES" and moved its approval on the second reading. Jimenez seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None

Whereupon the Mayor declared said ordinance approved on the second reading.

The Mayor announced this was the time and place for the public hearing on levying a special assessment against private property for cutting and removal of weeds by the City of Oskaloosa, Iowa, and that citizens would now have an opportunity to comment. There were no oral or written comments received. The Mayor declared said hearing closed.

Caligiuri introduced Resolution No. 12-08-65 entitled "RESOLUTION LEVYING A SPECIAL ASSESSMENT AGAINST PRIVATE PROPERTY FOR CUTTING AND REMOVAL OF WEEDS BY THE CITY OF OSKALOOSA, IOWA, IN ACCORDANCE WITH TITLE 8, CHAPTER 8.20 OF THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced there were vacancies on the Building Code Board of Appeals, Enterprise Zone Commission, Housing Trust Fund Committee, Planning and Zoning Commission, Library Board and Board of Adjustment.

It was moved by Moore, seconded by Ver Steeg to appoint Dan Karow to the Planning and Zoning Commission to fill a term that ends April 30, 2017. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None

Whereupon the Mayor declared said motion approved.

Yates introduced "AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING PROVISIONS PERTAINING TO STOP AND YIELD REQUIREMENTS FOR STOP INTERSECTIONS, THREE-WAY STOP INTERSECTIONS AND FOUR-WAY STOP INTERSECTIONS" and moved its approval on the second reading. Jimenez seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None

Whereupon the Mayor declared said ordinance approved on the second reading.

Jimenez introduced a resolution calling for a public referendum on a proposed amendment to the Oskaloosa City Code Chapter 2.80 Water Utility Board of Trustees and moved its approval. Ver Steeg seconded the motion. It was moved by Ver Steeg,

seconded by Moore to table the matter. The roll was called to table this matter and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Walling and Yates
NAYS: Ver Steeg

Whereupon the Mayor declared said motion approved.

Yates introduced Resolution No. 12-08-66 entitled "RESOLUTION FOR PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS ON THE MALL STORM SEWER PROJECT" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, Jimenez, Van Zetten, Ver Steeg, Walling and Yates
NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

City Manager Michael Schrock reported on the CDBG contract for a childhood care center and the new city website.

It was moved by Caligiuri, seconded by Yates that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 7:29 p.m.

_____
David Krutzfeldt, Mayor

ATTEST:

_____
Amy Miller, City Clerk

MINUTES

OSKALOOSA PUBLIC LIBRARY BOARD OF TRUSTEES

MONDAY – JULY 30, 2012 -- 4:00 P.M.

The meeting was called to order by Vice-president Judy Bishop. Roll call was taken by Board secretary Susan Hasso with Trustees Michael Collins, Paul Groenenboom, Jane Ireland, Kathy Rothfus, and Candace Slobe present. President Mike Sytsma arrived later. Also present were Interim Library Director City Manager Michael Schrock, Jr. and Keith Miller, president of the Friends. A representative of both Osky News and CRI attended the meeting.

Board Correspondence: Bishop asked if there was any correspondence. Schrock said that he had spoken with a long-time library patron, who had allowed his account to lapse. The patron was unhappy about being put on the 6-month probationary status when applying for his new card.

Minutes: Motion was made by Slobe, seconded by Rothfus, to approve the minutes of the June 18, 2012, special Board meeting. Motion passed. Motion was made by Ireland, seconded by Sytsma, to approve the minutes of the June 25, 2012, Board meeting. It was suggested that the minutes include Nancy Simpson and a representative for the Oskaloosa Herald as present at the meeting. Motion passed with the addition.

Public Input or Friends Report:
Keith Miller, president of the Friends, reported that the Friends will have a booth at Sweet Corn Serenade to promote memberships and sell engraved bricks. Proceeds from the brick sales will go toward the Reading Garden. The program on Downton Abbey will be October 16, 2012, at the library and will include high tea.

Director's Report:
Library director recruitment update: Schrock presented to the Board the search committee's recommendation of candidates to interview for the position of library director. Schrock said that when the Search Committee met to review the applications, there were 14 applicants, from which five were chosen to be interviewed. Schrock suggested that interviews be held Monday and Tuesday of next week. Motion was made by Bishop, seconded by Collins, to interview in open session next Monday and Tuesday, August 6th and 7th, the five applicants that have been recommended by the Search Committee. Motion passed.
Reading Garden: Schrock told the Board that the newly revised Reading Garden Committee met. Schrock also met with Dan Brice of DB Landscaping, who definitely wants to be part of the project. Schrock is waiting to hear back from Brice with his numbers. There will need to be additional fundraising in order to move forward with the project. Since the full plan was never priced out, the committee will need to figure the amount of the project and see about the fundraising.
New Computers: Schrock said that the Board had been told that the four new computers for staff and public were budgeted in the Capital Improvement Projects (CIP) budget; but they were not budgeted in the CIP. The City's general fund will cover the cost of the four new computers, and the budget will be amended later.
FY 2012 yearend report: Schrock reported that the library's budget did not go over for FY 2012, but that it was close.
Cartooning Workshop: The three cartooning workshops offered by David Ayala were very successful. The workshops were funded with funds from the David Jackson memorial. Jackson's mother donated two of his original cartoons to the library. They have been framed and hung in the teen room.

A/C Unit and insurance claim: In the case of the library's A/C unit that was possibly damaged by lightning, the City's deductible is $5000 and the cost of the repair is less than that.
Cunningham letter and response: Schrock gave the Board a copy of City Attorney David Dixon's letter to Cunningham's. He asked the Board to review the letter and they would discuss it at next month's meeting.
Library sidewalks, Carpet Replacement, and Planning Grant: Schrock said that there has been no additional work done on the issues of the library sidewalks, carpet replacement, and the planning grant at this time. After discussion, the Board decided to table further discussion of carpet replacement at this time. Motion was made by Ireland, seconded by Bishop, to table discussion of carpet replacement. Motion passed.

Committee Reports:
Staff Committee – Jane Ireland, chair: Ireland suggested starting interviews at 9:00 a.m. instead of 1:00 p.m. The Board agreed with the suggestion.
Budget & Finance Committee – Judy Bishop, chair: No report.
Policy & Planning Committee – Candace Slobe, chair: No report.
Technology Committee – Kathy Rothfus, chair: No report.
Building & Grounds – Bryan Johnson, Chair: No report.

Unfinished Business: Schrock told the Board that the library had an invoice from Baker Group for re-piping the boilers at a cost of $2553.00. At this time, the work has not been completed. Schrock asked the Board for authorization to move ahead with the repairs if they are needed. Motion was made by Ireland, seconded by Rothfus, to give Michael Schrock authorization to move ahead with the re-piping of the boilers. Motion passed

New Business: None.

Financial Report/Approval of claims: Motion was made by Bishop, seconded by Slobe, to approve payment of the July claims. Motion passed.

President's Remarks: Sytsma thanked Michael Schrock for all of his hard work and efforts serving as interim library director. Sytsma said that this is an exciting time for the library as it searches for a new director. He asked Board members to think about possible candidates to fill the two vacant Board positions and encourage them to apply.

Adjournment: Motion was made by Slobe, seconded by Ireland, to adjourn. Motion passed.

The next regular meeting will be on Monday, August 27, 2012, at 4:00 p.m. in the library meeting room.

Respectfully submitted,

Susan Hasso
Library Administrative Assistant
for the Board

CITY OF OSKALOOSA
MINUTES OF PLANNING & ZONING COMMISSION MEETING
August 13, 2012

A regularly scheduled meeting of the Planning and Zoning Commission for the City of Oskaloosa was called to order at 4:35 p.m. on Monday, August 13, 2012, by Chairmen Jon Zobel, at 220 South Market Street, Oskaloosa, Iowa.

COMMITTEE MEMBERS PRESENT: Chairmen Jon Zobel, Brian Booy, Michelle Purdum, R. D. Keep , and Charlie Comfort; COMMITTEE MEMBERS ABSENT: None; CITY STAFF PRESENT: Public Works Director: Akhilesh Pal;

Purdum moved and Booy seconded to approve the minutes from the June 11, 2012 Planning and Zoning meeting.

The first item discussed was the final plat for Pine Ridge Addition, Plat 1. Pal gave a brief synopsis of the request final plat. Keep moved and Booy seconded to approve the final plat for Pine Ridge Addition, Plat 1. YES: Zobel, Booy, Purdum, and Keep; NO: None; Abstain: Comfort; ABSENT: None; Approved, Motion Carried. Comfort abstained from voting because he is a member of the school board.

The second item discussed was vacation and sale of 60.0' X 16.5' of the east-west public alley adjacent to 901 C Avenue West. Pal gave a brief synopsis of the intentions of the alley vacate and indicated there was existing utility infrastructure in the alley. Booy questioned if there was a mistake in the alley vacate application as he was in contact with the owner of 411 North H St who wanted to purchase this alley. Pal responded that Robert and Joann Husted were the applicants for this alley vacte. Booy then indicated that the Husted's are not the owners of the property on 901 C Avenue W. Pal said that staff has received the contract deed from the Husted's. Booy and David Wright, owner of 911 C Ave W, indicated the contract deed was never recorded at the county recorder's office. Purdum also questioned whether it would be legal to sell a public alley to someone with contract deed. Pal then recommended this item be tabled to allow the staff to conduct more research on the ownership of the 901 C Ave W and whether city can sell and vacate alley to owners on contract deed. Keep moved, Booy seconded to table this item. YES: Booy, Purdum, Comfort, Keep, and Zobel; NO: None; ABSENT: None; All approved, Motion Carried to table this item.

Chairmen Zobel adjourned the meeting at 5:06 PM.

Minutes by Akhilesh Pal

OSKALOOSA WATER BOARD
SPECIAL MEETING
7/30/12

Members Present:	**Others Present:**
Joe Ryan	Chad Coon
Pete Settimi	Sheryl Tomlinson
Errin Keltner	Jason Van Zetten

Errin Keltner was sworn in as a new Board of Trustee member with the Oath of Office. One copy of the Oath will be placed in Errin's file and the original will be filed with City Hall.

A motion was made by Pete Settimi and 2nd by Errin Keltner to approve the agenda as presented. The motion carried with all members voting yes.

The Board elected not to move into closed session at this time. There was discussion about the property located at 1208 South 7th Street. Chad presented the Board with the specifics for the property. Chad had already made the business case for renting versus owning and the payback time period, and had sent those to the Board members. There was general discussion between Board members about this issue with consensus being to move ahead with making an offer. There was a motion to approve offering $185,000 for 1208 South 7th Street, but since this needs to be done through resolution, Chad asked for an introduction to Resolution #1202, Resolution Approving Purchase of Real Estate. Introduction of Resolution #1202 by Pete Settimi. Voice vote, Pete Settimi yes, Joe Ryan yes, Errin Keltner yes.

Motion to adjourn the meeting at the current location and reconvene at 1208 South 7th Street made by Pete Settimi and seconded by Joe Ryan. Ayes all, meeting adjourned at 5:52.

Motion to reconvene meeting now at 1208 South 7th Street made by Errin Keltner, seconded by Pete Settimi, Joe Ryan was not in attendance at the reconvening of the meeting. Ayes all meeting reconvened.

At this time the Board members were allowed to inspect the building and do a "walk-through". There was discussion about what the Water Department needed to do to move forward should we be successful in the purchase of this property. Both Pete and Errin

felt that purchasing this property would be beneficial to the department and that it would make a good location for a joint office and shop area.

There being no further items to discuss, it was moved by Pete Settimi and second by Joe Ryan to adjourn.

ATTEST

Meeting Adjourned 6:08 PM

Joe Ryan – Chairman

Pete Settimi – Secretary

OSKALOOSA WATER BOARD
EMERGENCY MEETING
7/31/12

Members Present:	**Others Present:**
Joe Ryan	Chad Coon
Pete Settimi	Jason Van Zetten
Errin Keltner (via phone)	

This emergency meeting was held at 317 High Avenue East, Joe Ryan's office, to help facilitate the speediness of the meeting. Also, an agenda was faxed to KBOE announcing the emergency meeting.

Pete Settimi made a motion to approve the agenda as presented, seconded by Joe Ryan. The motion carried with all members voting yes. Meeting convened at 3:42

Motion by Pete Settimi to go into closed session pursuant to Chapter 21 of the Iowa Code, 21.6(a)(10). Seconded by Joe Ryan. Voice vote, Errin Keltner yes, Joe Ryan yes, Pete Settimi yes. Closed session began at 3:43. Chad informed the Board members of the counter-offer on the property located at 1208 South 7th. The counter was $245,000 and the current owner wanted until April 1, 2013, to remove the manufactured home. The board discussed options for the property, and for making another proposal. Chad explained that he had talked to Water Department's realtor about the Water Department's counter-offer and she thought that the Board should come back with an offer that the seller could not refuse. Chad then suggested to the Board a counter of $220,000 and we would get rid of the manufactured home ourselves. There was various discussion about what to do and where to go with this offer. Jason Van Zetten suggested that there would be a short term possibility on some property that Osky Foods owned if the Water Department needed interim storage. The Board chose to make no decision today, and hold another meeting tomorrow afternoon.

There was a motion to exit the closed session by Pete Settimi. Joe Ryan seconded the motion. Voice vote, Pete yes, Joe yes, Errin yes. Motion carried.

There being no further items to discuss, it was moved by Pete Settimi and second by Joe Ryan to adjourn.

ATTEST

Meeting Adjourned 4:06 PM

Joe Ryan – Chairman

Pete Settimi – Secretary

OSKALOOSA WATER BOARD
SPECIAL MEETING
8/1/12

Members Present:
Joe Ryan
Pete Settimi
Errin Keltner (via phone)

Others Present:
Chad Coon
Jason Van Zetten

A motion was made by Pete Settimi and 2nd by Joe Ryan to approve the agenda as presented. The motion carried with all members voting yes.

Motion by Errin Keltner to go into closed session pursuant to Iowa Code 21.6(a)(10). Voice vote Keltner yes, Settimi yes, Ryan yes. 4:04 PM. At this time Jason Van Zetten left the meeting. The Board discussed the offer they would make on the property located at 1208 South 7th Street. Chad suggested that they use the realtors suggestion from the meeting on Tuesday the 31st. There was also discussion about using temporary storage offered by Jason Van Zetten and Osky Foods. Chad reminded the Board that the current shop facility that the Water Department had been leasing for 18 years had had the lease cancelled by the owner and that the Water Department should concentrate on purchasing a permanent facility.

Motion by Joe Ryan and seconded by Pete Settimi, to go to open session. Voice vote, Keltner yes, Ryan yes, Settimi yes. Motion passed. 4:34 PM.

Motion to introduce Resolution #1203, Resolution Approving Purchase of Real Estate by the Oskaloosa Water Board, was made by Pete Settimi and seconded by Joe Ryan. The Resolution states that the Water Board would offer $220,000 for the property located at 1208 South 7th Street, also as part of the motion, that the Water Department would remove and dispose of the manufactured home also located on that property. Ayes all, motion passed.

There being no further items to discuss, it was moved by Pete Settimi and second by Joe Ryan to adjourn.

ATTEST

Meeting Adjourned 4:35 PM

Joe Ryan – Chairman

Pete Settimi – Secretary

OSKALOOSA WATER BOARD
EMERGENCY MEETING
8/2/12

Members Present:
Joe Ryan
Pete Settimi
Errin Keltner (via phone)

Others Present:
Chad Coon

Meeting called to order at 4:45 PM, Thursday August 2, 2012. Motion to approve the agenda was made by Pete Settimi and seconded by Errin Keltner. Ayes all, motion passed.

Motion to introduce Resolution #1204, Resolution Approving Purchase of Real Estate by the Oskaloosa Water Board, was made by Pete Settimi and seconded by Joe Ryan. The Resolution states that the Water Board would accept the counter-offer made by the seller in the amount of $235,000 for the property located at 1208 South 7th Street, also as part of the motion that the Water Department would remove and dispose of the manufactured home also located on that property. Ayes all, motion passed.

There being no further items to discuss, it was moved by Pete Settimi and second by Joe Ryan to adjourn.

ATTEST

Meeting Adjourned 4:46 PM

Joe Ryan – Chairman

Pete Settimi – Secretary

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Michael Schrock,
City Manager

ITEM TITLE: CONSENT AGENDA – ITEM 2

Consider an ordinance amending Oskaloosa City Code Sections 12.08.160 and 12.08.070 to allow the City Manager authority to grant temporary permits for more than one parallel parking spot or two angle parking spots, or for a period in excess of three days but not in excess of two weeks without formal City Council approval – 3rd reading.

EXPLANATION:

Currently City ordinance sections 12.08.160 and 12.08.070 allow the Chief of Police authority to permit the temporary use of parking spaces for not more than one parallel spot or two angle spots, or for a period not in excess of three days. Any permit for more spaces or for a longer period requires approval of the City Council. To simplify and expedite the administrative process, it is proposed that the City Manager be given authority to act relative to such requests without requiring formal council approval.

Recommended Action: Approve the third reading of an ordinance amending Code sections 12.08.160 and 12.08.070 to allow the City Manager to grant temporary permits for more than one parallel parking spot or two angle parking spots, or use for a period in excess of three days but not in excess of two weeks without requiring formal approval of the City Council.

BUDGET CONSIDERATION:

Not applicable.

ATTACHMENTS:

Ordinance

ORDINANCE NO._____

AN ORDINANCE AMENDING THE OSKALOOSA, IOWA CITY CODE BY AMENDING THE PROVISIONS OF SECTION 12.08.160 AND 12.08.070 TO ALLOW THE CITY MANAGER AUTHORITY TO GRANT TEMPORARY PERMITS FOR THE USE OF MORE THAN ONE PARALLEL PARKING SPOT OR TWO ANGLE PARKING SPOTS, OR USE FOR A PERIOD IN EXCESS OF THREE DAYS WITHOUT REQUIRING FORMAL APPROVAL OF THE CITY COUNCIL.

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1. Section 12.08.160 and 12.08.070 are amended by adding the following language to each section:

> "The City Manager may in his discretion grant temporary permits for the use of more than one parallel parking spot or two angle parking spots, or for use for a period in excess of three days, but shall not grant any such authority for periods in excess of two weeks, which shall require formal council approval."

SECTION 2. WHEN EFFECTIVE. This amendment to the ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2012, and approved this _____ day of _____ 2012.

_____
David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No._____ on the _____ day of _____ 2012.

_____
Signed

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Public Works Department, Engineering Division

ITEM TITLE: CONSENT AGENDA – ITEM 3

Consider an ordinance to amend the City Code of the City of Oskaloosa, Iowa with respect to Zoning – definitions; Uses in zoning districts concerning single family detached, manufactured housing residential, mobile home park, and mobile home subdivision; Supplemental use regulations – residential uses; and for other purposes – 3rd reading.

EXPLANATION:

The Public Works Department is proposing changes in the Zoning Ordinance because the existing zoning regulations are outdated, and the ordinance does not differentiate between mobile, manufactured and modular homes. The proposed ordinance amendment defines each type of home, addresses problems that have been encountered, and gives a general direction as to where each type of home may be located. The proposed ordinance amendments reflect Staff's attempt to address and resolve Oskaloosa's existing Zoning Regulations.

Iowa Code differentiates between the types of factory produced homes by the building code to which the home must comply. Factory-built homes are constructed off site and transported to a home site and installed on a state approved foundation or support system. Factory-built residential housing is generally of three types: modular homes, mobile homes, and manufactured homes. There is a distinct difference in each type of factory built home.

Manufactured homes are constructed to comply with a uniform federal building code administered by the U.S. Department of Housing and Urban Development (HUD). These are less expensive than modular homes because they can be manufactured efficiently and transported to any state without a requirement to meet local building codes. The City does not regulate the construction of manufactured homes. However, the City does require a permit for the placement of the home to ensure compliance with location, foundation, skirting, decks, and utility connection requirements. The Iowa Code does not allow the city to adopt or enforce ordinances which treat manufactured homes differently.

Modular homes are constructed in compliance with the Iowa State Building Code which has been incorporated into law at Title III, Subtitle 6, Chapter 103A of the 2011 Iowa Code. This is the same building code that all site built construction conforms to. There is no difference between modular and site built. All modular homes must have complete construction documents and city approval as with any other custom home.

Mobile homes were constructed to comply with Iowa standards prior to June 15, 1976, when the federal preemptive HUD code became effective. Even though there are a significant number of mobile homes within city limits, no new mobile homes have been constructed since that date.

The following four items are presented for consideration:

1. Amend definition of Manufactured home, Mobile home, Mobile home park, and Mobile home subdivision in Section 17.04.030;

2. Create new definitions of Modular home, Factory-built housing, and Factory-built structure in Section 17.04.030;

3. Add limitations to Single-family Detached, Manufactured housing residential, Mobile home park, and Mobile home subdivision under Residential uses on Table 17.08B of Chapter 17.08 Zoning District Regulations; and

4. Change the language in paragraphs (G) and (H) of Section 17.22.030, entitled "Supplemental use regulations - Residential uses."

The Planning & Zoning Commission considered this item at their June 11, 2012 meeting and recommended by a vote of 5 to 0 that the City Council approve the ordinance amendments.

DETAILED PROJECT DESCRIPTION:

1. Amend definition of Manufactured home, Mobile home, Mobile home park, and Mobile home subdivision in Section 17.04.030;

This proposed text amendment inserts specific language that corrects the existing definitions to bring some of the language in compliance with Title III, Subtitle 6, Chapter 103A of the 2011 Iowa Code. The proposed change is shown below:

> **Manufactured home" means a factory-built structure built under authority of 42 U.S.C., Section 5403, that is required by federal law to display a seal from the United States Department of Housing and Urban Development, and was**

constructed on or after June 15, 1976. (2011 Code of Iowa, Sec. 103A.51[4])
~~"Manufactured home dwelling" means a factory built single-family dwelling structure which is to be used as a place for human habitation, which is manufactured or constructed under the authority of 42 U.S. 3. Sec. 5403, Federal Manufactured Home Construction and Safety Standards, and which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site; does not have permanently attached to its body or frame any wheels or axles. A mobile home constructed to the National Manufactured Home Construction and Safety Standards promulgated by the US Department of Housing and Urban Development is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling as is provided in the Code of Iowa Section 435.26, and which complies with the following architectural and aesthetic standards listed below. For the purpose of any of these regulations, manufactured homes shall be considered the same as a single-family detached dwelling. In common with single-family detached dwellings, a manufactured home dwelling unit shall have the following characteristics:~~

~~1. The home shall have at least eight hundred square feet of floor area;~~
~~2. The home shall have an exterior width of at least twenty feet;~~
~~3. The roof shall be pitched with a maximum vertical rise of three inches for each twelve inches of horizontal run;~~
~~4. The exterior material is of a color, material, and scale comparable with those existing in the residential site on which the manufactured home dwelling is being permanently installed;~~
~~5. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock;~~
~~6. Permanent utility connections shall be installed in accordance with local regulations;~~
~~7. The home shall have all wheels, axles, transporting lights, and towing apparatus removed; and~~
~~8. The home shall be installed upon a permanent foundation that is constructed and built in accordance with the regulations of the city.~~

"Mobile home" means a structure, transportable in one or more sections, which exceeds eight feet in width and thirty-two feet in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to one or more utilities. A "mobile home" is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.~~-~~(2011 Code of Iowa, Sec. 103A.51[8]) ~~"Mobile homes" means building types designed to be transportable in one or more sections, constructed on a permanent chassis or undercarriage, and designed to be used as a dwelling unit or other use with or without a permanent foundation when connected to the required utilities, but not bearing a seal attesting to the approval and issuance of the Iowa~~

~~Department of Health or conformance to the manufactured home procedural and enforcement regulations, as adopted by the US Department of Housing and Urban Development; or not otherwise satisfying the definition of "manufactured home dwellings."~~

"Mobile home park" means a unified development under single ownership, developed, subdivided, planned, and improved for the placement of **mobile homes, manufactured homes, modular homes or a combination of any of these homes** ~~mobile home units for nontransient use~~. "Mobile home parks" include common areas and facilities for management, recreation, laundry, utility services, storage, storm shelter, and other services; but do not include **factory built** ~~mobile~~ home sales lots on which unoccupied **factory built** ~~mobile~~ homes are parked for the purposes of display, inspection, sale, or storage.

"Mobile home subdivision" means a development subdivided, planned, and improved for the placement of **factory built** ~~mobile~~ home units on lots for uses by the individual owners of such lots. "Mobile home subdivisions" may include common areas and facilities for management, recreation, laundry, utility services, storage, storm shelter, and other services; but do not include **factory built** ~~mobile~~ home sales lots on which unoccupied **factory built** ~~mobile~~ homes are parked for the purpose of display, inspection, sale, or storage.

2. Create new definitions of Modular home, Factory-built housing, and Factory-built structure in Section 17.04.030

This proposed text amendment inserts specific language that adds new definitions which brings it into compliance with 2011 Iowa Code. The proposed change is shown below:

"Modular home" means a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa state building code for modular factory-built structures, and must display a seal issued by the state building code commissioner. (2011 Code of Iowa, Sec. 103A.51[9])

Factory-built housing means a factory-built structure designed for longterm residential use. For the purposes of this chapter, factory-built housing consists of three types: Modular homes, mobile homes, and manufactured homes.

Factory-built structure means any structure which is, wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. "Factory-built structure" includes the terms "mobile home", "manufactured home", and

"modular home". (2011 Code of Iowa, Sec. 103A.3[8])

3. Add limitations to Single-family Detached, Manufactured housing residential, Mobile home park, and Mobile home subdivision under Residential uses on Table 17.08B of Chapter 17.08 Zoning District Regulations;

This proposed text amendment adds limitations to Single-family Detached, Manufactured housing residential, Mobile home park, and Mobile home subdivision which gives a general direction as to where each type of home may be located. These limitations also give the City authority over the placement of the home to ensure compliance with location, size and details of structure, foundation, skirting and compliance date for skirting. The proposed change is shown below:

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Residential Uses																
Single-family Detached	P	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P	P, L(1)	C								17.22.030(A)
Manufactured housing residential	P	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(2)		C								
Mobile home park						P, L(2)										17.22.030(G)
Mobile home subdivision						P, L(2)										17.22.030(H)

L (1) = Single-family detached dwellings provided that:

1. **All single-family detached dwellings for which a building permit has been issued *(date of enactment)*, shall comply with the following minimum design standards:**
2. **The dwelling shall have a minimum width facing the street of 24 feet.**
3. **The minimum horizontal dimension of the main body of the dwelling unit shall not be less than 20 feet.**
4. **A minimum of 15 percent of the facade of the building facing the street shall consist of windows, doors and other building openings.**
5. **Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes. Installation of the skirting must be installed within thirty (30) days following the installation of the home, or the first day of May if the ground is frozen at the time the home is placed.**

L (2) = Applies to all factory built homes (Refer to Section 17.04.030 for definitions), Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes. Installation of the skirting must be installed within thirty (30) days following the installation of the home, or the first day of May if the ground is frozen at the time the home is placed.

4. Change the language in paragraphs (G) and (H) of Section 17.22.030, entitled "Supplemental use regulations - Residential uses."

This proposed text amendment inserts specific language to correct the existing language in paragraphs (G) and (H) of Section 17.22.030 and bring it in compliance with the 2011 Iowa Code. The proposed change is shown below:

G. Mobile Home Parks. In the R-4 mobile home residential district, which permits **factory built** ~~**mobile**~~ home residential use, such use may be configured in a mobile home park or mobile home subdivision. Following the effective date of the ordinance codified in this title, no mobile home shall be located outside of a mobile home park or mobile home subdivision. A mobile home park is subject to approval as a conditional use by the planning and zoning commission and compliance with the following regulations:

1. Certification. A certification of compliance with all ordinances and regulations regarding **factory built home** ~~**mobile home**~~ licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable requirements shall be issued by the zoning administrator prior to the occupancy of any new mobile home park or any expansion of an existing mobile home park.

2. Minimum and Maximum Area. A mobile home park shall be considered to be one zoned lot. The contiguous area of a mobile home park shall have a minimum of three acres and a maximum of fifteen acres.

3. Density Requirements.

   a. The minimum gross site area per dwelling unit shall be five thousand square feet.

   b. The minimum size of an individual **factory built** ~~**mobile**~~ home space shall be four thousand square feet for single-wide mobile home units and six thousand square feet for double-wide mobile home units.

   c. Each mobile home space shall have a width of at least fifty feet wide and a length of at least eighty feet.

4. Site Development Standards.

   a. Setbacks. Each mobile home park shall have a minimum perimeter setback of thirty feet from adjacent nonresidential uses and fifty feet from adjacent residential uses or public rights-of-way. No space for a dwelling unit or any other structure shall be permitted in the required setback.

   b. Setback Landscaping. All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in

conformance with Chapter 17.26. Screening shall be provided in conformance with Chapter 17.26 for any common property line with another nonresidential use.

c. Impervious Coverage. Impervious coverage for a mobile home park shall not exceed fifty percent of the total site area.

d. Open Space. Each mobile home park shall provide a minimum of four hundred square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians. Required perimeter setbacks or buffers shall not be credited toward the fulfillment of this requirement.

e. Separation Between factory built mobile Home Units. The minimum separation between a factory built mobile home unit and attached accessory structure and any other factory built mobile home units and/or accessory structure shall be twenty feet.

f. Separation and Setbacks for Accessory Buildings. An accessory building on a factory built mobile home space maintain a minimum rear and side yard setback of five feet. A minimum distance of ten feet shall be provided between any mobile home and an unattached accessory building.

5. Street Access and Circulation Requirements.

a. Access to Public Street. Each mobile home park must abut and have access to a dedicated public street with a right-of-way of at least sixty feet. Direct access to a mobile home space from a public street is prohibited.

b. Vehicular Circulation. The mobile home park must provide interior vehicular circulation on a private internal street system. Minimum interior street width shall be twenty-seven feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of ninety feet. No such cul-de-sacs may exceed three hundred feet in length.

c. Separation between Units and Circulation Areas. The minimum distance between a factory built mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be ten feet.

d. Sidewalks. Each mobile home park shall provide a sidewalk system to connect each factory built mobile home space to common buildings or community facilities constructed for the use of its residents; and to the fronting public right of way. Sidewalk width shall be at least four feet.

e. Street and Sidewalk Standards. All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.

f. Parking Requirements. Each mobile home park must provide at least two off-street parking stalls for each factory built mobile home space.

6. Tornado Shelters. Tornado shelters shall be provided in the mobile home park. Such shelter or shelters shall be built according to the recommendations of the civil defense authority and be large enough to meet the specific needs of the park and its residents.

7. Utilities.

a. All mobile home parks shall provide individual units and common facilities with an adequate, piped supply of water for both drinking and domestic purposes; and standard electrical service, providing at least one one hundred twenty-volt and one two hundred forty-volt electrical service outlet to each factory built mobile home space.

b. Complete sanitary and sewer service shall be provided within each mobile home park in accordance with city standards.

c. Properly spaced and operating fire hydrants shall be provided for proper fire protection within each mobile home park in accordance with applicable city codes and public improvement design standards.

d. All electric, telephone, gas, and other utility lines shall be installed underground.

8. Financial Responsibility. Each application for a mobile home park shall include a demonstration by the developer of financial capability to complete the project; and a construction schedule.

9. Completion Schedule. Construction must begin on any approved mobile home park within one year of the date of approval by the planning and zoning commission. Such construction shall be completed within two years of approval, unless otherwise extended by the commission.

10. All other uses and provisions of the Oskaloosa mobile home park regulations are incorporated herein by reference.

H. Mobile Home Subdivisions.

1. Mobile home subdivisions shall be developed in accordance with all standards and requirements set forth in the subdivision chapter of the land development ordinance of Oskaloosa. Site development regulations shall be

the same as those required in the R-2 zoning district. Each mobile home shall be considered a single-family detached residential unit for the purpose of determining applicable development regulations.

2. **Factory built** ~~**mobile**~~ home units within mobile home subdivisions shall be built in accordance with the minimum design standards of the US Department of Housing and Urban Development and display a certification of such compliance.

3. Mobile home subdivisions shall provide tornado shelter facilities as required by subsection (G)(6) of this section.

BUDGET CONSIDERATION: Not applicable.

Recommended Action:
Approve third reading and adopt ordinance.

ATTACHMENTS:
Ordinance.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF OSKALOOSA, IOWA WITH RESPECT TO ZONING – DEFINITIONS; USES IN ZONING DISTRICTS CONCERNING SINGLE-FAMILY DETACHED, MANUFACTURED HOUSING RESIDENTIAL, MOBILE HOME PARK, AND MOBILE HOME SUBDIVISION; SUPPLEMENTAL USE REGULATIONS - RESIDENTIAL USES; AND FOR OTHER PURPOSES.

The City Council of the City of Oskaloosa, Iowa hereby ordains as follows:

SECTION 1. Section 17.04.030, entitled "Definitions" of the City Code of the City of Oskaloosa, Iowa is hereby amended by striking the following definitions in their entirety and substituting the following in lieu thereof:

"Manufactured home" means a factory-built structure built under authority of 42 U.S.C., Section 5403, that is required by federal law to display a seal from the United States Department of Housing and Urban Development, and was constructed on or after June 15, 1976. (2011 Code of Iowa, Sec. 103A.51[4])

"Mobile home" means a structure, transportable in one or more sections, which exceeds eight feet in width and thirty-two feet in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to one or more utilities. A "mobile home" is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.–(2011 Code of Iowa, Sec. 103A.51[8])

"Mobile home park" means a unified development under single ownership, developed, subdivided, planned, and improved for the placement of mobile homes, manufactured homes, modular homes or a combination of any of these homes. "Mobile home parks" include common areas and facilities for management, recreation, laundry, utility services, storage, storm shelter, and other services; but do not include factory built home sales lots on which unoccupied factory built homes are parked for the purposes of display, inspection, sale, or storage.

"Mobile home subdivision" means a development subdivided, planned, and improved for the placement of factory built home units on lots for uses by the individual owners of such lots. "Mobile home subdivisions" may include common areas and facilities for management, recreation, laundry, utility services, storage, storm shelter, and other services; but do not include factory built home sales lots on which unoccupied factory built homes are parked for the purpose of display, inspection, sale, or storage.

SECTION 2. Section 17.04.030, entitled "Definitions" of the City Code of the City of Oskaloosa, Iowa is hereby amended by adding the following definitions:

"Modular home" means a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa state building code for modular factory-built structures, and must display a seal issued by the state building code commissioner. (2011 Code of Iowa, Sec. 103A.51[9])

Factory-built housing means a factory-built structure designed for longterm residential use. For the purposes of this chapter, factory-built housing consists of three types: Modular homes, mobile homes, and manufactured homes.

Factory-built structure means any structure which is, wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. "Factory-built structure" includes the terms "mobile home", "manufactured home", and "modular home". (2011 Code of Iowa, Sec. 103A.3[8])

SECTION 3. Table 17.08B, entitled "Permitted Uses by Zoning Districts" in Chapter 17.08 of the City Code of the City of Oskaloosa, is hereby amended by deleting the row concerning Residential Uses of "Single-family Detached", "Manufactured housing residential", "Mobile home park", and "Mobile home subdivision" and substituting the following rows in lieu thereof, and adding limitation L(1) and L(2) to the end of the legend of said table:

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Residential Uses																
Single-family Detached	P	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P	P, L(1)	C								17.22.030(A)
Manufactured housing residential	P	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(2)		C								
Mobile home park						P, L(2)										17.22.030(G)
Mobile home subdivision						P, L(2)										17.22.030(H)

L (1) = Single-family detached dwellings provided that:
All single-family detached dwellings for which a building permit has been issued *(date of enactment)*, shall comply with the following minimum design standards

1. The dwelling shall have a minimum width facing the street of 24 feet.
2. The minimum horizontal dimension of the main body of the dwelling unit shall not be less than 20 feet.
3. A minimum of 15 percent of the facade of the building facing the street shall consist of windows, doors and other building openings.
4. Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes. Installation of the skirting must be installed within thirty (30) days following the installation of the home, or the first day of May if the ground is frozen at the time the home is placed.

L (2) = Applies to all factory built homes (Refer to Section 17.04.030 for definitions), Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes. Installation of the skirting must be installed within thirty (30) days following the installation of the home, or the first day of May if the ground is frozen at the time the home is placed.

SECTION 4. Section 17.22.030, entitled "Supplemental use regulations - Residential uses." paragraphs (G) and (H), of the City Code of the City of Oskaloosa is hereby amended by deleting said paragraphs (G) and (H) in their entirety and substituting the following in lieu thereof:

G. Mobile Home Parks. In the R-4 mobile home residential district, which permits factory built home residential use, such use may be configured in a mobile home park or mobile home subdivision. Following the effective date of the ordinance codified in this title, no mobile home shall be located outside of a mobile home park or mobile home subdivision. A mobile home park is subject to approval as a conditional use by the planning and zoning commission and compliance with the following regulations:

    1. Certification. A certification of compliance with all ordinances and regulations regarding mobile homes, manufactured homes, modular homes or a combination of any of these homes licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable requirements shall be issued by the zoning administrator prior to the occupancy of any new mobile home park or any expansion of an existing mobile home park.

    2. Minimum and Maximum Area. A mobile home park shall be considered to be one zoned lot. The contiguous area of a mobile home park shall have a

minimum of three acres and a maximum of fifteen acres.

3. Density Requirements.

   a. The minimum gross site area per dwelling unit shall be five thousand square feet.

   b. The minimum size of an individual factory built home space shall be four thousand square feet for single-wide mobile home units and six thousand square feet for double-wide mobile home units.

   c. Each mobile home space shall have a width of at least fifty feet wide and a length of at least eighty feet.

4. Site Development Standards.

   a. Setbacks. Each mobile home park shall have a minimum perimeter setback of thirty feet from adjacent nonresidential uses and fifty feet from adjacent residential uses or public rights-of-way. No space for a dwelling unit or any other structure shall be permitted in the required setback.

   b. Setback Landscaping. All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Chapter 17.26. Screening shall be provided in conformance with Chapter 17.26 for any common property line with another nonresidential use.

   c. Impervious Coverage. Impervious coverage for a mobile home park shall not exceed fifty percent of the total site area.

   d. Open Space. Each mobile home park shall provide a minimum of four hundred square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians. Required perimeter setbacks or buffers shall not be credited toward the fulfillment of this requirement.

   e. Separation Between factory built mobile Home Units. The minimum separation between a factory built mobile home unit and attached accessory structure and any other factory built mobile home units and/or accessory structure shall be twenty feet.

   f. Separation and Setbacks for Accessory Buildings. An accessory building on a factory built mobile home space maintain a minimum rear and side yard setback of five feet. A minimum distance of ten feet shall be provided between any mobile home and an unattached accessory building.

5. Street Access and Circulation Requirements.

    a. Access to Public Street. Each mobile home park must abut and have access to a dedicated public street with a right-of-way of at least sixty feet. Direct access to a mobile home space from a public street is prohibited.

    b. Vehicular Circulation. The mobile home park must provide interior vehicular circulation on a private internal street system. Minimum interior street width shall be twenty-seven feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of ninety feet. No such cul-de-sacs may exceed three hundred feet in length.

    c. Separation between Units and Circulation Areas. The minimum distance between a factory built mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be ten feet.

    d. Sidewalks. Each mobile home park shall provide a sidewalk system to connect each factory built mobile home space to common buildings or community facilities constructed for the use of its residents; and to the fronting public right of way. Sidewalk width shall be at least four feet.

    e. Street and Sidewalk Standards. All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.

    f. Parking Requirements. Each mobile home park must provide at least two off-street parking stalls for each factory built mobile home space.

6. Tornado Shelters. Tornado shelters shall be provided in the mobile home park. Such shelter or shelters shall be built according to the recommendations of the civil defense authority and be large enough to meet the specific needs of the park and its residents.

7. Utilities.

    a. All mobile home parks shall provide individual units and common facilities with an adequate, piped supply of water for both drinking and domestic purposes; and standard electrical service, providing at least one one hundred twenty-volt and one two hundred forty-volt electrical service outlet to each factory built mobile home space.

    b. Complete sanitary and sewer service shall be provided within each mobile home park in accordance with city standards.

    c. Properly spaced and operating fire hydrants shall be provided for proper

fire protection within each mobile home park in accordance with applicable city codes and public improvement design standards.

d. All electric, telephone, gas, and other utility lines shall be installed underground.

8. Financial Responsibility. Each application for a mobile home park shall include a demonstration by the developer of financial capability to complete the project; and a construction schedule.

9. Completion Schedule. Construction must begin on any approved mobile home park within one year of the date of approval by the planning and zoning commission. Such construction shall be completed within two years of approval, unless otherwise extended by the commission.

10. All other uses and provisions of the Oskaloosa mobile home park regulations are incorporated herein by reference.

H. Mobile Home Subdivisions.

1. Mobile home subdivisions shall be developed in accordance with all standards and requirements set forth in the subdivision chapter of the land development ordinance of Oskaloosa. Site development regulations shall be the same as those required in the R-2 zoning district. Each mobile home shall be considered a single-family detached residential unit for the purpose of determining applicable development regulations.

2. Factory built home units within mobile home subdivisions shall be built in accordance with the minimum design standards of the US Department of Housing and Urban Development and display a certification of such compliance.

3. Mobile home subdivisions shall provide tornado shelter facilities as required by subsection (G)(6) of this section.

SECTION 5. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 7. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2012, and approved this _____ day of _____ 2012.

_____
David Krutzfeldt , Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____ 2012.

Signed _____

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Public Works Department, Engineering Division

ITEM TITLE: CONSENT AGENDA – ITEM 4

Consider an ordinance amending the City Code of the City of Oskaloosa, Iowa by amending provisions pertaining to stop and yield requirements for stop intersections, four-way stop intersections, and three-way stop intersections. (3rd reading)

EXPLANATION:

The Public Works Department performed a review of various intersections, and found that conditions warrant modification of stop sign placement on certain city roads. Staff conducted investigations regarding the posting of traffic control signs at the locations listed below and recommends the following amendments to the Code of Oskaloosa to reflect changes to existing regulations.

Location	Proposed Amendment
1. Orchard Ave & N Green St	Convert from Three-way stop to 'Stop only for east-bound approach at Orchard Ave'
2. Orchard Ave & Santa Clara St	Convert from Four-way stop to '2-way stop for north-bound and south-bound approaches at Santa Clara St'
3. M Ave West & Santa Clara St	Convert from Four-way stop to 'Stop only for west-bound approach at M Ave West'
4. North I St & M Ave W	Convert from Three-way stop to 'Stop only for north-bound approach of North I St'
5. North H St & M Ave W	Convert from west bound approach stop to 'Stop only for north-bound approach at North H St'
6. 238th Street & Green St / Laveen Avenue	Add Stop sign to 'Stop only for east-bound approach at 238th St'
7. High Avenue West, 200 feet east of South C Street	Remove both Stop signs for east-bound and west-bound traffic.

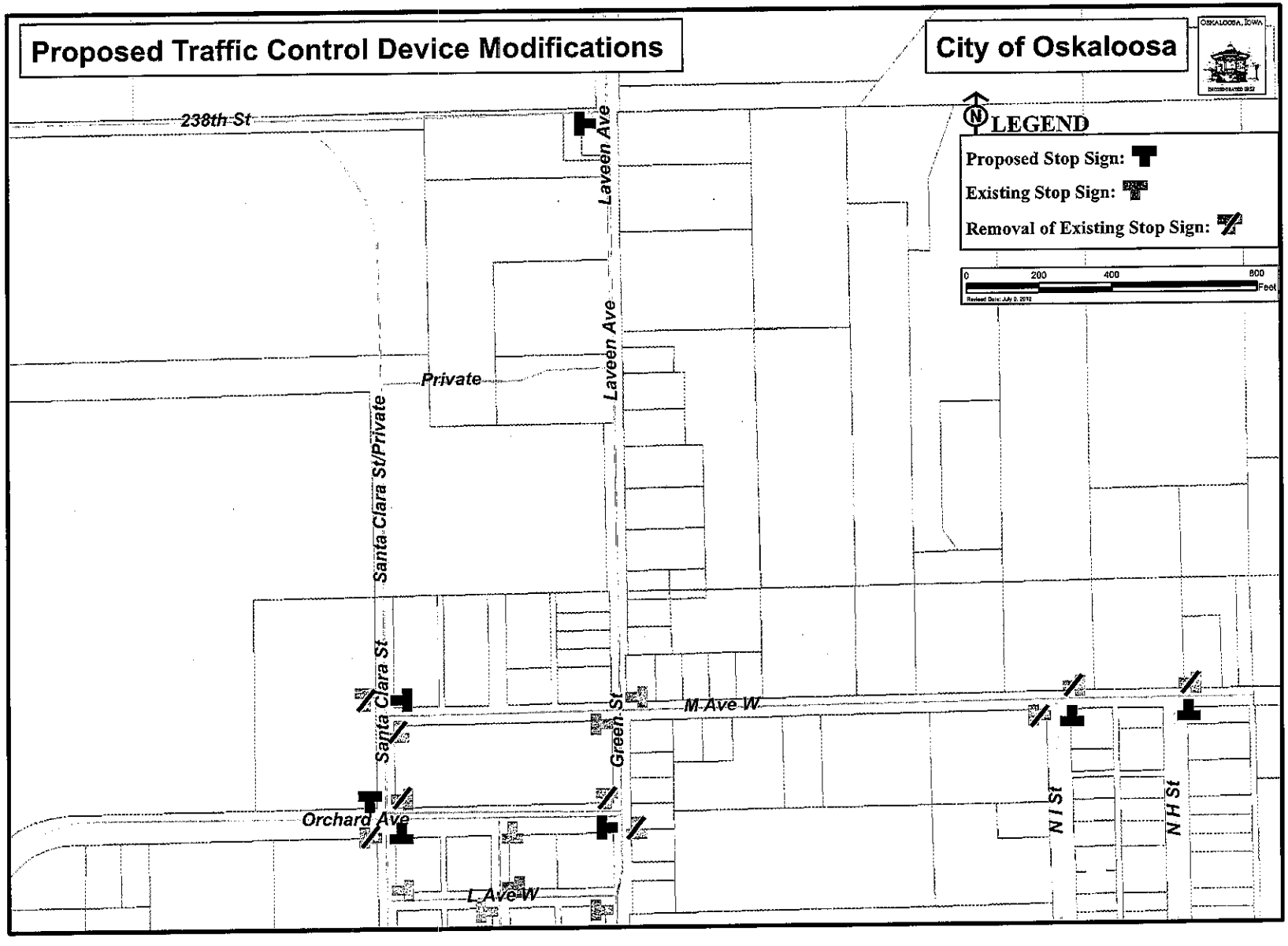
The staff investigations considered the flow and volume of the said intersections. There was only one reported crash at the 300 block of High Avenue during the three year period of 2009, 2010, and 2011, which was caused by equipment failure and resulted in property damage to a utility pole. There were no other reported crashes at any of the other study intersections during the three year period of 2009, 2010 and

2011. The proposed amendments reflect Staff's attempt to address and resolve Oskaloosa's existing traffic control devices.

BUDGET CONSIDERATION:
There will be minimal impact to the City Budget for the installation or removal of these traffic control signs.

Recommended Action:
Approve third reading and adopt ordinance.

ATTACHMENTS:
Vicinity Map and Ordinance.


Proposed Traffic Control Device Modifications
City of Oskaloosa
LEGEND
Proposed Stop Sign:
Existing Stop Sign:
Removal of Existing Stop Sign:
0
200
400
800
Feet
238th St
Laveen Ave
Private
Santa Clara St/Private
Santa Clara St
Green St
M Ave W
Orchard Ave
L Ave W
N I St
N H St

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING PROVISIONS PERTAINING TO STOP AND YIELD REQUIREMENTS FOR STOP INTERSECTIONS, THREE-WAY STOP INTERSECTIONS AND FOUR-WAY STOP INTERSECTIONS.

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1. Section 10.24.020, STOP INTERSECTIONS is amended by deleting the following:

35. High Avenue West. Vehicles traveling east and west on High Avenue West shall stop two hundred feet east of C Street;
89. M Avenue West and North H Street. Vehicles traveling west on M Avenue West shall stop at North H Street.

and adding the following:

89. Orchard Avenue. Vehicles traveling east on Orchard Avenue shall stop at Green Street.
90. Santa Clara Street. Vehicles traveling north and south on Santa Clara Street shall stop at Orchard Avenue.
91. M Avenue West. Vehicles traveling west on M Avenue West shall stop at Santa Clara Street.
92. North I Street. Vehicles traveling north on North I Street shall stop at M Avenue West.
92. North H Street. Vehicles traveling north on North H Street shall stop at M Avenue West.
93. 238th Street. Vehicles traveling east on 238th Street shall stop at Green Street / Laveen Avenue.

SECTION 2. Section 10.24.030, FOUR-WAY STOP INTERSECTIONS is amended by deleting the following:

15. Santa Clara Street and M Avenue West;
16. Santa Clara Street and Orchard Avenue;

SECTION 3. Section 10.24.040, THREE-WAY STOP INTERSECTIONS is amended by deleting the following:

4. Orchard Avenue and North Green Street. Vehicles approaching the intersection of North Green Street and Orchard Avenue from the north, south and west shall stop before entering such intersection;
5. North I Street and M Avenue West. Vehicles approaching the intersection of North I Street and M Avenue West from the south, east and west shall stop before entering such intersection.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2012, and approved this _____ day of _____ 2012.

_____
David Krutzfeldt , Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____ 2012.

Signed _____

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Amy Miller,
City Clerk

ITEM TITLE: PUBLIC HEARINGS

Consider a resolution levying a special assessment against private property for sidewalk replacement by the City of Oskaloosa, Iowa in accordance with Section 12.12 of the city code of the City of Oskaloosa, Iowa. (PUBLIC HEARING)

EXPLANATION:

This is the time for the public hearing on levying a special assessment against private property for sidewalk replacement as outlined in Exhibit A. Certified notices were sent to each property owner and a notice was published in the Oskaloosa Herald.

Staff recommends opening the public hearing, receive oral and written comments, close hearing and approve resolution.

BUDGET CONSIDERATION:

$3,491 revenue to the Sidewalk Improvement Fund to offset expenses related to the work performed.

ATTACHMENTS:

Resolution
Exhibit A

RESOLUTION NO. _____

RESOLUTION LEVYING A SPECIAL ASSESSMENT AGAINST PRIVATE PROPERTY FOR SIDEWALK REPLACEMENT BY THE CITY OF OSKALOOSA, IOWA, IN ACCORDANCE WITH SECTION 12.12 OF THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA.

WHEREAS, The City of Oskaloosa, Iowa under authority of the Ordinance for Sidewalk Maintenance and Use Regulations, Chapter 12.12, has on certain properties within the City of Oskaloosa, Iowa, replaced sidewalks; and

WHEREAS, the City of Oskaloosa, Iowa desires to levy a special assessment against properties concerned for said sidewalk replacement by the City; and

WHEREAS, public hearing on said assessments was duly scheduled for the 20th day of August, 2012 at 6:30 p.m. and proper notice was given; and

WHEREAS, hearing before the City Council of the City of Oskaloosa, Iowa was held at the above mentioned date and time, and all objections to said assessments were heard; and

WHEREAS, thirty days after the council's decision, the City Clerk shall certify any unpaid amounts to the county auditor. The unpaid assessments shall constitute a lien against the property and shall be collected by the county treasurer in the same manner as other taxes. Any assessment that exceeds one hundred dollars may be paid in installments as set by the council, not exceeding ten, in the same manner and at nine percent interest. No interest shall be charged for assessments, or parts thereof, paid within thirty days after the time the council determined the final amounts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Oskaloosa, Iowa that special assessments for sidewalk replacement are hereby levied against the properties described in Exhibit "A" attached hereto and by this reference incorporated herein, in the amount set forth in said Exhibit "A".

PASSED AND APPROVED this 20th day of August, 2012.

_____
David Krutzfeldt, Mayor

ATTEST:

_____
Amy Miller, City Clerk

EXHIBIT "A"
SIDEWALK REPLACEMENT ASSESSMENTS

OWNER	ADDRESS/LEGAL	COST
Michelle Y Canedo Parcel ID 1024209010	209 5th Avenue West S 85' Lot 6 Blk 11 Montgomery's Add	$179.00
Raymond H/Gloria M Smallwood Parcel ID 1024204012	415 South A Street E 10' S 1/2 Lot 7 & S 1/2 Lot 8 Blk 6 Montgomery's Add	$180.00
Nadia J Crook Parcel ID 1024203005	401 South B Street N 68' Lots 1 & 2 Blk 7 Montgomery's Add	$285.00
Mark Mauer Investment Properties LLC Parcel ID 1024212005	614 South D Street Lot 10 Blk 8 Montgomery's 2nd Add Exc Min Rights	$600.00
Mercy Clinic Building Corporation Parcel ID 1013432007	302 North Market Street Lot G O L 15 O P	$536.00
Parcel ID 1013432006	308 North Market Street Lot F Exc N 12' X 24' & S 4' Lot E L L 15 O P	$536.00
James W Veldhuizen/ Kimberly K Andeway Parcel ID 1013210017	1013 North Market Street Lot 1 & N 60.05' Lot 6 SD Lot 4 Mendehalls Add	$235.00
Travis/Angela M Walker Parcel ID 1013255030	713 North Market Street S 2/3 Lot 2 Blk 3 Mulhallens Add	$640.00
Delbert O Brackney Parcel ID 1013431009	327 North Market Street E 76' Lot 8 O L 14 O P	$150.00

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Public Works Department,
Engineering Division

ITEM TITLE: PUBLIC HEARINGS

Consider a resolution approving the plans, specifications, form of contract, and estimate of costs for the Mall Storm Sewer Project. (PUBLIC HEARING)

EXPLANATION:

Garden & Associates has prepared plans and specifications for storm water drainage improvements on High Avenue, between North A Street and the north-south alley adjacent to 114 High Avenue West, and North A Street, between High Avenue and A Avenue. The scope of this project includes approximately 490 feet of storm drains with five intake structures and 60 feet of sanitary sewer replacement. Once the project is awarded then the construction work is proposed to commence in early September. The anticipated work completion time is 20 working days.

Although there is some full depth pavement patching over the excavation, the majority of the excavation includes only replacement with gravel material. It does not include full depth asphalt pavement patching because there are immediate plans in the near future to repair the existing pavement. The Street Department will apply asphalt millings on top of the gravel area and will continue pavement surface maintenance until the pavement is restored.

Now is the time for interested persons to express their opinions concerning the project plans, specifications, form of contract, and estimate of costs.

BUDGET CONSIDERATION:
The recommended action will result in a total project authorized expenditure of $96,230.00. Funding for the project is included in the Parking Lot Improvement – Phase II Fund and Storm Water Utility Fund of the FY12-13 budget.

Recommended Action:
Open public hearing; receive comments; close hearing; approve the resolution approving the project plans, specifications, form of contract and estimate of costs.

ATTACHMENTS:
Resolution and Final Plans.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS, FOR THE MALL STORM SEWER PROJECT

WHEREAS, the City Council of the City of Oskaloosa, Iowa, has heretofore deemed it necessary and desirable for Storm water drainage improvements on High Avenue, between North A Street and the north-south alley adjacent to 114 High Avenue West, and North A Street, between High Avenue and A Avenue, known as the "Mall Storm Sewer Project"; and

BE IT RESOLVED that the City of Oskaloosa City Council does hereby approve the plans, specifications, estimated costs, and notice of award for the aforementioned Project.

PASSED AND APPROVED this _____day of August, 2012.

_____
David Krutzfeldt,
Mayor

ATTEST:

_____
Amy Miller, City Clerk

TROLLEY PLACE STORM SEWER PROJECT OSKALOOSA, IOWA 2012

Materials and construction shall be in accordance with the SUDAS Standard Specifications, 2012 Edition, plus current Supplemental Special Specifications and Special Provisions, of which specifications are on file with the Iowa Department of Natural Resources.

SHEET INDEX	
SHEET NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	LEGEND, LOCATION MAP AND GENERAL NOTES
B.01 - B.02	TYPICAL SECTIONS, DETAILS AND TABULATIONS
D.01	HIGH AVENUE PAVEMENT REPLACMENT
M.01 - M.03	STORM SEWER PLAN AND PROFILE
8	TOTAL SHEETS

LICENSED PROFESSIONAL ENGINEER — ROBERT A. NEELON, JR. — 8645 — IOWA

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

Robert A. Neelon, Jr., P.E.
License number: 8645
My license renewal date is December 31, 2013
Pages or sheets covered by this seal:
A.01, A.02, B.01-B.02, D.01, M.01-M.03

7/25/12

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563.355.1010 Phone
563.355.1017 Fax
800.972.2314 Iowa Toll Free
email@gardenassociates.net

TROLLEY PLACE STORM SEWER PROJECT OSKALOOSA, IOWA

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SHEET TITLE: TITLE SHEET

SCALE: NO SCALE

FIELD BOOK: NA

DRAWN BY: RAN/KIR

APPROVED: RAN

REVISIONS:

DATE: JUL. 25, 2012

PROJECT NO.: 5012112

SHEET NO.: A.01

GENERAL SYMBOLS LEGEND

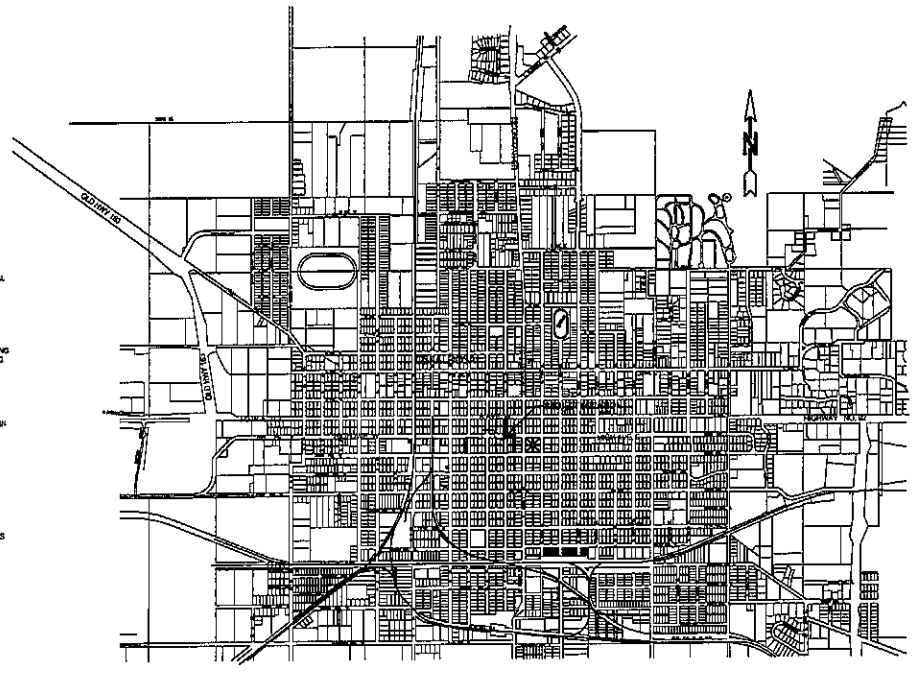
- = PROPERTY CORNER FOUND
- = SECTION CORNER FOUND
- = EXISTING STORM SEWER LINE
- = EXISTING WATER LINE (SIZE VARIES)
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = EXISTING WATER SERVICE SHRUBY
- = EXISTING WATER METER PIT
- = EXISTING WATER WELL
- = WATER METER
- = EXISTING STORM SEWER LINE (SIZE VARIES)
- = EXISTING STORM SEWER MANHOLE
- = EXISTING SEPTIC TANK
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MAIN (SIZE VARIES)
- = ELECTRIC SERVICE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND ELECTRIC LINE
- = ELECTRIC METER
- = PEDESTAL LINE
- = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = TELEPHONE LINE
- = TELEVISION PEDESTAL
- = TELEVISION LINE
- = GAS METER
- = GAS VALVE
- = EXISTING GAS LINE
- = UTILITY POLE
- = GUY WIRE
- = LUMINAIRE
- = TRANSFORMER
- = SIGN
- = DIAGONAL SIDE OF SIGNAL
- = MAILBOX
- = FLAGPOLE
- = TREE OR BUSH
- = BRUSH
- = POST FENCELINE
- = BARB LINE FENCELINE
- = WOOD FENCELINE
- = SILT FENCE
- = BENCHMARK OR ELEVATION ARROW
- = PROPERTY CORNER SET
- = SECTION CORNER SET
- = PROPOSED WATER MAIN (SIZE VARIES)
- = PROPOSED FIRE HYDRANT
- = PROPOSED WATER VALVE
- = PROPOSED WATER SERVICE
- = PROPOSED STORM SEWER MANHOLE
- = PROPOSED SANITARY SEWER END LINE CLEANOUT
- = PROPOSED SANITARY SEWER DOUBLE CLEANOUT
- = PROPOSED SANITARY SEWER MAIN (SIZE VARIES)
- = PROPOSED LOT CORNER
- = PROPOSED SANITARY SEWER FORCE MAIN
- = PROPOSED STORM SEWER INTAKE
- = PROPOSED STORM SEWER LINE
- = PROPOSED RECOVERY STORM SEWER
- = PROPOSED GROUND CONTOUR LINE
- = SURFACING REMOVAL
- = CONCRETE SURFACING REPLACEMENT
- = FLOW DIRECTION ARROW
- = FINISH GRADE ELEVATION ARROW

GENERAL ABBREVIATIONS LEGEND

- R/W = RIGHT OF WAY
- R.O.W. = RIGHT OF WAY
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.T. = POINT OF TANGENCY
- E = EASEMENT
- TC = TOP OF CURB
- GU = GUTTER
- FL = FLOW LINE
- BC = BOX CENTER
- R = RADIUS
- ASH = ASPHALT
- HWL = HIGH WATER LEVEL
- LWL = LOW WATER LEVEL
- IN = INCH
- SPKI = SPIKING PER MANUAL
- BL = BENCH
- FT = FOOT OR FEET
- SF = SQUARE FEET
- LF = LINEAR FOOT
- = PROPOSED STORM SEWER STRUCTURE NUMBER
- = PROPOSED STORM SEWER PIPE NUMBER
- BY = ASPHALT TREE
- CY = CUBIC YARD
- MJ = MECHANICAL JOINT
- PC = POINT END CURVE
- PJ = PLUMBER JOINT
- RT = RIGHT TEE JOINT
- S.S. = SANITARY SEWER
- C.C. = CB CENTER
- U.S. = MARK STANDARD
- C.S. = CURBSIDE STANDARD
- # = SPACING
- SPA. = SPACING
- $ = SLOPES
- TYP. = TYPICAL
- SY = SHEET
- PVC = POLYVINYL CHLORIDE PIPE
- RP = RCP PIPE
- CIP = CAST IRON PIPE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE

GENERAL CONSTRUCTION NOTES

1. PROJECT SHALL INCLUDE ALL WORK ASSOCIATED WITH THE INSTALLATION OF STORM SEWER, STRUCTURES, TRENCH BACKFILL, SIDEWALK AND PAVEMENT REPLACEMENT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OSKALOOSA STANDARDS AND THE SUDAS STANDARD SPECIFICATIONS, 2012 EDITION. SPECIFICATION MANUALS CAN BE ORDERED FROM THE INSTITUTE FOR TRANSPORTATION (FORMERLY CTRE), ATTN: DEDY RICHARDS, 17T1 SOUTH LOOP DRIVE, SUITE 4700, AMES, IOWA 50010-8664, PHONE: 515-294-3466. SPECIFICATIONS CAN ALSO BE VIEWED AT THE SUDAS WEB SITE (WWW.IOWASUDAS.ORG)
3. NOTIFY DAVE NEUBERT, WASTEWATER DIRECTOR, CITY OF OSKALOOSA AT 641-673-8433 TWO WEEKS PRIOR TO COMMENCING WORK.
4. COORDINATE WORK AND COOPERATE WITH CITY PERSONNEL, OWNERS PERSONNEL AND ENGINEER.
5. LOCATION OF EXISTING UTILITIES IS APPROXIMATE. VERIFY LOCATION OF EXISTING UTILITIES IN LINE OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION BY EXCAVATING AHEAD OF WORK. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES IN SERVICE DURING CONSTRUCTION.
6. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION UNLESS OTHERWISE SHOWN ON PLANS.
7. THERE MAY BE BURIED UTILITIES NOT SHOWN ON PLANS THAT ARE IN LINE OF CONSTRUCTION.
8. NOTIFY PROPERTY OWNERS 24 HOURS IN ADVANCE IF ACCESS TO PROPERTY WILL BE INTERRUPTED. ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED AT ALL TIMES FOR EMERGENCY VEHICLES.
9. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH SECTION 1010.3.08 OF THE SPECIFICATIONS. OBTAIN APPROVAL OF OWNER PRIOR TO CLOSING PUBLIC STREETS. NO SEPARATE PAYMENT WILL BE MADE FOR TRAFFIC CONTROL. COST IS INCIDENTAL TO CONSTRUCTION.
10. CONTRACTOR SHALL PRESERVE ALL MONUMENTS, STAKES, REFERENCE POINTS AND BENCHMARKS. IN CASE OF DESTRUCTION BY CONTRACTORS NEGLIGENCE OR CARELESSNESS, THEY WILL BE CHARGED WITH RESULTING EXPENSE OF REPLACEMENT AND RESPONSIBILITY FOR ANY MISTAKES OR LOSS OF TIME CAUSED THEREBY.
11. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW SEWER AND EXISTING SEWERS. SHOULD MUD, DIRT, DEBRIS, OR OTHER MATERIAL ENTER THE NEW SEWER CONSTRUCTION OR EXISTING SEWERS, THE CONTRACTOR SHALL CLEAN AT NO COST TO OWNER.
12. DISPOSE OF MATERIALS NOT SUITABLE FOR TRENCH BACKFILL, SURFACE RESTORATION AND EXCESS EXCAVATED MATERIAL. DISPOSAL IS INCIDENTAL TO CONSTRUCTION.
13. COMPACTION TESTING TO BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 3010 3.08 (TRENCH COMPACTION TESTING). CONTRACTOR WILL BE RESPONSIBLE FOR PAVEMENT SUBGRADE COMPACTION TESTING IN ACCORDANCE WITH THE SPECIFICATIONS.
14. RCP STORM SEWER PIPE SHALL BE MINIMUM CLASS 2000D UNLESS SHOWN OTHERWISE. ALL STORM SEWER SHALL HAVE RUBBER O-RING OR PROFILE GASKETED JOINTS COMPLYING WITH ASTM C443.
15. CONCRETE MIX SHALL BE IDOT C-3WR-C OR C-4WR-C FOR ALL PAVEMENT, DRIVEWAYS, AND SIDEWALKS. COARSE AGGREGATE SHALL BE CLASS 3 DURABILITY. USE OF FLY ASH AND GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) SHALL BE IN ACCORDANCE WITH SECTION 7010.2.02E OF THE SPECIFICATIONS.
16. METHOD OF ACCEPTANCE FOR AGGREGATES, PORTLAND CEMENT, FLY ASH, CURING COMPOUND AND JOINT SEALER SHALL BE BY QUALITY CERTIFICATION FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING TESTS ON THE PLASTIC CONCRETE: AIR CONTENT, SLUMP AND CYLINDERS IN ACCORDANCE WITH THE SPECIFICATIONS. NO TESTS WILL BE PERFORMED ON THE HARDENED CONCRETE UNLESS TEST RESULTS FOR PLASTIC CONCRETE ARE DEFICIENT. ALL TESTING AND RE-TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. CONTRACTOR SHALL REMOVE ALL SIGNS IN LINE OF CONSTRUCTION AND DELIVER THEM TO CITY OF OSKALOOSA STREET DEPARTMENT AT 804 SOUTH D STREET. WORK IS INCIDENTAL TO CONSTRUCTION.



PROJECT LOCATION MAP
APPROX. SCALE: 1" = 1,000'

UTILITY CONTACT INFORMATION		
UTILITY	ORGANIZATION/REPRESENTATIVE	PHONE
SANITARY AND STORM SEWER	CITY OF OSKALOOSA WASTEWATER - DAVE NEUBERT	641-660-0326
WATER	OSKALOOSA MUNICIPAL WATER DEPT. - CHAD COON	641-660-5555
NATURAL GAS (DISTRIBUTION)	MID AMERICAN ENERGY - JEFF FERGUSON	641-660-3088
ELECTRIC	MID AMERICAN ENERGY - JOHN BIXLER	641-660-7217
COMMUNICATIONS	MCG - BRAD BOENDER	641-295-7166
TELEVISION	MEDIACOM - BRIAN MORROW	641-455-5841
PHONE	CENTURY LINK - PHIL WILLIAMS	811 or 515-865-6129

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800.451.3324 Iowa Toll Free
www.gardenassociates.net

TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

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SHEET TITLE: LEGEND, LOCATION MAP AND GENERAL NOTES

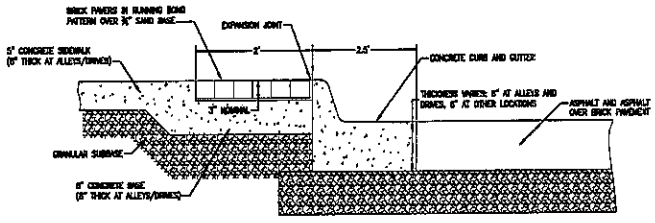
SCALE: AS NOTED
FIELD BOOK: NA
DRAWN BY: RAH/KIR
APPROVED: RAH

REVISIONS:

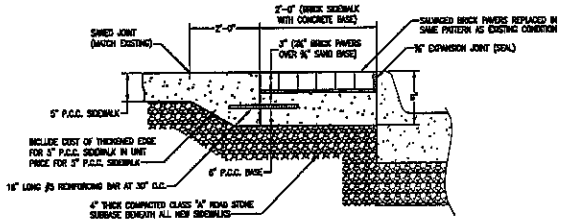
DATE: JUL 25, 2012

PROJECT NO.: 5012.112

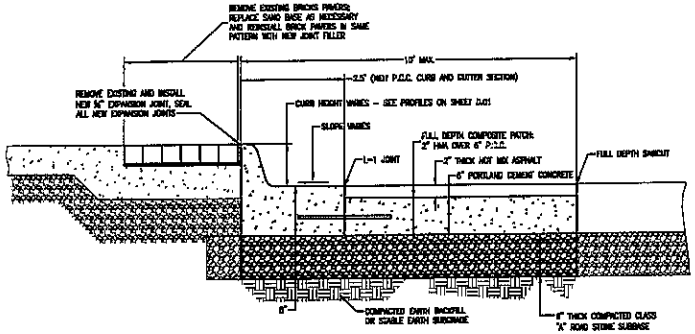
SHEET NO.: A.02



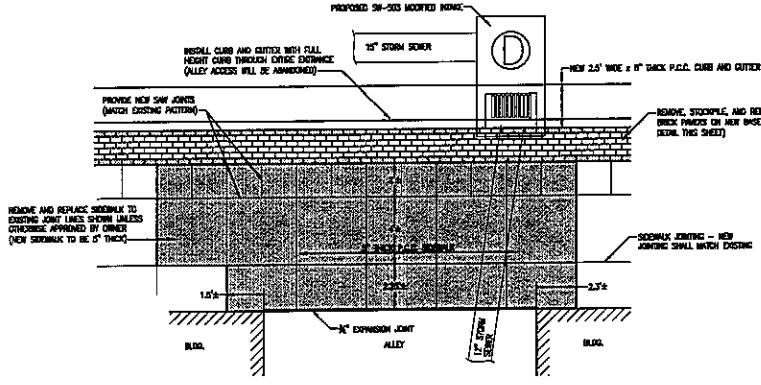
TYPICAL EXISTING PAVEMENT SECTION - HIGH AVENUE (STA. 0+00 TO 1+25, SEE SHEET D.01)
NO SCALE



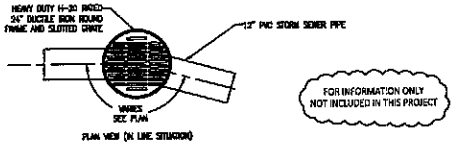
TYPICAL SECTION - P.C.C. SIDEWALK AND BRICK PAVERS OVER P.C.C. BASE
NO SCALE



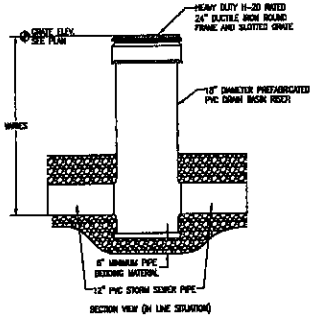
TYPICAL PROPOSED P.C.C. PAVEMENT SECTION - HIGH AVENUE (STA. 0+00 TO 1+25, SEE SHEET D.01)
NO SCALE



ALLEY ENTRANCE PLAN AT HIGH AVENUE
NO SCALE

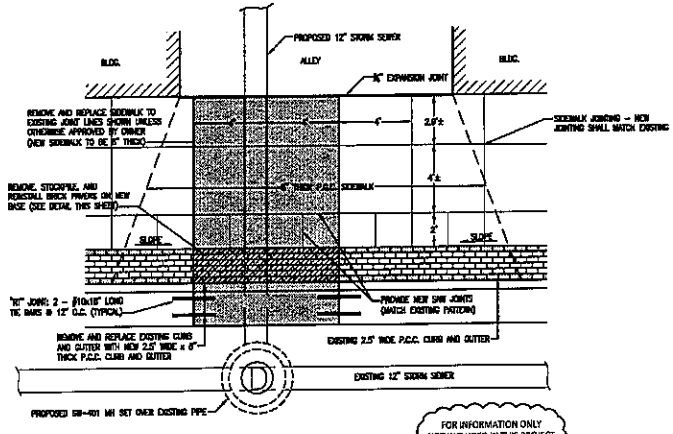


PLAN VIEW (IN LINE SITUATION)



SECTION VIEW (IN LINE SITUATION)

PVC AREA DRAIN
NO SCALE



ALLEY ENTRANCE PLAN AT 1ST AVENUE
NO SCALE

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TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

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SHEET TITLE: TYPICAL SECTIONS AND DETAILS

SCALE: AS NOTED
FIELD BOOK: NA
DRAWN BY: RAN/KJR
APPROVED: RAN

REVISIONS:

DATE: JUL 25, 2012

PROJECT NO.: 5012112

SHEET NO.: B.01

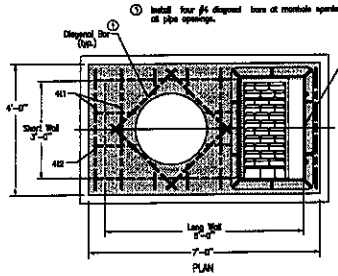
STORM SEWER PIPE TABLE									
PIPE	DIAMETER	MATERIAL	FROM	TO	LENGTH	SLOPE	PIPE E, IN	PIPE E, OUT	
P-1	15"	RCP	S-1	EXIST. INTAKE	7.2 LF	0.00%	832.08	832.00	
P-2	15"	RCP	S-2	S-1	156.5 LF	0.00%	833.41	832.15	
P-3	15"	RCP	S-3	S-2	141.3 LF	0.00%	834.84	833.51	
P-4	15"	RCP	S-4	S-3	72.0 LF	0.00%	835.32	834.74	
P-5	15"	RCP	S-5	S-4	104.2 LF	1.00%	836.48	835.42	
P-6	12"	PVC	S-6	S-5	124.7 LF	2.00%	838.15	836.66	SEE NOTE 1
P-6.1	12"	PVC	S-6.1	S-6	12.0 LF	0.50%	841.31	841.25	SEE NOTE 2
P-6.2	12"	PVC	S-6.2	S-6.1	116.6 LF	0.50%	842.00	841.41	SEE NOTE 2
P-7	15"	RCP		S-4	3.2 LF	1.00%	835.45	835.42	
P-8	12"	PVC	S-8	S-6	116.5 LF	0.50%	842.34	841.75	SEE NOTE 2

STORM SEWER STRUCTURE TABLE					
STRUCTURE NO.	NORTHING	EASTING	TOP OF CURB OR RIM ELEV.	STRUCTURE TYPE	
S-1	999.04	1658.85	836.55	SW-401 48" I.D. MH	
S-2	833.42	1644.85	838.75	SW-502 INTAKE, 48" I.D.	SEE NOTE 3
S-3	680.88	1685.58	842.25	SW-502 INTAKE, 48" I.D.	SEE NOTE 3
S-4	677.75	1738.73	843.30	SW-502 INTAKE, 48" I.D.	
S-5	674.05	1845.27	843.85	SW-503 MODIFIED INTAKE	
S-6	548.34	1843.34	845.34	SW-401 48" I.D. MH	
S-6.1	536.80	1833.88	845.29	PVC AREA DRAIN (18" DIA. RISER)	
S-6.2	538.12	1714.42	845.00	PVC AREA DRAIN (18" DIA. RISER)	
S-8	390.31	1834.23	844.31	SW-401 48" I.D. MH, SET OVER EXISTING PIPE	
S-9	510.31	1834.67	845.24	SW-401 48" I.D. MH	

NOTES:

1. 12 LF OF PIPE P-6 IS INCLUDED IN THIS PROJECT. REMAINING PIPE TO BE INSTALLED BY OTHERS.
2. NOT INCLUDED IN THIS PROJECT. TO BE INSTALLED BY OTHERS.
3. FURNISH AND INSTALL INTAKE WITHOUT CASTING. PLACE ¾" STEEL PLATE OVER OPENING AND BACKFILL.

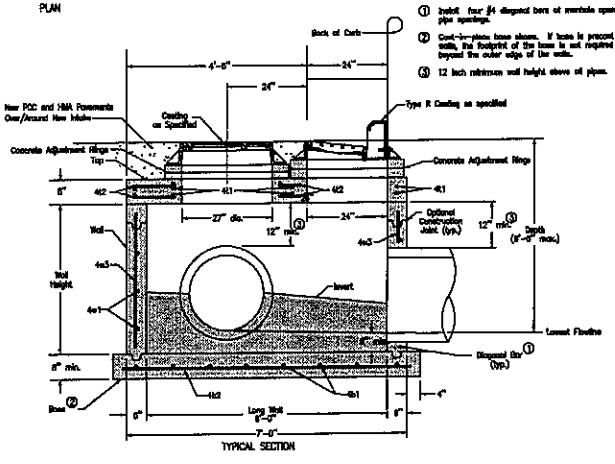
ESTIMATED PROJECT QUANTITIES					
Item	Std Item No.	Bid Item Description	Unit	Estimated Quantity	Remarks
1	XXXX-XXX-X-X	Subbase and Surfacing, IDOT Gradation No. 11 Class A Crushed Stone	TON	225	Item includes all granular subbases as shown in typical sections and all granular surfacing as shown on the plans.
2	3010-100-F-0	Trench Compaction Testing	LS	XXXX	
3	4020-108-A-1	Storm Sewer, Trenched, PVC, 12"	LF	12	
4	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	LF	108	
5	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	LF	377	
6	5010-108-A-0	SW-401 Circular Storm Sewer Manhole, 48" Dia.	EA	1	
7	5010-108-B-0	SW-502 Single Grate Intake	EA	3	
8	5010-108-B-0	SW-503 Single Grate Intake, Modified as Per Plan	EA	1	See structure detail on this plan sheet.
9	7010-108-A-0	PCC Pavement, 7" Thick	SY	9	
10	7010-108-E-0	PCC Curb and Gutter, 2.5' Wide x 6" Thick	LF	136	See typical sections on sheet B.01.
11	7025-108-A-0	HMA Pavement	TON	10	
12	7030-108-A-0	Removal of Driveway	SY	28	Includes existing PCC alley entrance/aprons/swales and asphaltic alley surfacing.
13	7030-108-E-0	Sidewalk, PCC, 6"	SY	16	See details and typical sections on sheet B.01.
14	7030-108-F-2	Brick Sidewalk with Concrete Base	SY	6	See details and typical sections on sheet B.01 and detailed specifications for full measurement and payment description. Reuse existing brick pavers.
15	7040-108-A-0	Full Depth Composite Patch	SY	105	See typical sections on sheet B.01. Item does not include removal of existing pavement or granular subbase for pavement patch.
16	XXXX-XXX-X-X	Remove and Reset Existing Brick Pavers	SY	25	See details and typical sections on sheet B.01 and detailed specifications for full measurement and payment description.
17	7040-100-H-0	Pavement Removal	SY	865	Item includes removal of existing pavement types on High Avenue and concrete parking lots in line of construction.
18	XXXX-XXX-X-X	Lower Existing Water Service	EA	1	See Detailed Specifications for measurement and payment description.
19	9010-108-A-0	Conventional Fertilizing, Seeding and Mulching	LS	XXXX	
20	1090-108-D	Mobilization	LS	XXXX	



PLAN

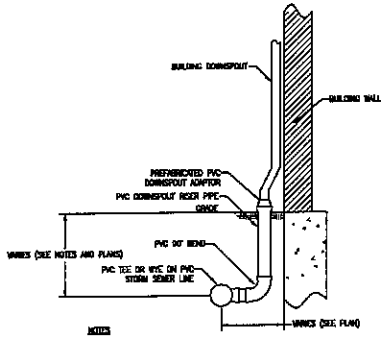
REINFORCING BAR LIST						
Mark	Size	Location	Shape	Count	Length	Spacing
401	4	Top	——	12	3'-6"	12"
402	4	Top	——	8	4'-2"	12"
401	4	Bose	——	7	4'-2"	12"
402	4	Bose	——	5	7'-2"	10"
4e1	4	Short Walls	——	Varies	3'-8"	12"
4e2	4	Long Walls	——	Varies	8'-8"	12"
4e3	4	Walls	——	16	Wall Height minus 4"	12"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	24"	30"
Long Wall	30"	36"



TYPICAL SECTION

MODIFIED SW-503
NO SCALE



NOTES:

1. ALL DOWNSPOUT CONNECTOR PIPE MATERIALS SHALL BE PVC AS SPECIFIED.
2. MINIMUM DOWNSPOUT RISER PIPE SIZE IS 4" DIAMETER.
3. USE TEES, WYES AND BENDS AS NECESSARY TO MAKE CONNECTION FROM RISER PIPE TO STORM SEWER LINE.
4. SEE SHEET PLANS FOR PIPE SIZES AND LOCATIONS.
5. VERIFY LOCATION OF OTHER UTILITIES PRIOR TO INSTALLATION OF STORM SEWER LINES TO AVOID CONFLICTS.

DOWNSPOUT LINE AND CONNECTION DETAIL
NO SCALE

FOR INFORMATION ONLY NOT INCLUDED IN THIS PROJECT

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TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

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SHEET TITLE: TYPICAL DETAILS AND PROJECT TABULATIONS

SCALE: AS NOTED

FIELD BOOK: NA

DRAWN BY: RAN/KGR

APPROVED: RAN

REVISIONS:

DATE: JUL 25, 2012

PROJECT NO.: 5012112

SHEET NO.: B.02

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TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

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SHEET TITLE: HIGH AVENUE PAVEMENT REPLACMENT

SCALE: 1"=10' HOR. 1"=0.5' VERT.

FIELD BOOK: NA

DRAWN BY: RAN/KJR

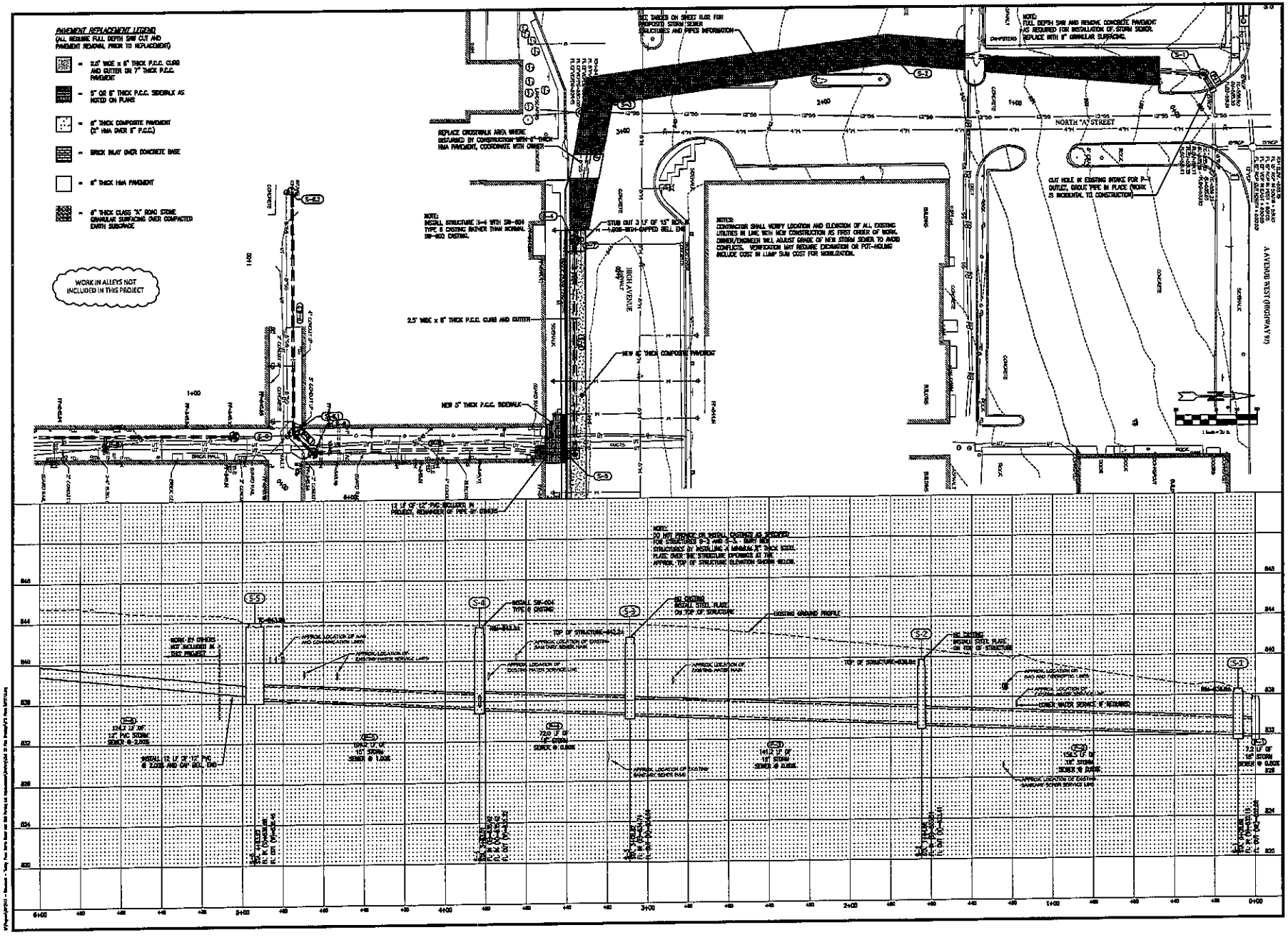
APPROVED: RAN

REVISIONS:

DATE: JUL 25, 2012

PROJECT NO.: 5012112

SHEET NO.: D.01



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TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

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SHEET TITLE
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 20' HOR. 1" = 4' VERT.

FIELD BOOK: NA

DRAWN BY: RAN/KIR

APPROVED: RAN

REVISIONS:

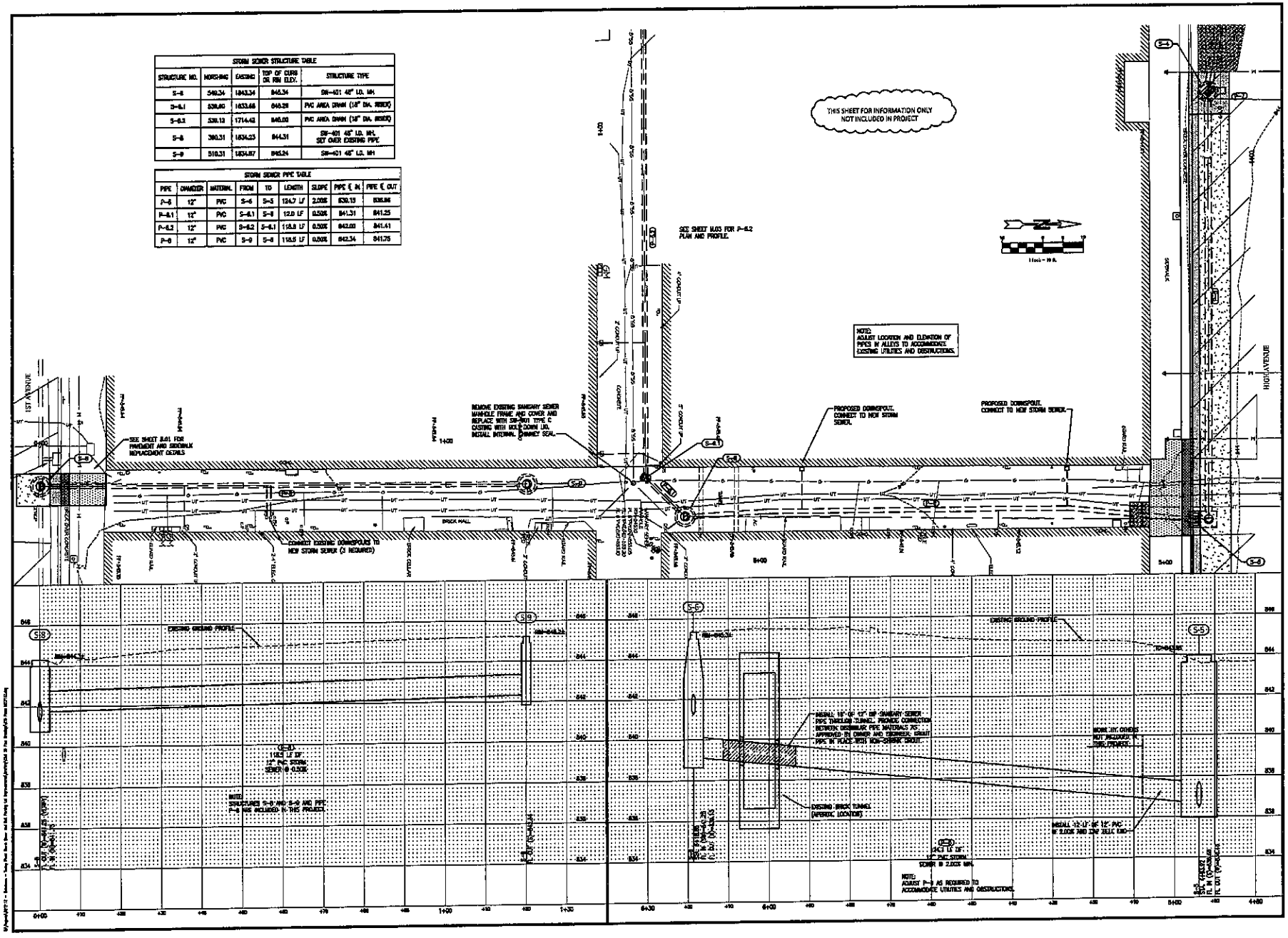
DATE: JUL. 25, 2012

PROJECT NO.: 5012112

SHEET NO.: M.01

STORM SEWER STRUCTURE TABLE				
STRUCTURE NO.	NORTHING	EASTING	TOP OF CURB OR RIM ELEV.	STRUCTURE TYPE
S-8	549.34	1843.34	846.34	SW-401 48" I.D. MH
S-8.1	538.80	1833.66	846.28	PVC AREA DRAIN (18" DIA. RISER)
S-8.2	539.12	1714.42	846.00	PVC AREA DRAIN (18" DIA. RISER)
S-8	380.31	1834.23	844.31	SW-401 48" I.D. MH, SET OVER EXISTING PIPE
S-9	510.31	1834.87	845.24	SW-401 48" I.D. MH

STORM SEWER PIPE TABLE								
PIPE	DIAMETER	MATERIAL	FROM	TO	LENGTH	SLOPE	PIPE ℄ IN	PIPE ℄ OUT
P-6	12"	PVC	S-6	S-5	124.7 LF	2.00%	839.15	836.86
P-6.1	12"	PVC	S-6.1	S-8	12.0 LF	0.50%	841.31	841.25
P-6.2	12"	PVC	S-6.2	S-6.1	118.5 LF	0.50%	842.00	841.41
P-8	12"	PVC	S-9	S-8	118.5 LF	0.50%	842.34	841.75



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TROLLEY PLACE STORM SEWER PROJECT OSKALOOSA, IOWA

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SHEET TITLE: STORM SEWER PLAN AND PROFILE

SCALE: 1" = 10' HOR. 1" = 2' VERT.

FIELD BOOK: NA

DRAWN BY: RAN/KJR

APPROVED: RAN

REVISIONS:

DATE: JUL. 25, 2012

PROJECT NO.: 5012112

SHEET NO.: M.02

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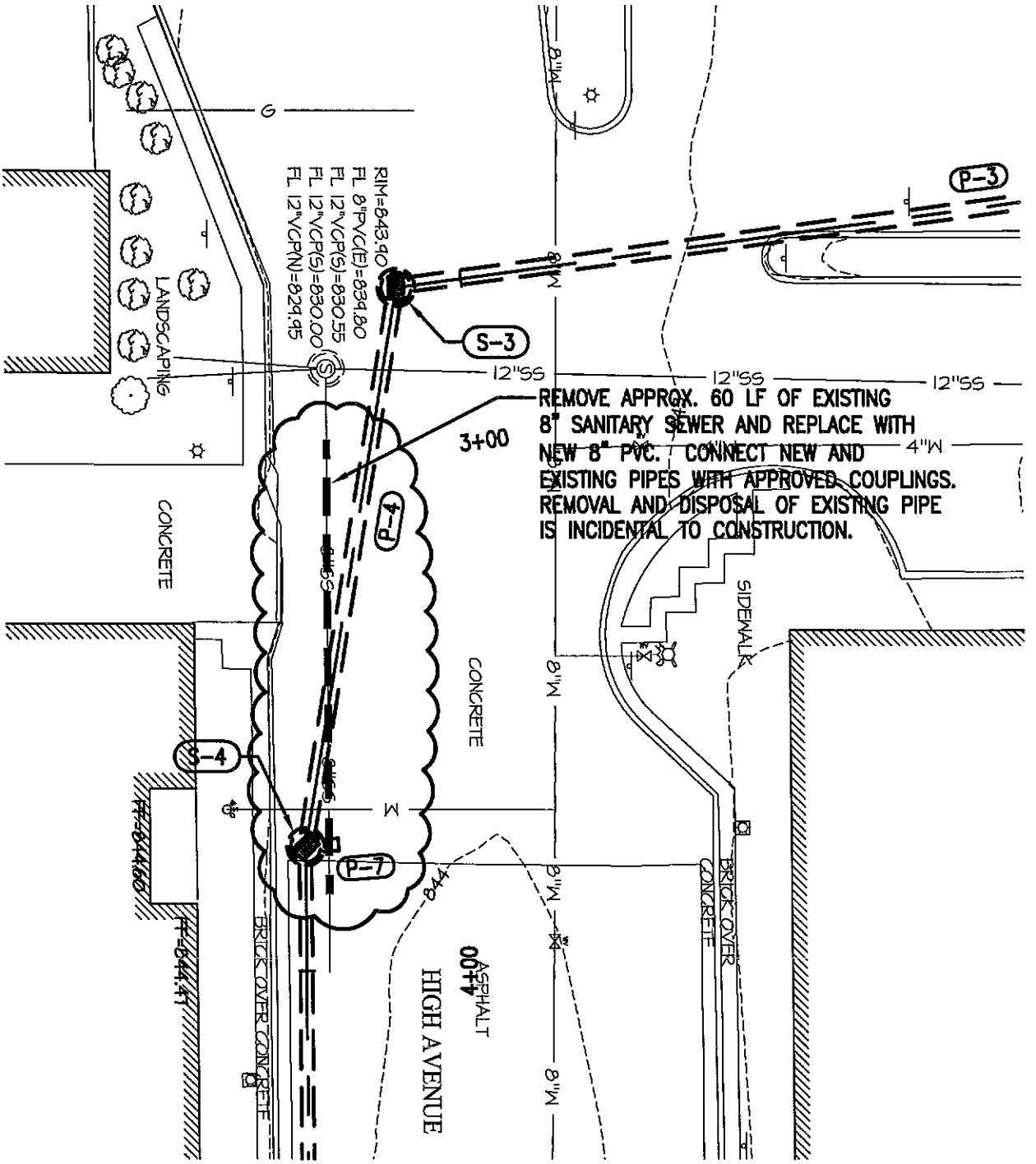
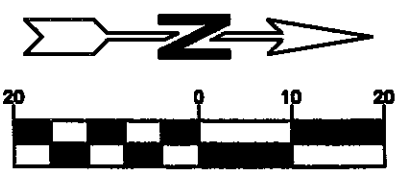
TROLLEY PLACE STORM
SEWER PROJECT
OSKALOOSA, IOWA
STORM SEWER
PLAN AND PROFILE
SCALE:
1" = 10' HOR. 1" = 2' VERT.
FIELD BOOK:
NA
DRAWN BY:
MAH/KJR
APPROVED:
MAH
DATE:
JUL 25, 2012
PROJECT NO.:
5012112
SHEET NO.:
M.03
THIS SHEET FOR INFORMATION ONLY
NOT INCLUDED IN PROJECT





1 Inch = 20 ft.

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ADD-1
REMOVE AND REPLACE 8" SANITARY SEWER IN LINE OF STORM SEWER CONSTRUCTION

PROJ. NO.: 5012112

TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA
2012

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Public Works Department,
Engineering Division

ITEM TITLE:

Consider an ordinance amending the City Code of the City of Oskaloosa, Iowa by amending sections 10.24.020, 10.24.030, and 10.24.060 pertaining to Stop and Yield requirements for Stop intersections, Four-way intersections, and School stops; and waive further readings of proposed ordinance.

EXPLANATION:

The Public Works Department received a request from the Oskaloosa Community School District for School stops at the intersection of South 7th Street and 5th Avenue East. The school has indicated that Webster Elementary will be their new location for pre-school consortium and the YMCA daycare. This will result in increased traffic and will require additional safety. Presently the school uses the part-time folding stop sign at Orchard Avenue. The use of part-time folding stop signs does not conform to either the Code of Iowa or the Manual on Uniform Traffic Control Devices.

There was only one reported crash at the intersection of South 7th Street and 5th Avenue West during the three year period of 2009, 2010, and 2011, which was a left-turn crash and resulted in an injury. There were no reported crashes at the intersection of Orchard Avenue and easternmost driveway entering the Oskaloosa Elementary School during the three year period of 2009, 2010 and 2011. Staff will monitor the traffic volumes, crash history and violations for both of these locations.

Staff is recommending that both the existing and proposed School stop locations be designated as an all-way stop intersection. The Oskaloosa school session begins on August 20th, 2012, so staff recommends approval of the ordinance and suspending the rules (IA Code 380.3) (waiving the 2nd and 3rd reading of the ordinance) and adopting the ordinance at this time.

BUDGET CONSIDERATION:
There will be minimal impact to the City Budget for installing these traffic control signs.

Recommended Action:
Waive further readings and adopt ordinance.

ATTACHMENTS:
Letter from Oskaloosa Community School District and Ordinance.

OSKALOOSA COMMUNITY SCHOOL DISTRICT

Administration Center
***
Box 710
Oskaloosa, Iowa 52577
Phone: 641-673-8345
Fax: 641-673-8370

August 2, 2012

Michael Schrock
City Manager
Oskaloosa, Iowa 52577

To Mr. Michael Schrock and the Oskaloosa City Council:

The Oskaloosa Community School District would like to request a temporary stop sign at the corner of South 7th Street and 5th Avenue East. This stop sign would be set up by district custodians between the hours of 6AM and 4PM on school days.

Webster Elementary will be the location for our new Pre-School consortium and the YMCA Daycare. Pre-School students will come from Kids Corner, YMCA, Head Start, and the Oskaloosa CSD Pre-School. There will be increased traffic from parents dropping off and picking up their children throughout the day. A temporary stop sign at this location would provide additional safety at this busy intersection. If you would like to contact me in this regard, feel free to call me at 673-8345. We appreciate your consideration on this matter.

Sincerely,

Russell Reiter
Superintendent
Oskaloosa Community School District

OSKALOOSA COMMUNITY SCHOOL DISTRICT

Administration Center
***
Box 710
Oskaloosa, Iowa 52577
Phone: 641-673-8345
Fax: 641-673-8370

August 14, 2012

Michael Schrock
City Manager
Oskaloosa, Iowa 52577

To Mr. Michael Schrock and the Oskaloosa City Council:

The Oskaloosa Community School District would like to request a temporary stop sign at the corner of Orchard Avenue and Elementary Drive. This intersection is directly south of the Oskaloosa Elementary School. This stop sign would be set up by district custodians between the hours of 6AM and 4PM on school days.

A temporary stop sign at this location would provide additional safety at this busy intersection. If you would like to contact me in this regard, feel free to call me at 673-8345. We appreciate your consideration on this matter.

Sincerely,

Russell Reiter
Superintendent
Oskaloosa Community School District

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING PROVISIONS PERTAINING TO STOP AND YIELD REQUIREMENTS FOR STOP INTERSECTIONS, FOUR-WAY STOP INTERSECTIONS AND SCHOOL STOPS.

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1. Section 10.24.020, STOP INTERSECTIONS is amended by adding the following:

94. Orchard Avenue. Vehicles traveling east and west on Orchard Avenue shall stop at its intersection with the easternmost driveway entering the Oskaloosa Elementary School.

SECTION 2. Section 10.24.030, FOUR-WAY STOP INTERSECTIONS is amended by adding the following:

15. South Seventh Street and Fifth Avenue West;

SECTION 3. Section 10.24.060, SCHOOL STOPS is amended by deleting this section on its entirety and substituting the following in lieu thereof:

10.24.060, SCHOOL STOPS. Reserved.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2012, and approved this _____ day of _____ 2012.

_____
David Krutzfeldt , Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____ 2012.

Signed _____

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Michael Schrock,
City Manager

ITEM TITLE:

Consider an ordinance amending Oskaloosa City Code Section 10.42.020 relative to parking of golf carts on city streets. (1st reading)

EXPLANATION:

While city ordinances allow generally for the operation of golf carts upon city streets unless prohibited by state law, Section 10.42.020 of the Oskaloosa City Code prohibits the parking of golf carts upon city streets. Several council members have expressed a desire to see the City Code amended to allow the parking of golf carts upon city streets.

BUDGET CONSIDERATION:

This item is revenue neutral, or may result in the receipt of monetary penalties from persons for their non-compliance with city ordinances.

ATTACHMENTS:

Ordinance amending Section 10.42.020

ORDINANCE NO._____

AN ORDINANCE AMENDING THE OSKALOOSA, IOWA CITY CODE BY AMENDING THE PROVISIONS OF SECTION 10.42.020 RELATIVE TO PARKING GOLF CARTS UPON CITY STREETS

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1. Section 10.42.020 is amended by deleting current section 10.42.020 (F) which states "Golf carts shall not be parked on any city street" and inserting in lieu thereof the following:

> "F. Golf carts may be parked upon any city street within the City of Oskaloosa Iowa, subject to the same terms and conditions applicable to the parking of automobiles and other motor vehicles, with the exception that golf carts may not park upon any street within the City of Oskaloosa where their operation is otherwise prohibited by provisions of the Code of Iowa as now existing or hereafter amended."

SECTION 2. WHEN EFFECTIVE. This amendment to the ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2012, and approved this _____ day of _____ 2012.

_____
David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No._____ on the _____ day of _____ 2012.

_____
Signed

Chapter 10.42 - OPERATION OF GOLF CARTS UPON CITY STREETS

Sections:

10.42.010 - Purpose.
10.42.020 - Rules of operation.
10.42.030 - Restrictions on use.

10.42.010 - Purpose.

The purpose of this chapter is to facilitate and allow the safe operation of golf carts upon certain streets within the city and to enact rules and regulations for the operation thereof.

(Ord. No. 1279, § 2, 12-21-2009)

10.42.020 - Rules of operation.

The following rules shall apply to the operation of golf carts within the city:

A. Golf carts may be operated on city streets only by persons possessing a valid motor vehicle license.

B. Golf carts may be operated on city streets from sunrise to sunset, regardless of whether the golf cart is equipped with lights.

C. Any golf cart operated upon a city street shall be equipped with a slow moving vehicle sign on the back thereof as well as a bicycle safety flag, and all carts shall have adequate brakes.

A golf cart operated upon a city street only for the purpose of crossing the street at or near a ninety percent angle and not otherwise operated upon a city street shall not be required to be equipped with a slow-moving vehicle sign and a bicycle safety flag as otherwise herein required.

D. Except when executing a left turn, golf carts shall be driven as close as practical to the right-hand edge of any street.

E. Golf carts shall yield the right-of-way to other motor vehicles at all uncontrolled intersections regardless of the dictates of Section 321.319 of the Code of Iowa.

F. Golf carts shall not be parked on any city street.

G. Golf carts shall operate in single file.

H. Golf carts are not subject to the registration provisions of Chapter 321, Code of Iowa.

(Ord. No. 1279, § 2, 12-21-2009)

10.42.030 - Restrictions on use.

Golf carts shall not operate on the following city streets:

A. A Avenue from east city limits to west city limits;

B. Market Street from north city limits to south city limits;

C. Seventeenth Street from A Avenue East to south city limits;
D. Third Avenue from Seventeenth Street to west city limits;
E. Fifteenth Avenue East from South Eleventh Street to Market Street;
F. Eleventh Street from J Avenue East to Fifteenth Avenue East;
G. Third Street from East Glendale Road to Sixth Avenue East.

(Ord. No. 1279, § 2, 12-21-2009)

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Public Works Department, Engineering Division

ITEM TITLE:

Consider a resolution awarding a contract to TK Concrete Inc., for Mall Storm Sewer Project in an amount not to exceed $87,480.00, authorize City Manager to utilize an additional ten percent ($8,750.00) for project contingency, and authorize the City Manager to execute the contract.

EXPLANATION:

The Mall Storm Sewer Project was advertised for storm water drainage improvements on High Avenue, between North A Street and the north-south alley adjacent to 114 High Avenue West, and North A Street, between High Avenue and A Avenue. Bids were received and publicly read on August 15, 2012 with four contractors responding. The low bidder was TK Concrete Inc., as indicated in the attached tabulation of bids, which includes a total bid of $87,480.00. The low bid received is within our budget estimates. Adopting Staff's recommendations will authorize staff to utilize 10% of the contract amount ($8,750.00) as construction contingency for unforeseen circumstances and also authorize the City Manager to execute all related contract documents contingent upon receipt and approval of insurance and bond documents.

BUDGET CONSIDERATION:

The recommended action will result in a total project authorized expenditure of $96,230.00. Funding for the project is included in the Parking Lot Improvement – Phase II Fund and Storm Water Utility Fund of the FY12-13 budget.

Recommended Action:

Approve the resolution awarding the contract to TK Concrete Inc.

Staff recommends that the bid be awarded for the Total Bid Price for a total amount of $87,480.00, authorize a total construction contingency budget of $8,750.00 for this project under the supervision of City Manager, and authorize the City Manager to execute the contract.

ATTACHMENTS:
Resolution, Letter from Gardens & Associates, Bid Tabulation, Notice of Award and Bid Documents.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF OSKALOOSA AWARDING A CONTRACT TO TK CONCRETE INC. FOR AN AMOUNT NOT TO EXCEED $87,480.00 AND APPROVING A CONSTRUCTION CONTINGENCY NOT TO EXCEED $8,750.00 FOR THE MALL STORM SEWER PROJECT.

WHEREAS, the City Council of the City of Oskaloosa, Iowa, has heretofore deemed it necessary and desirable for storm water drainage improvements on High Avenue, between North A Street and the north-south alley adjacent to 114 High Avenue West, and North A Street, between High Avenue and A Avenue, known as the "Mall Storm Sewer Project" (will be known as the "Project"); and

WHEREAS, the bids for the aforementioned Project were received, opened and tabulated as per published notice; and

WHEREAS, the bid from TK Concrete Inc. with a total bid of $87,480.00 was the lowest responsive, responsible bid; and

WHEREAS, the City desires to authorize the City Manager to allow a ten percent ($8,750.00) contingency of the award amount for unforeseen construction circumstances,

WHEREAS, the Engineer has heretofore reviewed the bids and recommended that the City Council approve and accept the aforementioned bid for said Project

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oskaloosa, Iowa:

1. The City Council does hereby award the contract to TK Concrete Inc. in the amount of $ 87,480.00, and authorizes the City Manager to execute all related contract documents contingent upon receipt and approval of insurance and bond documents.
2. The City Council authorizes the City Manager a construction contingency of $8,750.00 for the project during construction as necessary in order to complete this project.

PASSED AND APPROVED this _____day of August, 2012.

_____

David Krutzfeldt,
Mayor

ATTEST:

Amy Miller, City Clerk

GARDEN & ASSOCIATES, LTD.

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577
Phone: 641.672.2526 • Fax: 641.672.2091

August 20, 2012

Michael Schrock, Jr.
City Manager
City of Oskaloosa
220 South Market Street
Oskaloosa, IA 52577

Re: Trolley Place Storm Sewer Project
Oskaloosa, Iowa
G&A Project No. 5012112

Dear Mike:

Bids for the referenced project were received on August 15, 2012. The low bid was received from TK Concrete, Inc. from Pella, Iowa, in the amount of $87,480.00.

We have reviewed the bids, and based on our review of the bids received, we recommend award of the contract to TK Concrete, Inc. contingent upon your approval.

Please find the enclosed original bids received and a copy of the bid tabulation for the project for your files.

If you have any questions, please don't hesitate to contact me.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Robert A. Nielsen, P.E.

Encs: Bid Tabulation and Original Bids

RAN/ng

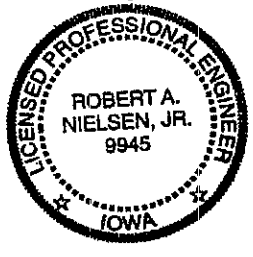
BID TAB SHEET
Trolley Place Storm Sewer Project
Oskaloosa, Iowa

Bids received August 15, 2012
G&A # 5012112

No.	Item	Unit	Estimated Quantity	TK Concrete, Inc. 1608 Fifield Road Pella, IA 50219 Unit Price	TK Concrete, Inc. Extended Price	J&K Contracting, LLC 1307 E. Lincoln Way Ames, IA 50010 Unit Price	J&K Contracting, LLC Extended Price	Exodus Excavating, LLC 415 B Ave East Oskaloosa, IA 52577 Unit Price	Exodus Excavating, LLC Extended Price	Cornerstone Excav., Inc. 212 South Marion Ave Washington, IA 52353 Unit Price	Cornerstone Excav., Inc. Extended Price
	DIVISION 1 - ALTERNATE 1										
1.	Subbase and Surfacing, IDOT Gradation No. 11 Class A Crushed Stone	TON	225	$22.00	$4,950.00	$20.70	$4,657.50	$30.45	$6,851.25	$19.50	$4,387.50
2.	Trench Compaction Testing	LS	XXXX	XXXX	$1,750.00	XXXX	$5,024.80	XXXX	$3,600.00	XXXX	$2,500.00
3	Sanitary Sewer Gravity Main, Trenched, 8" PVC (Remove and Replace)	LF	60	$100.00	$6,000.00	$47.70	$2,862.00	$56.50	$3,390.00	$99.50	$5,970.00
4	Storm Sewer, Trenched, PVC, 12"	LF	12	$160.00	$1,920.00	$57.70	$692.40	$75.00	$900.00	$109.50	$1,314.00
5	Storm Sewer, Trenched, RCP, 15"	LF	108	$43.00	$4,644.00	$50.10	$5,410.80	$65.28	$7,050.24	$106.00	$11,448.00
6	Storm Sewer, Trenched, RCP, 18"	LF	377	$43.00	$16,211.00	$54.60	$20,584.20	$59.90	$22,582.30	$107.50	$40,527.50
7	SW-401 Circular Storm Sewer Manhole, 48" Dia.	EA	1	$6,000.00	$6,000.00	$2,860.60	$2,860.60	$3,510.50	$3,510.50	$3,025.00	$3,025.00
8	SW-502 Single Grate Intake	EA	3	$2,750.00	$8,250.00	$1,997.00	$5,991.00	$5,071.00	$15,213.00	$3,035.00	$9,105.00
9	SW-503 Single Grate Intake, Modified as Per Plan	EA	1	$3,750.00	$3,750.00	$3,754.30	$3,754.30	$6,264.50	$6,264.50	$3,850.00	$3,850.00
10	PCC Pavement, 7" Thick	SY	9	$90.00	$810.00	$61.40	$552.60	$75.50	$679.50	$75.00	$675.00
11	PCC Curb and Gutter, 2.5' Wide x 8" Thick	LF	135	$20.00	$2,700.00	$25.30	$3,415.50	$37.00	$4,995.00	$40.00	$5,400.00
12	HMA Pavement	TON	10	$300.00	$3,000.00	$151.50	$1,515.00	$150.00	$1,500.00	$165.00	$1,650.00
13	Removal of Driveway	SY	28	$10.00	$280.00	$22.30	$624.40	$14.57	$407.96	$10.00	$280.00
14	Sidewalk, PCC, 5"	SY	19	$45.00	$855.00	$50.30	$955.70	$65.00	$1,235.00	$65.00	$1,235.00
15	Brick Sidewalk with Concrete Base	SY	6	$100.00	$600.00	$73.90	$443.40	$85.00	$510.00	$75.00	$450.00
16	Full Depth Composite Patch	SY	105	$80.00	$8,400.00	$86.20	$9,051.00	$157.15	$16,500.75	$115.00	$12,075.00
17	Remove and Reset Existing Brick Pavers	SY	25	$25.00	$625.00	$88.20	$2,205.00	$150.00	$3,750.00	$95.00	$2,375.00
18	Pavement Removal	SY	665	$9.00	$5,985.00	$14.10	$9,376.50	$10.00	$6,650.00	$15.00	$9,975.00
19	Lower Existing Water Service	EA	1	$1,500.00	$1,500.00	$772.50	$772.50	$875.00	$875.00	$3,000.00	$3,000.00
20	Conventional Fertilising, Seeding and Mulching	LS	XXXX	XXXX	$1,000.00	XXXX	$791.60	XXXX	$325.00	XXXX	$3,000.00
21	Mobilization	LS	XXXX	XXXX	$8,250.00	XXXX	$17,444.60	XXXX	$9,000.00	XXXX	$42,500.00
	TOTAL BASE BID $			$87,480.00		$98,985.40		***$115,790.00***		$164,742.00	

Bold and Italized are Corrected Totals.

I hereby state that the aforementioned bid tabulation is a fair representation of those bids received August 15, 2012 for Trolley Place Storm Sewer Project, Oskaloosa, Iowa.



Robert A. Nielsen, P.E.

August 15, 2012

License No. 9945 (Renewal Date: 12/31/13)

NOTICE OF AWARD

Dated August 20, 2012

TO: TK Concrete, Inc.
(BIDDER)

ADDRESS: 1608 Fifield Road

Pella, Iowa 50219

Contract: Trolley Place Storm Sewer Project – Oskaloosa, Iowa

Project:

OWNER's Contract No.

You are notified that your Bid dated August 15, 2012 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a Contract for **Trolley Place Storm Sewer Project – Oskaloosa, Iowa.**

The Contract Price of your Contract is **Eighty Seven Thousand Four Hundred Eighty Dollars and 00/100 Dollars ($ 87,480.00)**.

3 copies of each of the proposed Contract Documents (except Drawings) accompany this Notice of Award. **3** sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the "Jurisdiction" three (3) fully executed counterparts of the Contract Documents. [Each of the Contract Documents must bear your signature.]

2. Deliver with the executed Contract Documents the Contract security (Bonds) as specified in the Notice to Bidders and Public Hearing and General Provisions and Covenants.

3. (List other conditions precedent).

Failure to comply with these conditions within the time specified will entitle "Jurisdiction" to consider your Bid in default, to annul this Notice of Award and to declare your Bid security forfeited.

Within ten days after you comply with the above conditions, "Jurisdiction" will return to you one fully executed counterpart of the Contract Documents.

City of Oskaloosa
(JURISDICTION)

By: _____
(AUTHORIZED SIGNATURE)

_____
(TITLE)

ORIGINAL BID PROPOSALS

"ORIGINAL BIDS"

FOR

TROLLEY PLACE STORM SEWER PROJECT

OSKALOOSA, IOWA

BIDS RECEIVED AUGUST 15, 2012

GARDEN & ASSOCIATES, LTD.
ENGINEERS AND SURVEYORS

P.O. BOX 451 • 1701 3rd AVENUE EAST - SUITE 1
OSKALOOSA, IOWA 52577
(641) 672-2526 • FAX (641) 672-2091

ADDENDUM NO. 1 TO
PLANS AND SPECIFICATIONS
FOR
TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

BID LETTING: August 15, 2012, 10:00A.M.

Brief description of Addendum No. 1 and changes:

Add bid item for removal and replacement of 8" diameter sanitary sewer between structures S-3 and S-4.

CONTRACT DOCUMENTS

Proposal

Delete Proposal pages 1 through 6 and replace with the enclosed Proposal; six (6) pages on pink paper.

PLANS

Incorporate Sheet ADD-1 (attached) into plan documents.

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

Robert A. Nielsen, P.E. — Date: 8/10/12

License Number: 9945
My license renewal date is December 31, 2013

Pages or sheets covered by this seal:
Pages 1, 2 and referenced enclosure

TO: The City of Oskaloosa, Iowa

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Oskaloosa, Iowa hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the City of Oskaloosa in the office of the City Clerk, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

TROLLEY PLACE STORM SEWER PROJECT

OSKALOOSA, IOWA

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER 1 ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the City shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the City of

Oskaloosa, Iowa shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the City of Oskaloosa, Iowa, in advertising for public bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the City of Oskaloosa, Iowa provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project within 60 working days for the Base Bid work and 75 working days for the Base Bid and Alternate 1 work, and to pay liquidated damages for noncompliance with said completion provisions at the rate of Six Hundred dollars ($600.00) for each consecutive working day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the City of Oskaloosa, Iowa; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed

by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	None
2.	
3.	
4.	
5.	
6.	

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is Submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☒ Corporation
- ☐ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

TK Concrete, Inc
Bidder

Signature

By Tony Ver Meer
Name (Print/Type)

President
Title

The Bidder's Public Registration Number, issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code, is as follows:

Number C09233-36

The Bidder should contact 515-242-5871 for registration information.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

1608 Fifield Road
Street Address

Pella, IA 50219
City, State, Zip Code

641-628-4590
Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

PROPOSAL

PROPOSAL ATTACHMENT: PART C - BID ITEMS, QUANTITIES AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Price(s) and the Total Construction Cost; in case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C - Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternate selected by the City of Oskaloosa, Iowa shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

	ITEM	DESCRIPTION	ESTIMATED UNITS		UNIT PRICE	AMOUNT
1	XXXX-XXX-X-X	Subbase and Surfacing, IDOT Gradation No. 11 Class A Crushed Stone	225	TON	$ 22	$ 4950
2	3010-108-F-0	Trench Compaction Testing	Lump	Sum	$ XXXXX	$ 1,750
3	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, 8" PVC (Remove and Replace)	60	LF	$ 100	$ 6,000
4	4020-108-A-1	Storm Sewer, Trenched, PVC, 12"	12	LF	$ 160	$ 1,920
5	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	108	LF	$ 43	$ 4,644
6	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	377	LF	$ 43	$ 16,211
7	6010-108-A-0	SW-401 Circular Storm Sewer Manhole, 48" Dia.	1	EA	$ 6,000	$ 6,000
8	6010-108-B-0	SW-502 Single Grate Intake	3	EA	$ 2,750	$ 8,250
9	6010-108-B-0	SW-503 Single Grate Intake, Modified as Per Plan	1	EA	$ 3,750	$ 3,750
10	7010-108-A-0	PCC Pavement, 7" Thick	9	SY	$ 90	810
11	7010-108-E-0	PCC Curb and Gutter, 2.5' Wide x 8" Thick	135	LF	$ 20	$ 2,700
12	7020-108-A-0	HMA Pavement	10	TON	$ 300	$ 3,000
13	7030-108-A-0	Removal of Driveway	28	SY	$ 10	$ 280
14	7030-108-E-0	Sidewalk, PCC, 5"	19	SY	$ 45	$ 855
15	7030-108-F-2	Brick Sidewalk with Concrete Base	6	SY	$ 100	$ 600
16	7040-108-A-0	Full Depth Composite Patch	105	SY	$ 80	8400
17	XXXX-XXX-X-X	Remove and Reset Existing Brick Pavers	25	SY	$ 25	$ 625
18	7040-108-H-0	Pavement Removal	665	SY	$ 9	$ 5985
19	XXXX-XXX-X-X	Lower Existing Water Service	1	EA	$ 1,500	$ 1,500
20	XXXX-XXX-X-X	Conventional Fertilising, Seeding and Mulching	Lump	Sum	$ XXXXX	$ 1,000
21	1090-105-D	Mobilization	Lump	Sum	$ XXXXX	$ 8250

TOTAL BID $ 87,480

NOTE: THE ABOVE PRICES **DO NOT** INCLUDE SALES TAX FOR BUILDING MATERIALS, SUPPLIES AND EQUIPMENT INCORPORATED INTO SAID IMPROVEMENTS THAT ARE EXEMPT FROM IOWA DEPARTMENT OF REVENUE AND FINANCE SALES TAX AND APPLICABLE LOCAL OPTION SALES TAX AND SCHOOL INFRASTRUCTURE LOCAL OPTION SALES TAX PURSUANT TO IOWA CODE SECTIONS. BIDDER SHALL INCLUDE ALL OTHER APPLICATION FEES AND TAXES IN BID.

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY OF OSKALOOSA, IOWA. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT BID PRICE UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

BOND NO. 0860282

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, T K CONCRETE INC PO BOX 111 PELLA IA 50219 0111, as Principal, and WEST BEND MUTUAL INSURANCE COMPANY MIDDLETON WI 53562 0976, as Surety, are held and firmly bound unto The City of Oskaloosa, Iowa, as Obligee, (hereinafter referred to as the Jurisdiction), in the penal sum of TEN PERCENT OF BID AMOUNT dollars ($ 10%), lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in writing, for the following described improvements;

TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Mahaska County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with the Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a bond as may be specified in the contract documents, with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this FIFTEENTH day of AUGUST, 20 12.

SURETY:	PRINCIPAL:
WEST BEND MUTUAL INSURANCE COMPANY Surety Company	T K CONCRETE INC Bidder
By _____ Signature Attorney-in-Fact/Officer	By _____ Signature
THEODORE N ZYLSTRA Name of Attorney-in-Fact/Officer	ANTHONY J VERMEER Name (Print/Type)
TULIP CITY AGENCY LTD Company Name	PRESIDENT Title
P O BOX 125 Company Address	P O BOX 111 Address
PELLA IA 50219 0125 City, State, Zip Code	PELLA IA 50219 0111 City, State, Zip Code
641 628 1270 or 800 848 8547 Company Telephone Number	641 628 4590 Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

WEST BEND
A MUTUAL INSURANCE COMPANY

0860282

Power of Attorney

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

THEODORE ZYLSTRA

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Six Million Dollars ($6,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-in-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of March, 2009.

Attest James J. Pauly

James J. Pauly
Secretary

WEST BEND MUTUAL INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Kevin A. Steiner
Chief Executive Officer / President

State of Wisconsin
County of Washington

On the 1st day of March, 2009 before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JOHN F. DUWELL NOTARY PUBLIC STATE OF WISCONSIN

John F. Duwell

John F. Duwell
Executive Vice President - Chief Legal Officer
Notary Public, Washington Co. WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 15 day of August, 2012

WEST BEND MUTUAL INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Dale J. Kent
Executive Vice President -
Chief Financial Officer

Notice: Reproductions are not binding on the company. Any questions concerning this Power of Attorney may be directed to the Bond Manager at NSI, a division of West Bend Mutual Insurance Company.

TO: The City of Oskaloosa, Iowa

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Oskaloosa, Iowa hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the City of Oskaloosa in the office of the City Clerk, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

TROLLEY PLACE STORM SEWER PROJECT

OSKALOOSA, IOWA

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER No. 1 ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the City shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the City of

Oskaloosa, Iowa shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the City of Oskaloosa, Iowa, in advertising for public bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the City of Oskaloosa, Iowa provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project within 60 working days for the Base Bid work and 75 working days for the Base Bid and Alternate 1 work, and to pay liquidated damages for noncompliance with said completion provisions at the rate of Six Hundred dollars ($600.00) for each consecutive working day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the City of Oskaloosa, Iowa; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed

by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	None
2.	
3.	
4.	
5.	
6.	

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is Submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☒ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

J AND K CONTRACTING, LLC.
Bidder

Signature

By JEREMY FELDMANN
Name (Print/Type)

PRESIDENT
Title

The Bidder's Public Registration Number, issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code, is as follows:

Number C1011-88

The Bidder should contact 515-242-5871 for registration information.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

1307 E. Lincoln Way, P.O. Box 1790
Street Address

Ames, Iowa 50010
City, State, Zip Code

515-233-5500
Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

PROPOSAL

PROPOSAL ATTACHMENT: PART C - BID ITEMS, QUANTITIES AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Price(s) and the Total Construction Cost; in case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C - Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternate selected by the City of Oskaloosa, Iowa shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

ITEM		DESCRIPTION	ESTIMATED UNITS		UNIT PRICE	AMOUNT
1	XXXX-XXX-X-X	Subbase and Surfacing, IDOT Gradation No. 11 Class A Crushed Stone	225	TON	$ 20.70	$ 4,657.50
2	3010-108-F-0	Trench Compaction Testing	Lump	Sum	$ XXXXX	$ 5,024.80
3	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, 8" PVC (Remove and Replace)	60	LF	$ 47.70	$ 2,862.00
4	4020-108-A-1	Storm Sewer, Trenched, PVC, 12"	12	LF	$ 57.70	$ 692.40
5	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	108	LF	$ 50.10	$ 5,410.80
6	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	377	LF	$ 54.60	$ 20,584.20
7	6010-108-A-0	SW-401 Circular Storm Sewer Manhole, 48" Dia.	1	EA	$ 2,860.60	$ 2,860.60
8	6010-108-B-0	SW-502 Single Grate Intake	3	EA	$ 1,997.00	$ 5,991.00
9	6010-108-B-0	SW-503 Single Grate Intake, Modified as Per Plan	1	EA	$ 3,754.30	$ 3,754.30
10	7010-108-A-0	PCC Pavement, 7" Thick	9	SY	$ 61.40	552.60
11	7010-108-E-0	PCC Curb and Gutter, 2.5' Wide x 8" Thick	135	LF	$ 25.30	$ 3,415.50
12	7020-108-A-0	HMA Pavement	10	TON	$ 151.50	$ 1,515.00
13	7030-108-A-0	Removal of Driveway	28	SY	$ 22.30	$ 624.40
14	7030-108-E-0	Sidewalk, PCC, 5"	19	SY	$ 50.30	$ 955.70
15	7030-108-F-2	Brick Sidewalk with Concrete Base	6	SY	$ 73.90	$ 443.40
16	7040-108-A-0	Full Depth Composite Patch	105	SY	$ 86.20	9,051.00
17	XXXX-XXX-X-X	Remove and Reset Existing Brick Pavers	25	SY	$ 88.20	$ 2,205.00
18	7040-108-H-0	Pavement Removal	665	SY	$ 14.10	$ 9,376.50
19	XXXX-XXX-X-X	Lower Existing Water Service	1	EA	$ 772.50	$ 772.50
20	XXXX-XXX-X-X	Conventional Fertilising, Seeding and Mulching	Lump	Sum	$ XXXXX	$ 791.60
21	1090-105-D	Mobilization	Lump	Sum	$ XXXXX	$ 17,444.60

TOTAL BID $ 98,985.40

NOTE: THE ABOVE PRICES DO NOT INCLUDE SALES TAX FOR BUILDING MATERIALS, SUPPLIES AND EQUIPMENT INCORPORATED INTO SAID IMPROVEMENTS THAT ARE EXEMPT FROM IOWA DEPARTMENT OF REVENUE AND FINANCE SALES TAX AND APPLICABLE LOCAL OPTION SALES TAX AND SCHOOL INFRASTRUCTURE LOCAL OPTION SALES TAX PURSUANT TO IOWA CODE SECTIONS. BIDDER SHALL INCLUDE ALL OTHER APPLICATION FEES AND TAXES IN BID.

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY OF OSKALOOSA, IOWA. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT BID PRICE UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, J&K Contracting, LLC, as Principal, and Philadelphia Indemnity Insurance Company, as Surety, are held and firmly bound unto The City of Oskaloosa, Iowa, as Obligee, (hereinafter referred to as the Jurisdiction), in the penal sum of Nine Thousand Nine Hundred and 00/100 dollars ($ 9,900.00), lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in writing, for the following described improvements;

TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Mahaska County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with the Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a bond as may be specified in the contract documents, with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this 10th day of August, 2012.

SURETY:	PRINCIPAL:
Philadelphia Indemnity Insurance Company	J&K Contracting, LLC
Surety Company	Bidder
By _____	By _____
Signature Attorney-in-Fact/Officer	Signature
Michael D. Williams, Attorney-In-Fact	Jeremy J. Feldmann
Name of Attorney-In-Fact/Officer	Name (Print/Type)
CCI Surety, Inc.	President
Company Name	Title
1710 N. Douglas Dr., Suite 110	1307 E. Lincoln Way
Company Address	Address
Golden Valley, MN 55422	Ames, IA 50010
City, State, Zip Code	City, State, Zip Code
763-543-6993	(515) 233-5500
Company Telephone Number	Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

PHILADELPHIA INSURANCE COMPANIES
A Member of the Tokio Marine Group

PHILADELPHIA INDEMNITY INSURANCE COMPANY
231 St. Asaph's Rd., Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: **Michael Williams, Jeremy Crawford, William J. Nemec , Andrea J. Michael and Tanya Fukushima of C*C*I Surety, Inc., a Minnesota Corporation,**

Its true and lawful Attorney (s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $2,500,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 11th day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and biding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 18TH DAY OF JULY, 2011.

PHILADELPHIA INDEMNITY INSURANCE COMPANY CORPORATE SEAL 1927 PENNSYLVANIA

President

Christopher J. Maguire
President Philadelphia Indemnity Insurance Company, a Pennsylvania Corporation.

On this 18TH day of July 2011, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly A. Kobalski, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Dec. 18, 2012
Member, Pennsylvania Association of Notaries

Notary Public

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do herby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 18TH day of July 2011are true and correct and are still in full force and effect. I do further certify that Christopher J. Maguire, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 10th day of August 2012.

Craig P. Keller
Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Acknowledgment of Surety

State of Minnesota
County of Hennepin

On this 10th Day of August, 2012 before me personally appeared **Michael D. Williams** who acknowledged that he or she is the attorney in fact who is authorized to sign on behalf of **Philadelphia Indemnity Insurance Company** (surety company), the foregoing instrument, and he thereupon duly acknowledged to me that he executed the same.

Notary Public

LISA M. JABAS
Notary Public-Minnesota
My Commission Expires Jan 31 20[illegible]

ADDENDUM NO. 1 TO
PLANS AND SPECIFICATIONS
FOR
TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

BID LETTING: August 15, 2012, 10:00A.M.

Brief description of Addendum No. 1 and changes:

Add bid item for removal and replacement of 8" diameter sanitary sewer between structures S-3 and S-4.

CONTRACT DOCUMENTS

Proposal

Delete Proposal pages 1 through 6 and replace with the enclosed Proposal; six (6) pages on pink paper.

PLANS

Incorporate Sheet ADD-1 (attached) into plan documents.

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

Robert A. Nielsen, P.E. — Date: 8/10/12

License Number: 9945
My license renewal date is December 31, 2013

Pages or sheets covered by this seal:
Pages 1, 2 and referenced enclosure

TO: The City of Oskaloosa, Iowa

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Oskaloosa, Iowa hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the City of Oskaloosa in the office of the City Clerk, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

TROLLEY PLACE STORM SEWER PROJECT

OSKALOOSA, IOWA

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER 1 ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the City shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the City of

Oskaloosa, Iowa shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the City of Oskaloosa, Iowa, in advertising for public bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the City of Oskaloosa, Iowa provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project within 60 working days for the Base Bid work and 75 working days for the Base Bid and Alternate 1 work, and to pay liquidated damages for noncompliance with said completion provisions at the rate of Six Hundred dollars ($600.00) for each consecutive working day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the City of Oskaloosa, Iowa; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed

by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	None
2.	
3.	
4.	
5.	
6.	

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is Submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☒ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

Exodus Excavating LLC
Bidder

Signature

By Doug Coviglio
Name (Print/Type)

Owner
Title

The Bidder's Public Registration Number, issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code, is as follows:

Number C 1 1 6 8 - 1 2

The Bidder should contact 515-242-5871 for registration information.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

415 B. Ave E. Oskaloosa
Street Address

Oskaloosa IA 52577
City, State, Zip Code

641 569 0667
Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

NOTE: THE ABOVE PRICES **DO NOT** INCLUDE SALES TAX FOR BUILDING MATERIALS, SUPPLIES AND EQUIPMENT INCORPORATED INTO SAID IMPROVEMENTS THAT ARE EXEMPT FROM IOWA DEPARTMENT OF REVENUE AND FINANCE SALES TAX AND APPLICABLE LOCAL OPTION SALES TAX AND SCHOOL INFRASTRUCTURE LOCAL OPTION SALES TAX PURSUANT TO IOWA CODE SECTIONS. BIDDER SHALL INCLUDE ALL OTHER APPLICATION FEES AND TAXES IN BID.

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY OF OSKALOOSA, IOWA. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT BID PRICE UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

PROPOSAL

PROPOSAL ATTACHMENT: PART C - BID ITEMS, QUANTITIES AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Price(s) and the Total Construction Cost; in case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C - Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternate selected by the City of Oskaloosa, Iowa shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

ITEM		DESCRIPTION	ESTIMATED UNITS		UNIT PRICE	AMOUNT
1	XXXX-XXX-X-X	Subbase and Surfacing, IDOT Gradation No. 11 Class A Crushed Stone	225	TON	$ 30.45	$ 6851.25
2	3010-108-F-0	Trench Compaction Testing	Lump	Sum	$ XXXXX	$ 3600.00
3	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, 8" PVC (Remove and Replace)	60	LF	$ 56.50	$ 3390.00
4	4020-108-A-1	Storm Sewer, Trenched, PVC, 12"	12	LF	$ 75.00	$ 900.00
5	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	108	LF	$ 65.28	$ 7050.24
6	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	377	LF	$ 59.90	$ 22,582.30
7	6010-108-A-0	SW-401 Circular Storm Sewer Manhole, 48" Dia.	1	EA	$ 3510.50	$ 3510.50
8	6010-108-B-0	SW-502 Single Grate Intake	3	EA	$ 5071.00	$ 15,213.00
9	6010-108-B-0	SW-503 Single Grate Intake, Modified as Per Plan	1	EA	$ 6264.50	$ 6264.50
10	7010-108-A-0	PCC Pavement, 7" Thick	9	SY	$ 75.50	679.50
11	7010-108-E-0	PCC Curb and Gutter, 2.5' Wide x 8" Thick	135	LF	$ 37.00	$ 4995.00
12	7020-108-A-0	HMA Pavement	10	TON	$ 150.00	$ 1500.00
13	7030-108-A-0	Removal of Driveway	28	SY	$ 14.57	$ 407.96
14	7030-108-E-0	Sidewalk, PCC, 5"	19	SY	$ 65.00	$ 1235.00
15	7030-108-F-2	Brick Sidewalk with Concrete Base	6	SY	$ 85.00	$ 510.00
16	7040-108-A-0	Full Depth Composite Patch	105	SY	$ 157.15	16,500.75
17	XXXX-XXX-X-X	Remove and Reset Existing Brick Pavers	25	SY	$ 150.00	$ 3750.00
18	7040-108-H-0	Pavement Removal	665	SY	$ 10.00	$ 6650.00
19	XXXX-XXX-X-X	Lower Existing Water Service	1	EA	$ 875.00	$ 875.00
20	XXXX-XXX-X-X	Conventional Fertilising, Seeding and Mulching	Lump	Sum	$ XXXXX	$ 325.00
21	1090-105-D	Mobilization	Lump	Sum	$ XXXXX	$ 9,000.00

TOTAL BID $ 124,790.00

owner / Exodus Excavating / 8/14/12

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

[redacted]

REMITTER

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED BEFORE ANY OFFICIAL/TELLER'S CHECK OF THIS BANK WILL BE REPLACED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

MidWestOne Bank
P.O. Box 1700, Iowa City, IA 52244-1700
0739

10251478
6-709/110

*****CARL DROST*****

DATE August 15, 2012

PAY TO THE ORDER OF *****CITY OF OSKALOOSA*****

$ 12,479.00

PAY EXACTLY $12,479 DOL 00 CTS

TELLER'S CHECK

DRAWER: MIDWEST ONE BANK

Charles N. Frank

VP

ISSUED BY: MONEYGRAM PAYMENT SYSTEMS, INC.
P.O. BOX 9476, MINNEAPOLIS, MN 55480
DRAWEE: THE BANK OF NEW YORK MELLON
EVERETT, MA

⑈10251478⑈ ⑆011000709⑆016001004880 3⑈

ADDENDUM NO. 1 TO
PLANS AND SPECIFICATIONS
FOR
TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

BID LETTING: August 15, 2012, 10:00A.M.

Brief description of Addendum No. 1 and changes:

Add bid item for removal and replacement of 8" diameter sanitary sewer between structures S-3 and S-4.

CONTRACT DOCUMENTS

Proposal

Delete Proposal pages 1 through 6 and replace with the enclosed Proposal; six (6) pages on pink paper.

PLANS

Incorporate Sheet ADD-1 (attached) into plan documents.

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

Robert A. Nielsen, P.E. — Date: 8/10/12

License Number: 9945
My license renewal date is December 31, 2013

Pages or sheets covered by this seal:
Pages 1, 2 and referenced enclosure

TO: The City of Oskaloosa, Iowa

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Oskaloosa, Iowa hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the City of Oskaloosa in the office of the City Clerk, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

TROLLEY PLACE STORM SEWER PROJECT

OSKALOOSA, IOWA

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER 1 ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the City shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the City of

Oskaloosa, Iowa shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the City of Oskaloosa, Iowa, in advertising for public bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the City of Oskaloosa, Iowa provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project within 60 working days for the Base Bid work and 75 working days for the Base Bid and Alternate 1 work, and to pay liquidated damages for noncompliance with said completion provisions at the rate of Six Hundred dollars ($600.00) for each consecutive working day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the City of Oskaloosa, Iowa; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed

by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	None
2.	
3.	
4.	
5.	
6.	

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is
Submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☒ Corporation
- ☐ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

Cornerstone Excavating Inc
Bidder

Signature

By Jim Zvejlovsky
Name (Print/Type)

President
Title

The Bidder's Public Registration Number, issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code, is as follows:

Number C10311-BB

The Bidder should contact 515-242-5871 for registration information.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

212 South Marion Ave
Street Address

Washington, IA 52353
City, State, Zip Code

319-653-3957
Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Name

Title

PROPOSAL

PROPOSAL ATTACHMENT: PART C - BID ITEMS, QUANTITIES AND PRICES

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3	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, 8" PVC (Remove and Replace)	60	LF	$ 99.50	$ 5,970.00
4	4020-108-A-1	Storm Sewer, Trenched, PVC, 12"	12	LF	$ 109.50	$ 1,314.00
5	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	108	LF	$ 106.00	$ 11,448.00
6	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	377	LF	$ 107.50	$ 40,527.50
7	6010-108-A-0	SW-401 Circular Storm Sewer Manhole, 48" Dia.	1	EA	$ 3,025.00	$ 3,025.00
8	6010-108-B-0	SW-502 Single Grate Intake	3	EA	$ 3,036.00	$ 9,105.00
9	6010-108-B-0	SW-503 Single Grate Intake, Modified as Per Plan	1	EA	$ 3,850.00	$ 3,850.00
10	7010-108-A-0	PCC Pavement, 7" Thick	9	SY	$ 75.00	675.00
11	7010-108-E-0	PCC Curb and Gutter, 2.5' Wide x 8" Thick	135	LF	$ 40.00	$ 5,400.00
12	7020-108-A-0	HMA Pavement	10	TON	$ 165.00	$ 1,650.00
13	7030-108-A-0	Removal of Driveway	28	SY	$ 10.00	$ 280.00
14	7030-108-E-0	Sidewalk, PCC, 5"	19	SY	$ 65.00	$ 1,235.00
15	7030-108-F-2	Brick Sidewalk with Concrete Base	6	SY	$ 75.00	$ 450.00
16	7040-108-A-0	Full Depth Composite Patch	105	SY	$ 115.00	12,075.00
17	XXXX-XXX-X-X	Remove and Reset Existing Brick Pavers	25	SY	$ 95.00	$ 2,375.00
18	7040-108-H-0	Pavement Removal	665	SY	$ 15.00	$ 9,975.00
19	XXXX-XXX-X-X	Lower Existing Water Service	1	EA	$ 3,000.00	$ 3,000.00
20	XXXX-XXX-X-X	Conventional Fertilising, Seeding and Mulching	Lump	Sum	$ XXXXX	$ 3,000.00
21	1090-105-D	Mobilization	Lump	Sum	$ XXXXX	$ 42,500.00

TOTAL BID $ 164,742.00

NOTE: THE ABOVE PRICES **DO NOT** INCLUDE SALES TAX FOR BUILDING MATERIALS, SUPPLIES AND EQUIPMENT INCORPORATED INTO SAID IMPROVEMENTS THAT ARE EXEMPT FROM IOWA DEPARTMENT OF REVENUE AND FINANCE SALES TAX AND APPLICABLE LOCAL OPTION SALES TAX AND SCHOOL INFRASTRUCTURE LOCAL OPTION SALES TAX PURSUANT TO IOWA CODE SECTIONS. BIDDER SHALL INCLUDE ALL OTHER APPLICATION FEES AND TAXES IN BID.

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY OF OSKALOOSA, IOWA. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT BID PRICE UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, Cornerstone Excavating, Inc., as Principal, and Merchants Bonding Company (Mutual), as Surety, are held and firmly bound unto The City of Oskaloosa, Iowa, as Obligee, (hereinafter referred to as the Jurisdiction), in the penal sum of Ten Percent of the Amount Bid---------- dollars ($ 10%), lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in writing, for the following described improvements;

TROLLEY PLACE STORM SEWER PROJECT
OSKALOOSA, IOWA

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Mahaska County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with the Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a bond as may be specified in the contract documents, with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this 15th day of August, 20 12.

SURETY:	PRINCIPAL:
Merchants Bonding Company (Mutual) Surety Company	Cornerstone Excavating, Inc. Bidder
By _____ Signature Attorney-in-Fact	By _____ Signature
Stacy Venn Name of Attorney-in-Fact	Jim Zieglowsky Name (Print/Type)
Holmes Murphy & Associates, Inc. Company Name	President Title
P.O. Box 9207 Company Address	212 South Marion Avenue Address
Des Moines, IA 50306-9207 City, State, Zip Code	Washington, IA 52353 City, State, Zip Code
(515) 223-6800 Company Telephone Number	(319) 653-3957 Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations duly organized under the laws of the State of Iowa (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint, individually,

Jay D. Freiermuth, Brian M. Deimerly, Cindy Bennett, Craig E. Hansen,
Anne Crowner, Tim McCulloh, Stacy Venn, Jody Decker, Jacqueline M. Devine,
Kevin J. Knutson, Laure Guisinger, Shirley S. Bartenhagen, Lacey Cramblit

of Des Moines and State of Iowa their true and lawful Attorney-in-Fact, with full power and authority hereby conferred in their name, place and stead, to sign, execute, acknowledge and deliver in their behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

TWENTY MILLION ($20,000,000.00) DOLLARS

and to bind the Companies thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of the Companies, and all the acts of said Attorney-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of the Merchants Bonding Company (Mutual) on April 23, 2011 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 24, 2011.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof.

The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 20th day of March , 2012 .

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By Larry Taylor
President

STATE OF IOWA
COUNTY OF POLK ss.

On this 20th day of March , 2012 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument is the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of Des Moines, Iowa, the day and year first above written.

MARANDA GREENWALT
Commission Number 770312
My Commission Expires
October 28, 2014

Maranda Greenwalt
Notary Public, Polk County, Iowa

STATE OF IOWA
COUNTY OF POLK ss.

I, William Warner, Jr., Secretary of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15th day of August , 2012 .

William Warner Jr.
Secretary

POA 0014 (11/11)

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Planning & Zoning Commission

ITEM TITLE:

Consider a resolution approving the final plat for Pine Ridge Addition, Plat 1.

EXPLANATION:

Oskaloosa Community School District has submitted a final plat for Pine Ridge Addition - Plat 1 located south of Third Avenue West and west of South M Street. The entire subdivision has an area of approximately 18.72 acres. The Plat # 1 of this subdivision consists of eight lots and public right-of-way. Zoning for this entire area is R-2, Urban Family Residential District. The preliminary plat for the said subdivision was approved by City Council at their September 19, 2011 meeting.

The proposed site will be provided with 30 feet wide sewer easements along the western boundary of the proposed lots and a 10 feet wide utility easement along the eastern and northern boundary of the proposed lots. The proposed lots provide for eight inch sewer pipes to connect with the existing 12 inch sanitary sewer main pipe on the south side of the proposed subdivision. The existing water main is available to the proposed lots and is located on the east side of South M Street. All lots meet the minimum dimensions and area requirements for a new subdivision. The proposed lots have sidewalk on all public street frontages.

The Planning & Zoning Commission considered this item at their August 13, 2012 meeting. Their recommendation vote on a four to zero (4-0) with one abstention was to approve the final plat.

BUDGET CONSIDERATION:
Revenue of $100.00 for final plat application fee.

Recommended Action:
Approve the final plat.

ATTACHMENTS:
Resolution, Final plat, and Application.

RESOLUTION NO. _____

RESOLUTION APPROVING THE FINAL PLAT OF THE PINE RIDGE ADDITION, PLAT 1.

WHEREAS, the Planning and Zoning Commission of the City of Oskaloosa, Iowa has reviewed and recommended the approval of the preliminary and final plats of the Pine Ridge Addition, Plats 1, and

WHEREAS, the City Council of Oskaloosa, Iowa has approved the preliminary plat of the Pine Ridge Addition, Plat 1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oskaloosa, Iowa that the final subdivision plats of the Pine Ridge Addition, Plats 1, be and the same hereby approved with the requirement that standard sidewalks be installed on all public street frontages when each lot is developed.

PASSED AND APPROVED by the City Council of the City of Oskaloosa, Iowa on the _____day of _____, _____.

_____

David Krutzfeldt , Mayor

ATTEST:

_____

Amy Miller, City Clerk

OSKALOOSA, IOWA

INCORPORATED 1853

CITY OF OSKALOOSA
Public Works Department
804 South D Street
641-673-7472 (Phone)
641-673-3733 (FAX)

Revised 07.01.2011

PRELIMINARY PLAT/FINAL PLAT APPLICATION

NATURE OF REQUEST (please check)

PRELIMINARY PLAT_____ FINAL PLAT__X__

PROPERTY ADDRESS: Southwest corner of South M Street and Third Avenue West

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy) See attached.

1. Oskaloosa Community School District — (641)673-8345
   Name of Applicant (to be used on legal documents) — Telephone No.

2. 1800 North 3rd Street, Oskaloosa, Iowa — _____
   Address of Applicant — Fax No.

   bowerd@oskaloosa.k12.ia.us
   Email Address of Applicant

3. Garden & Associates, Ltd. — (641)672-2526
   Name of Consultant — Telephone No.

4. P.O. Box 451, Oskaloosa, Iowa 52577 — (641)672-2091
   Address of Consultant — Fax No.

5. Same as applicant
   Name of Property Owner

6. Same as applicant — _____
   Address of Property Owner — Telephone No.

7. R-2 — R-2
   Current Zoning — Proposed Zoning (if applicable)

8. Undeveloped — Residential
   Present Use — Proposed Use (if applicable)

9. $ 100.00 — _____
   Preliminary plat fee: $30.00 + $5.00 per lot; — Received By
   Final plat fee: $50.00 + $5.00 per lot

CITY OF OSKALOOSA
Public Works Department
804 South D Street
641-673-7472 (Phone)
641-673-3733 (FAX)

INCORPORATED 1853

Revised 07.01.2011

10. Location Map of Property(ies) Involved Attached? On plat
    Current Description(s) and Survey Attached? On plat
    Revised Description(s) and Survey Attached? N/A
11. Project Description: Residential Subdivision

DO NOT FILL IN THIS BOX (ADMINISTRATIVE USE ONLY)

12. Planning Commission Action: _____ Date: _____

13. City Council Action: _____ Date: _____

14. Conditions or Requirements:

All applicants must include a copy of the property owner's Duplicate Certificate of Title if the property is recorded.

NOTE: APPLICATIONS ARE NOT COMPLETE UNTIL ALL REQUIRED SUBMISSIONS HAVE BEEN RECEIVED.
ACKNOWLEDGMENT AND SIGNATURE: THE UNDERSIGNED APPLICANT HEREBY REPRESENTS UPON ALL OF THE PENALTIES OF THE LAW, THE PURPOSE OF INDUCING THE CITY OF OSKALOOSA TO TAKE ACTION HEREIN REQUESTED, THAT ALL STATEMENTS HEREIN ARE TRUE AND THAT ALL WORK HEREIN MENTIONED WILL BE DONE IN ACCORDANCE WITH THE ORDINANCE OF THE CITY OF OSKALOOSA, AND THE LAWS OF THE STATE OF IOWA, AND THAT THE UNDERSIGNED APPLICANT WILL PAY ALL FEES AND CHARGES INCURRED BY THE CITY FOR THE EXAMINATION AND REVIEW OF THIS PETITION.

Signature of Applicant

Signature of Property Owner

7/16/12
Date

7/16/12
Date

LEGAL DESCRIPTION
PINE RIDGE ADDITION – PLAT 1
OSKALOOSA, IOWA

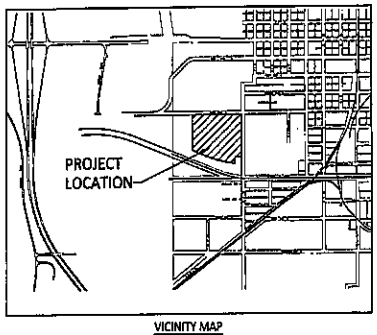
DEED DESCRIPTION OF RECORD:

Commencing at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section Twenty-three, Township Seventy-five, Range Sixteen, thence West on the North line of said forty acre tract Fifty-eight rods, thence South and parallel with the East line of said forty acre tract to a point Two Hundred feet North of North line of right of way of Chicago, Rock Island and Pacific Railway Company through said forty acre tract, thence in a Southeasterly direction parallel with the North line of said Railway Company and Two Hundred feet distant therefrom to a point Three chains West of East line of said forty acre tract, thence East to East line of said forty acre tract, thence North on said East line to place of beginning, except commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter, thence West Three chains, thence North parallel to the East line of said Northeast Quarter to a point Two Hundred feet normally distant Northerly from the North right of way line of the Chicago, Rock Island and Pacific Railway Company, thence East to a point One Hundred Fifty-three feet West of the East line of said Northeast Quarter of the Northeast Quarter; being the place of beginning of the tract excepted; thence North One Hundred Ten feet parallel with the East line of said Northeast Quarter of the Northeast Quarter, thence East One Hundred Twenty feet, thence South One Hundred Ten feet, thence West one Hundred Twenty feet to the place of beginning. Book 252, Page 38.

MORE PARTICULARLY DESCRIBED AS:

A part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Sixteen (16) West of the 5th P.M. being partially in the City of Oskaloosa and partially in Mahaska County, Iowa and more particularly described as follows: beginning at the Northeast corner of said NE 1/4 - NE 1/4, Section 23; thence South 89°56'20" West 957.00 feet along the North line thereof; thence South 00°02'15" West 714.89 feet on a line parallel with the East line of said NE 1/4 - NE 1/4; thence Southeasterly 795.93 feet along a 3569.83 foot radius curve, concave Northerly, having a chord bearing South 72°46'25" East 794.28 feet, said curve being 200 feet North from the North right of way line of the former C.R.I. & P. Railroad; thence North 89°58'55" East 45.00 feet; thence North 00°02'15" East 110.00 feet; thence North 89°58'55" East 153.19 feet to the East line of said NE 1/4 - NE 1/4; thence North 00°02'15" East 841.08 feet along said East line to the point of beginning, containing 18.72 acres of which 1.33 acres are subject to the public roadways along the North and East sides of the described parcel, and subject to any and all other easements and/or restrictions of record. The East line of said NE 1/4 - NE 1/4 Section 23 is North 00°02'15' East for this description.

FINAL PLAT
PINE RIDGE ADDITION - PLAT 1
OSKALOOSA, IOWA



VICINITY MAP
SCALE: NONE

LEGAL DESCRIPTION

DEED DESCRIPTION OF RECORD:

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MISCELLANEOUS INFORMATION

OWNER AND DEVELOPER:
OSKALOOSA COMMUNITY SCHOOL DISTRICT
1500 NORTH 3RD ST.
OSKALOOSA, IOWA 52577

ENGINEER AND SURVEYOR:
GARDEN AND ASSOCIATES, LTD.
1701 3RD AVE. EAST SUITE 1
P.O. BOX 451
OSKALOOSA, IOWA 52577

CURRENT ZONING: R-2 RESIDENTIAL

BUILDING SETBACKS:

FRONT YARD:	30 FEET
STREET SIDE YARD:	15 FEET
SIDE YARD:	
1 TO 1.5 STORIES	7 FEET
2-3 STORIES	10 FEET
REAR YARD:	25 FEET

MINIMUM LOT WIDTH:

ONE-FAMILY	70 FEET
DUPLEX	80 FEET
TOWNHOUSE	N/A FEET

TOTAL AREA OF SUBDIVISION: 18.72 ACRES

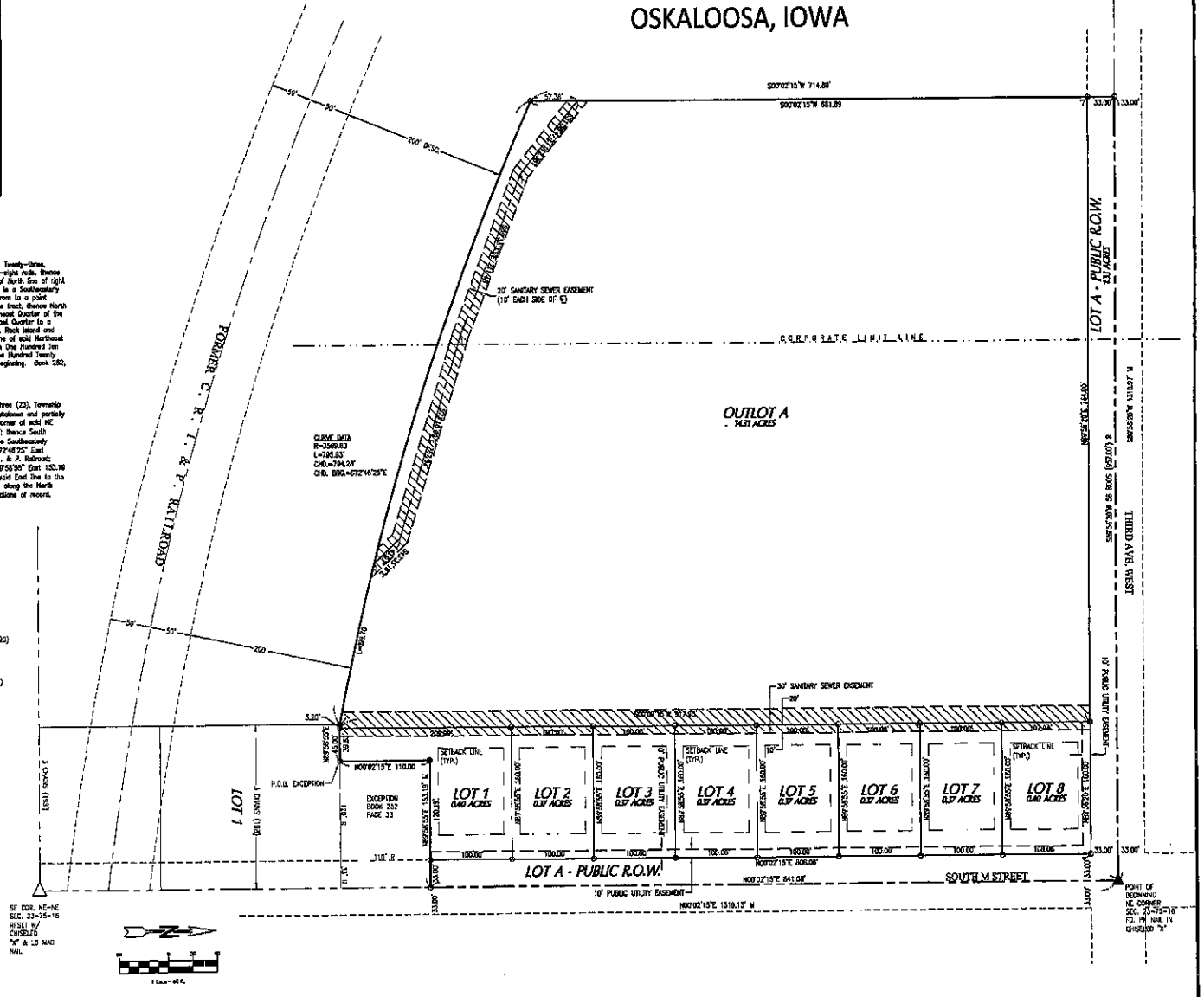
LEGEND

- ▲ = SECTION CORNER FOUND AS NOTED
- △ = SECTION CORNER SET (5/8"x30" REBAR W/ CAP BY LS 11420)
- ● = PROPERTY CORNER FOUND AS NOTED
- ○ = PROPERTY CORNER SET (5/8"x30" REBAR W/ CAP BY LS 11420)

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Gary Wayne Keith, 5/July 2012
Date

Gary Wayne Keith, L.S.
License number: 11420
My license renewal date is December 31, 2012
Pages or sheets covered by this seal: 1 of 1



GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
701 3rd Avenue East, Suite 1
P.O. Box 451
Oskaloosa, Iowa 52577
641.672.2535 Phone
641.672.2536 Fax
800.891.2534 Iowa toll free
email@gardenassociates.net

PINE RIDGE ADDITION - PLAT 1
OSKALOOSA COMMUNITY SCHOOL DISTRICT
OSKALOOSA, IOWA

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SHEET TITLE: FINAL PLAT

SCALE: 1"=60'
FIELD BOOK: 69-85
DRAWN BY: TRH
APPROVED: GWK
REVISIONS:
DATE: JUL 06, 2012
PROJECT NO.: 7011170
SHEET NO.: 1 OF 1

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: Michael Schrock,
City Manager

ITEM TITLE:

Consider a resolution calling for a public referendum on a proposed amendment to the Oskaloosa City Code Chapter 2.80 Water Utility Board of Trustees.

EXPLANATION:

The Oskaloosa Municipal Water Board currently is a three member board. It has been suggested the board be increased to five members. At the July 16, 2012 city council meeting the City Council requested the matter be put on the November 6, 2012 ballot for a public vote. This item presents ballot language for the City Council to consider for approval. At the August 6, 2012 city council meeting the matter was tabled.

The Mahaska County Auditor needs the request and ballot language by August 29, 2012 to put it on the November 6, 2012 ballot.

BUDGET CONSIDERATION:

Although originally reported by the Mahaska County Auditor that a ballot question would not have a financial impact, the auditor has since informed the city that a cost of a few hundred dollars may be required due to the printing of special ballots.

ATTACHMENTS:

Resolution.

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC REFERENDUM ON A PROPOSED AMENDMENT TO THE OSKALOOSA CITY CODE CHAPTER 2.80 WATER UTILITY BOARD OF TRUSTEES

WHEREAS, the Oskaloosa City Council may submit a proposal to the voters in accordance with Chapter 2.9B of the Oskaloosa Home Rule Charter, and

WHEREAS, the following amendment to the Oskaloosa City Code has been proposed:

2.80.030 Appointment. The mayor shall appoint, subject to the approval of the council, five persons to serve as trustees for staggered six-year terms. No public officer or salaried employee of the city may serve on a utility board of trustees.

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

Section 1. That there is hereby called a referendum election on the proposed ordinance in accordance with Article II Section 2.9B of the Home Rule Charter at the November 6, 2012 regular city election at which election there shall be submitted to the qualified electors of the City of Oskaloosa that the following question to wit:

Shall the following proposed ordinance be adopted?

2.80.030 Appointment: The mayor shall appoint, subject to the approval of the council, five persons to serve as trustees for staggered six-year terms. No public officer or salaried employee of the city may serve on a utility board of trustees.

WHEREAS, the City Council finds that such an issue should be placed on a general election ballot.

IT IS THEREFORE RESOLVED as follows:

At the general election on the 6th day of November, 2012, there shall be submitted to the qualified electors of the city of Oskaloosa, Iowa, the following question:

Shall the following public measure be adopted? Yes ☐

No ☐

"Shall the number of Trustees of the Oskaloosa Municipal Water Board be increased from three Trustees to five Trustees?"

Section 2. The City Clerk is hereby authorized and directed to provide a certified copy of the resolution to the County Commissioner of Elections of Mahaska County and the Board of Supervisors of Mahaska County.

Section 3. The City Clerk is hereby authorized to pay all costs associated therewith.

PASSED AND APPROVED the _____ day of _____ 2012.

_____
David Krutzfeldt, Mayor

ATTEST:

_____
Amy Miller, City Clerk

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: CITY MANAGER'S OFFICE

ITEM TITLE:
Consider a motion approving and directing the city manager to develop and execute an acquisition, demolition and redevelopment plan for properties impeding economic development activity or increasing blight along the A Avenue and Market Street corridor.

EXPLANATION:
The city council approved funding in the FY2013 budget specifically for the purpose of updating the city's comprehensive plan, a community strategic plan, an economic development plan, on a combination thereof.

The city has completed a short term action plan (2 year plan) and is continuing to work with the Chamber and the Mahaska Community Development Group (MCDG) on a joint long range strategic planning session. The timeline to complete the long range plan is undetermined, but is anticipated to take several more months before work is underway.

In the meantime, the city is in a position to redirect the funds set aside for planning and begin addressing another high priority issue for the city; housing and economic development. One component of addressing this high priority issue by the city is to set into motion an aggressive process of acquiring properties along the city's main corridors, A Avenue and Market Street that are either impeding economic development or contributing to blight in key parts of the city.

Staff will provide the city council with further information and a step by step plan in upcoming meetings, but will start the process upon city council's authorization to use the funds once set aside for strategic and comprehensive planning purposes.

BUDGET CONSIDERATION:
The FY2013 budget includes approximately $100,000 in the General Fund for city strategic and comprehensive planning purposes. With this action, the city council is authorizing the city manager to initiate a plan of property acquisition, demolition and

redevelopment with these funds.
ATTACHMENTS: None.

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: COUNCIL
APPOINTED STAFF

ITEM TITLE: REPORT ON ITEMS FROM CITY STAFF.

a) City Manager.

b) City Clerk.

c) City Attorney.

EXPLANATION:

This item is reserved to receive reports from the City Manager, City Clerk, and/or the City Attorney.

BUDGET CONSIDERATION:

Not applicable, report(s) only.

ATTACHMENTS:

None.

OSKALOOSA
IOWA

CITY COUNCIL COMMUNICATION

MEETING DATE: August 20, 2012

REQUESTED BY: CITY COUNCIL

ITEM TITLE: CITY COUNCIL INFORMATION.

EXPLANATION:

This item is reserved to receive reports from the Mayor and City Council. This is an opportunity for the members of the City Council to provide updates on activities, events, or items of note to the public. This is also the opportunity for the City Council to request future agenda items, or request items to be sent to Committee for review and discussion.

BUDGET CONSIDERATION:

Not applicable, report(s) only.