



**City of Oskaloosa
City Council Meeting Regular Session
Council Chambers
City Hall, 220 S. Market Street
Oskaloosa IA, 52577
Agenda
November 17, 2014**

Call to Order and Roll Call - 6:00 P.M.

1. Invocation: Mayor David Krutzfeldt

2. Pledge of Allegiance.

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

3. Roll Call

_____ Mayor David Krutzfeldt, Council Members:

_____ Caligiuri, _____ Jimenez, _____ Moore, _____ Van Zetten, _____ Ver Steeg,

_____ Walling, _____ Yates.

Documents: [20141117 AGENDA ITEMS 1-3.DOCX](#)

4. Community Comments.

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.

Documents: [20141117 AGENDA ITEM COMMUNITY COMMENTS.DOCX](#)

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, discussed separately and approved by a separate motion of the City Council.

Documents: [CONSENT AGENDA SUMMARY.DOCX](#), [20141117 - BOARD AND COMMISSION MINUTES.DOCX](#)

A. Approval of Council Minutes and Actions, subject to corrections, as recommended by the City Clerk.

1. November 3, 2014 Regular City Council Meeting Minutes
2. November 17, 2014 Agenda

Documents: [CITY COUNCIL MINUTES NOVEMBER 3, 2014.DOC](#)

B. Receive and file minutes of Boards and Commissions

Any recommendations contained in minutes become effective only upon separate

Council action.

1. September 22, 2014 Library Board Minutes
2. October 27, 2014 Library Board Minutes
3. October 28, 2014 Board of Adjustment Minutes
4. November 5, 2014 Historic Preservation Commission Minutes
5. November 6, 2014 Housing Trust Fund Committee Minutes
6. November 10, 2014 Planning and Zoning Commission Minutes

Documents: [20141117 - BOARD AND COMMISSION MINUTES.DOCX](#), [SEP LIB 2014 MINUTES.DOC](#), [OCT 2014 LIB MINUTES.DOC](#), [BOA MIN. 10-28-2014.DOCX](#), [11-5-14 HPC.DOCX](#), [20141106 OHTF MINUTES.DOCX](#), [20141110 PZ MINUTES.DOCX](#)

- C. **Consider approval of payment of \$4,870.00 to Simmering-Cory, Inc. for preparation of the Oskaloosa Amended and Restated Urban Renewal Plan – Amendment #1.**

Who is submitting this item. City Manager Department

Documents: [20141117 - PAYMENT OF SIMMERING-CORY CLAIM.PDF](#)

- D. **Consider approval of a renewal application for a Class E Liquor License with Carryout Beer and Wine from CB Liquor, Inc. dba CB Liquor, 1202 A Avenue East.**

Who is submitting this item. City Clerk/Finance Department

Documents: [CITY COMM-CB LIQUOR.DOCX](#)

- E. **Consider approval of a renewal application for a Class C Beer Permit with Wine from Wigg's Inc. dba Wigg's Country Store, 1308 A Avenue East.**

Who is submitting this item. City Clerk/Finance Department

Documents: [CITY COMM-WIGGS.DOCX](#)

- F. **Consider a resolution adopting supplement to the Oskaloosa Municipal Code of Ordinances through Ordinance No. 1365.**

Who is submitting this item. City Clerk/Finance Department

Documents: [CITY COMM-CODE SUPPLEMENT.DOC](#), [RESOLUTION ADOPT SUPPLEMENT \(2\).DOC](#)

- G. **Consider a motion to receive and file financial reports for October 2014.**

Who is submitting this item. City Clerk/Finance Department

Documents: [CITY COMM-FINANCIAL REPORTS.DOC](#), [TREASURERS REPORT OCTOBER 2014.PDF](#)

H. Consider an ordinance amending Oskaloosa Municipal Code, Section 13.08.140 Permit-Connection charge. (3rd Reading)

Who is submitting this City Manager Department item.

Documents: [20141117 ITEM WEST AREA SANITARY SEWER IMPROVEMENTS CONNECTION FEE.DOCX](#), [WEST SEWER SERVICE AREA 07-30-2014.PDF](#), [SUMMARY LETTER - CONNECTION FEE SERVICE AREA.PDF](#), [20141103 ORDINANCE WEST AREA SANITARY SEWER.DOC](#)

I. Consider a resolution scheduling a public hearing to amend the zoning ordinance of the City of Oskaloosa, Iowa by rezoning the east portion of the property at 615 E Avenue West from Urban Family Residential (R-2) district to Limited Industrial (LI) district.

Who is submitting this Public Works Director item.

Documents: [ITEM - SCHEDULE PUBLIC HEARING ON REZONE.DOC](#), [R-PH REZONE - 615 E AVENUE.DOC](#), [MAP.PDF](#), [REZONE APPLICATION.PDF](#)

J. Consider a resolution scheduling a public hearing on the vacation and sale of 120'X 16.5' of the north-south alley adjacent to 211 North J Street.

Who is submitting this Public Works Director item.

Documents: [ITEM - SCHEDULE PUBLIC HEARING ALLEY VACATE 211 N J.DOC](#), [211 NORTH J RESOLUTION PH.DOCX](#), [MAP.PDF](#), [EXISTING ALLEY PICTURES.PDF](#), [ALLEY VACATE APPLICATION.PDF](#), [RESPONSE POSTCARDS 211 NORTH J STREET ALLEY VACATE.PDF](#)

K. Consider a resolution approving a Professional Services Agreement between the city of Oskaloosa and Rohrbach Associates PC for the Fire Station No. 1 project in an amount not to exceed \$142,550.

Who is submitting this City Manager item.

Documents: [20141117 - ROHRBACH PC FIRE STATION DESIGN AND CONSTRUCTION ADMINISTRATION CONTRACT.DOCX](#), [20141117 - ROHRBACH ASSOCIATES PC RESOLUTION FIRE STATION DESIGN.DOC](#), [OSKALOOSA FIRE DEPARTMENT EXPANSION_RENOVATION SCHEDULE 09-2014.PDF](#)

L. ----- END OF CONSENT AGENDA -----

6. Regular Agenda

Documents: [20141117 AGENDA ITEM - REGULAR ACTION ITEMS.DOCX](#)

A. Presentation on the progress of the Oskaloosa Blue Zones Project.

Who is submitting this City Manager Department item.

Documents: [ITEM - BLUE ZONES PRESENTATION.DOCX](#), [CITY COUNCIL BLUE ZONES PRESENTATION.PDF](#)

- B. Consider an ordinance to vacate and sell of 60' X 16' of the north-south alley adjacent to 1002 North 2nd Street – 2nd reading.**

Who is submitting this item. Public Works Director

Documents: [ITEM - ALLEY VACATE 1002 NORTH 2ND.DOC](#), [O-ALLEY 1002 NORTH 2ND STREET.DOC](#), [1002 N 2ND ST MAP.PDF](#), [1002 N 2ND ST ALLEY PICS.PDF](#), [1002 NORTH 2ND ST ALLEY VACATE APPLICATION.PDF](#), [RESPONSE POSTCARDS-ALLEY VACATE.PDF](#)

- C. Consider an Ordinance amending Oskaloosa City Code Section 10.48 pertaining to the requirement for the posting of signs prohibiting parking during a snow emergency – 2nd reading.**

Who is submitting this item. Police Department

Documents: [ITEM - REVISION OF CODE RE SNOW EMERGENCY SIGNS.DOCX](#), [ORDINANCE AMENDING SECTION 10.48.320 AND 10.48.360.DOCX](#), [PICTURE OF SIGN.PDF](#)

- D. Consider a site plan for the property at 702 A Avenue West for a new Taco Bell Restaurant.**

Who is submitting this item. Public Works Director

Documents: [TACO BELL SITE PLAN EXPLANATION.DOC](#), [702 A AVENUE WEST SITE PLAN APPLICATION.PDF](#), [TACO BELL FINAL SITE PLAN.PDF](#)

- E. Consider a site plan for the property at 814 North H Street for a three unit townhouse apartment complex.**

Who is submitting this item. Public Works Director

Documents: [814 N H ST SITE PLAN EXPLANATION.DOC](#), [SITE PLAN 11-06-14.PDF](#), [APPLICATION.PDF](#)

- F. Consider a request to approve the final plat for the College Heights Plat 4 Subdivision and to waive the preliminary plat.**

Who is submitting this item. Public Works Director

Documents: [ITEM - SITE PLAN COLLEGE HEIGHTS SUBDIVISION.DOC](#), [RESOLUTION COLLEGE HEIGHTS PLAT 4 SUBDIVISION.DOCX](#), [FINAL PLAT-PRELIM 10-30-14.PDF](#), [MCRF FINAL PLAT APPLICATION.PDF](#)

- G. Consider appointment of up to five individuals to the Mahaska County Solid Waste Management Commission with two of the applicants appointed to the Ad Hoc Recycling Committee.**

Who is submitting this City Manager Department
item.

Documents: [20141117 - MAHASKA COUNTY SOLID WASTE MANAGEMENT APPOINTMENTS.PDF](#), [AARON VER STEEG APPLICATION.PDF](#), [JANET VANDERBEEK APPLICATION.PDF](#), [WAYNE HOOK APPLICATION.PDF](#), [ALVEN MEPPLINK APPLICATION.PDF](#)

H. **Consider appointments to the Building Code Board of Appeals.**

Who is submitting this Akhilesh Pal
item.

Documents: [ITEM - APPOINTMENTS TO BUILDING CODE BOARD OF APPEALS.DOCX](#), [PAM BLOMGREN APPLICATION.PDF](#), [PERRY T. MURRY APPLICATION.PDF](#)

I. **Consider a resolution stating support for the Oskaloosa Water and Wastewater Working Committee and their pursuit of creating a joint management agreement for the provision of utility services.**

Who is submitting this City Manager
item.

Documents: [20141117 - WATER AND WASTEWATER WORKING COMMITTEE REQUEST FOR SUPPORT FROM COUNCIL.DOCX](#), [20141110 - WATER-WASTEWATER WORKING COMMITTEE.DOCX](#), [20141117 - WATER WASTEWATER COMMITTEE SUPPORT.DOC](#)

7. **Report on Items from City Staff.**

- a) City Manager.
 - i. Progress report on the city's response to the Emerald Ash Borer
- b) City Clerk.
- c) City Attorney.

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

Documents: [20141117 AGENDA ITEM - REPORTS FROM STAFF.DOCX](#), [OSKALOOSA TREE PLAN.PDF](#)

8. **City Council Information**

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.

Documents: [20141117 CITY COUNCIL INFORMATION.DOCX](#)

9. **Adjournment**

THE REQUIREMENT THAT AN ORDINANCE BE READ THREE (3) TIMES BEFORE PASSAGE MAY BE WAIVED BY COUNCIL UPON AN AFFIRMATIVE VOTE OF SIX (6) OF THE SEVEN (7) COUNCIL MEMBERS. THE PUBLIC IS ADVISED TO TAKE NOTE OF THIS PROCESS AND BE PREPARED TO SPEAK EITHER FOR OR AGAINST ANY ORDINANCE AT THE TIME OF FIRST READING.

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.



City Council
Communication

Meeting Date: November 17, 2014

Requested By: Mayor & City Council

Item Title: Call to Order and Roll Call - 6:00 p.m.

1. Invocation: Mayor David Krutzfeldt
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.



City Council Communication

Meeting Date: November 17, 2014

Requested By: Mayor & City Council

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. Time shall be limited to no more than three minutes. 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 :

None.

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

- Item A. Minutes and reports from city council meetings.**
Staff recommends council receive and file these documents.
- Item B. Board and Commission Minutes:**
Staff recommends council receive and file these documents.
- Item C. Payment of claim from Simmering-Cory, Inc.**
- Item D. Consider approval of a renewal application for a Class E Liquor License with Carryout Beer and Wine from CB Liquor, Inc. dba CB Liquor, 1202 A Avenue East.**
 - No complaints received.
- Item E. Consider approval of a renewal application for a Class C Beer Permit with Wine from Wigg's Inc. dba Wigg's Country Store, 1308 A Avenue East.**
 - No complaints received.
- Item F. Consider a resolution adopting supplement to the Oskaloosa Municipal Code of Ordinances through Ordinance No. 1365.**
- Item G. Consider a motion to receive and file financial reports for October 2014.**
- Item H. Consider an ordinance amending Oskaloosa Municipal Code, Section 13.08.140 Permit-Connection Charge. (3rd reading)**
- Item I. Consider a resolution scheduling a public hearing to amend the zoning ordinance of the City of Oskaloosa, Iowa by rezoning the east portion of the property at 615 E Avenue West from Urban Family Residential (R-2) district to Limited Industrial (LI) district.**

- Item J. Consider a resolution scheduling a public hearing on the vacation and sale of 120'X 16.5' of the north-south alley adjacent to 211 North J Street.

- Item K. Consider a resolution approving a Professional Services Agreement between the city of Oskaloosa and Rohrbach Associates PC for the Fire Station No. 1 project in an amount not to exceed \$142,550.



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title: C ONSENT AGENDA

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, discussed separately and approved by a separate motion of the City Council.

- A. Approval of Council Minutes and Actions, subject to corrections, as recommended by the City Clerk.
 - 1. November 3, 2014 City Council Regular Meeting Minutes
 - 2. November 17, 2014 Agenda

- B. Receive and file the following reports and communications from advisory and operating boards and commissions:
 - 1. September 22, 2014 Library Board Minutes
 - 2. October 27, 2014 Library Board Minutes
 - 3. October 28, 2014 Board of Adjustment Minutes
 - 4. November 5, 2014 Historic Preservation Minutes
 - 5. November 6, 2014 Housing Trust Fund Committee Minutes
 - 6. November 10, 2014 Planning and Zoning Commission Minutes

Budget Consideration:

Not applicable.

Attachments :

November 3, 2014 City Council Regular Meeting Minutes
September 22, 2014 Library Board Minutes
October 27, 2014 Library Board Minutes
October 28, 2014 Board of Adjustment Minutes
November 5, 2014 Historic Preservation Minutes
November 6, 2014 Housing Trust Fund Committee Minutes
November 10, 2014 Planning and Zoning Commission Minutes

OSKALOOSA CITY COUNCIL
REGULAR MEETING
November 3, 2014

The Oskaloosa City Council met in regular session on Monday, November 3, 2014, at 6:00 p.m. with Mayor Krutzfeldt presiding and the following members answering roll call: Caligiuri, Jimenez, Moore, Van Zetten, Ver Steeg, Walling and Yates.

It was moved by Caligiuri, seconded by Moore to approve the consent agenda with Item J removed:

1. October 20, 2014 City Council Regular Meeting Minutes
2. November 3, 2014 Agenda
3. Receive and file the following reports and communications from advisory and operating boards and commission:
 - a. October 15, 2014 Historic Preservation Commission Minutes
 - b. October 8, 2014 Airport Commission Minutes
4. Claims for October 2014
5. Renewal application for a Class C Liquor License with Catering Privileges and Outdoor Service from SPSZ, LLC dba On the Green, 2214 South 11th Street.
6. Renewal application for a Class E Liquor License with Carryout Beer and Wine from Kabal Chauchan dba Cork & Bottle, 309 A Avenue West.

The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said motion approved.

Caligiuri introduced Resolution No. 14-11-90 entitled "RESOLUTION APPROVING TAX INCREMENT FINANCE ASKING FOR FISCAL YEAR 2015-2016" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 14-11-91 entitled "RESOLUTION APPROVING THE 2014 FISCAL YEAR FINANCIAL REPORT" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

It was moved by Caligiuri, seconded by Moore to approve Pay Request No. 2 in the amount of \$64,131.60 to Norris Asphalt Paving Co. for work completed on the South 11th Street Pavement Rehabilitation Project. The roll was called and the vote was:

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

Whereupon the Mayor declared said motion approved.

Caligiuri introduced "AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA, SECTION 13.08.140, BY ADDING NEW SANITARY SEWER CONNECTION CHARGES FOR THE WEST AREA SANITARY SEWER IMPROVEMENTS" and moved its approval on the second reading. Moore seconded the motion. The roll was called and the vote was:

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

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

Caligiuri introduced Resolution No. 14-11-92 entitled "A RESOLUTION APPROVING AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE NECESSARY DOCUMENTS FOR THE PURPOSE OF RETAINING PRIVATE MOWING AND TRIMMING SERVICES FOR CITY FACILITIES AND PROPERTY" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

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

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced there were vacancies on the Airport Commission, Building Code Board of Appeals, Board of Adjustment, Historic Preservation Commission, Housing Trust Fund Committee, the Mahaska County Solid Waste Management Commission and the Ad Hoc Recycling Committee.

Richard Atterbury, Martens & Company, CPA, LLP, presented the Fiscal Year 2014 Audit Report.

It was moved by Ver Steeg, seconded by Caligiuri to receive and file the audit report, authorize payment of \$8,750 to Martens & Company, CPA, LLP and \$625 to the Auditor of the State. The roll was called and the vote was:

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

Whereupon the Mayor declared said motion approved.

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 and citizens would now have the opportunity to comment. A written comment was received from Randy and JoAnn Plate and Randy and JoAnn Plate, 411 North G Street, commented. The Mayor declared said hearing closed.

Ver Steeg introduced Resolution No. 14-11-93 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 with the assessment for Randy and JoAnn Plate removed. Jimenez seconded the motion. The roll was called and the vote was:

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

Whereupon the Mayor declared said resolution duly adopted.

Van Zetten introduced Resolution No. 14-11-94 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 with the assessment for Randy and JoAnn Plate reduced to \$50.00. Yates seconded the motion. The roll was called and the vote was:

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

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this was the time and place for the public hearing on amending the Oskaloosa Municipal Code regarding accessory building standards and citizens would now have the opportunity to comment. Joe Crookham, 815 Woodland, commented. No written comments were received. The Mayor declared said hearing closed.

It was moved by Jimenez, seconded by Ver Steeg to deny the ordinance amending Title 17 – “Zoning,” Chapter 17.04 – “Definitions,” and Chapter 17.24 – “Supplemental Site Development Regulations,” of the City of Oskaloosa Zoning Ordinance regarding accessory building standards. The roll was called and the vote was:

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

Whereupon the Mayor declared said motion approved.

The Mayor announced this was the time and place for the public hearing on vacation and sale of the north-south public alley adjacent to 1002 North 2nd Street and citizens would now have the opportunity to comment. There were no oral or written comments received. The Mayor declared said hearing closed.

Caligiuri introduced “AN ORDINANCE VACATING THE NORTH-SOUTH PUBLIC ALLEY ADJACENT TO 1002 NORTH 2ND STREET, AND THE SALE OF SAID PUBLIC ALLEY RIGHT-OF-WAY” and moved its approval on the first reading. Yates seconded the motion. The roll was called and the vote was:

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

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

The Mayor announced this was the time and place for the public hearing on a revenue purpose statement for the use or expenditure of fee revenues from proposed natural gas and electric franchise fees and citizens would now have the opportunity to comment. There were no oral or written comments received. The Mayor declared said hearing closed.

Van Zetten introduced a resolution approving and adopting a revenue purpose statement for the use or expenditure of fee revenues from proposed natural gas and electric franchise fees and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Caligiuri, Moore, and Yates

NAYS: Jimenez, Van Zetten, Ver Steeg and Walling

Whereupon the Mayor declared said resolution defeated.

Van Zetten introduced Resolution No. 14-11-95 entitled "A RESOLUTION APPROVING AND ADOPTING A REVENUE PURPOSE STATEMENT FOR THE USE OR EXPENDITURE OF FEE REVENUES FROM PROPOSED NATURAL GAS AND ELECTRIC FRANCHISE FEES" and moved its approval to only include (e) Public safety, including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments, (f) The establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems, and (g) The construction, reconstruction or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, and public grounds and the acquisition of real estate needed for such purposes. Ver Steeg seconded the motion. The roll was called and the vote was:

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

NAYS: Caligiuri

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this was the time and place for the public hearing to consider an ordinance amending the natural gas franchise agreement with MidAmerican Energy Company. Joe Crookham, 815 Woodland; Andrew Jensen, Executive Director of the Mahaska Community Development Group; and Mark Willett, Clow Valve Company, commented. No written comments were received. The Mayor declared said hearing closed.

It was moved by Van Zetten, seconded by Jimenez to deny the ordinance amending the city's natural gas franchise agreement with MidAmerican Energy Company, and increasing the existing gas franchise fees by an additional 2% of the company's gross revenues for all service classes. The roll was called and the vote was:

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

NAYS: Moore and Yates

Whereupon the Mayor declared said motion approved.

The Mayor announced this was the time and place for the public hearing to consider an ordinance amending the electric franchise agreement with MidAmerican Energy Company. There were no oral or written comments received. The Mayor

declared said hearing closed.

It was moved by Van Zetten, seconded by Jimenez to deny the ordinance amending the city's electric franchise agreement with MidAmerican Energy Company, and increasing the existing electric franchise fees by an additional 2% of the company's gross revenues for all service classes. The roll was called and the vote was:

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

NAYS: Moore and Yates

Whereupon the Mayor declared said motion approved.

Caligiuri introduced "AN ORDINANCE AMENDING THE OSKALOOSA, IOWA CITY CODE BY AMENDING THE PROVISIONS OF SECTION 10.48.360 TO DELETE CURRENT SUBSECTIONS ONE AND TWO, AND THE NUMERICAL DESIGNATION OF CURRENT SUBSECTION THREE AND AMENDING SECTION 10.48.320 TO COMPORT THEREWITH" and moved its approval on the first reading. Moore seconded the motion. It was moved by Caligiuri, seconded by Van Zetten to waive the rules requiring three separate readings of an ordinance. The roll was called for suspension of the rules and the vote was:

AYES: Caligiuri and Van Zetten

NAYS: Jimenez, Moore, Ver Steeg, Walling and Yates

Whereupon the Mayor declared said motion defeated. The roll was called on the first reading of the ordinance and the vote was:

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

NAYS: Ver Steeg

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

City Manager Michael Schrock reported on the downtown two hour parking survey and gave an update on the Grant Neighborhood Park.

It was moved by Caligiuri, seconded by Ver Steeg that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 7:50 p.m.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title: C ONSENT AGENDA

Explanation :

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Budget Consideration:

Not applicable.

Attachments :

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MINUTES

OSKALOOSA PUBLIC LIBRARY BOARD OF TRUSTEES

MONDAY – SEPTEMBER 22, 2014 -- 4:00 P.M.

The meeting was called to order by Board Vice-president Michael Collins. Roll call was taken by Board secretary Susan Hasso with Trustees Ken Allsup, Chris Harbour, Jane Ireland, Sally Posovich, Candace Slobe, and Mike Sytsma present. Also present was Library Director William Ottens.

Minutes: Motion was made by Harbour, seconded by Posovich, to approve the minutes of the August 25, 2014, Board meeting. Motion passed.

Board Correspondence, Public Input or Friends Report: None.

Director's Report: Library Director William Ottens highlighted some of the items in his report to the Board.

Programs and Events Update: William said that 55 attended the program on Ulysses S. Grant by Pete Grady. The program was great, and everyone really enjoyed it. On Tuesday, September 23, the Mahaska Reads Committee will present "Reading Around Twelve Years a Slave" at the high school. On October 2, there will be a community discussion of the book at Maple Ridge. On October 5th, the Teen Advisory Board will hold their Annual Cemetery Walk. Concluding Mahaska Reads will be a program on Lincoln and the Emancipation Proclamation. During October, the teens will have a Zombie Clinic and Crawl and a Halloween party.

Reading Garden Fence: William said that a resident of the apartments south of the library reported that she had backed into the Reading Garden fence, damaging the fence. While she has insurance, the car she was driving was not hers. William has received a quote from db Landscaping for the repair of the damage to the fence. The City Clerk and City Manager have requested that the individual submit the claim to the insurance of the owner of the car or pay out of pocket up front. If the resident is unable to do either of those, she should talk with the City Clerk.

Staff Entrance Update: William said that Building Manager Mike Calzaretta has determined how the water is coming into the building in the area of the staff entrance. Mike also proposed a plan to fix the problem, which is included in the Board packets. Mike said that the repairs can be completed in-house, and he hopes to complete the repairs before winter. William said that he had received an invoice from Shankster Masonry for looking at the entrance for possible repairs earlier in the year.

Self-check Machine: William said that the new self-check machine is now installed and is operating well. The Des Moines tech had to make a second trip for the installation because he was unable to get the self-check machine to communicate with the ILS. A 3M tech had to make the connection remotely. Because the second trip was part of the installation, we should not be charged for it.

Committee Reports:

Staff Committee – Jane Ireland, chair: None.

Budget & Finance Committee – Judy Bishop, chair: None

Policy & Planning Committee – Candace Slobe, chair: None

Technology Committee – Kathy Rothfus, chair: None

Building & Grounds – Michael Collins, chair: The committee met and discussed the Reading Garden fence. The wrapping of the boiler pipes was completed in-house. The committee also approved of having Mike C. complete repairs on the staff entrance.

Unfinished Business:

Naviant Maintenance Agreement for Microfilm Scanners: William handed out to the Board a 5-year maintenance schedule, showing what has been done to the machines and at what cost.

There is one preventative maintenance visit and unlimited service calls at no cost. It does state in the contract that the machines have been discontinued, and they will be serviced as parts are available. It is the recommendation of the Technology Committee that we continue the Preventative Maintenance contract and pay the included invoice. Motion was made by Slobe, seconded by Allsup, to approve payment of the invoice of \$1410 to come from the Library Maintenance Fund. Motion passed.

New Business:

Reading Garden Fence Repair: William referred to the quote for the repair of the Reading Garden fence for \$1041.20 from db Landscaping. William asked for a motion to approve the work to be done with payment to come from the library's Memorial Fund, with the understanding that the funds should be reimbursed by the resident. After discussion by the Board, a motion was made by Ireland, seconded by Posovich, to leave the fence as is for now until we see what the City Clerk's office can do to get payment from the insurance company or the resident herself. Motion passed.

Approval of Claims: William explained that when Baker Group was called out to look at the AHU that was not working, they found that the switch was turned off. This was possibly done by Simplex Grinnell when they were here to inspect the sprinkler system. The invoice from Baker Group is for \$420. Motion was made by Posovich, seconded by Harbour, to pay the Baker Group invoice included on the claims list and then send it to Simplex Grinnell for reimbursement if it is determined that they shut off the switch. Motion passed. Motion was made by Harbour, seconded by Sytsma, to approve payment of all September claims. Motion passed.

President's Remarks: None

Adjournment: Motion was made by Sytsma, seconded by Allsup, to adjourn. Motion passed.

The next regular meeting will be on Monday, October 27, 2014, at 4:00 p.m. in the library meeting room.

Respectfully submitted,

Susan Hasso
Library Administrative Assistant
for the Board

MINUTES

OSKALOOSA PUBLIC LIBRARY BOARD OF TRUSTEES

MONDAY – OCTOBER 27, 2014 -- 4:00 P.M.

The meeting was called to order by Board President Judy Bishop. Roll call was taken by Board secretary Susan Hasso with Trustees Ken Allsup, Michael Collins, Chris Harbour, Jane Ireland, Kathy Rothfus and Mike Sytsma present. Also present was Library Director William Ottens.

Minutes: Motion was made by Harbour, seconded by Ireland, to approve the minutes of the September 22, 2014, Board meeting. Motion passed.

Board Correspondence, Public Input or Friends Report: None.

Director's Report: Library Director William Ottens highlighted some of the items in his report to the Board.

Programs and Events Update: William said that the Mahaska Reads program went very well. The first in the series of programs was on Ulysses S. Grant and had 55 in attendance. Mahaska Reads concluded at the Book Vault with a presentation by Dr. Ron Rietveld on Abraham Lincoln and the Emancipation with 35 in attendance. There were four different book discussion groups that read and discussed the book. People responded positively to the book *Twelve Years a Slave*. There were 45 people who attended the Teen Advisory Board's Annual Cemetery Walk at Forest Cemetery. At the walk the teens raised \$95.00 in free will donations for the Teen Activities Fund, which helps with craft supplies, snacks, and other materials for teen programs. On Tuesday, October 21, we held our second annual Zombie Clinic and Crawl for the teens. Other October events include a Halloween party for school-aged children on Tuesday, October 28 and one for teens on Thursday, October 30. On Wednesday, October 29, Laura DeCook from the Mahaska County Conservation Board is coming to give a presentation on the mammoth dig site at 3:30. Regular programming will continue through November and December with breaks for Thanksgiving and Christmas. The library is partnering with FACE of Mahaska County on a *Make it and take it* holiday crafting series to be offered the second week of December.

Strategic Plan Progress Update. William updated the Board on the following objectives from the FY2014-2016 Strategic Plan.

Objective 1.1 Increase understanding of the Library user and non-user populations. The library will distribute surveys to library users and non-users by making them available both within the library and at sites around the community.

Objective 1.3 Increase knowledge of events, programs and projects that take place in the community. There is a Social Media group made up of business and organization leaders that meets monthly at noon. The group talks about ways to promote their business and organization through social media.

Objective 2.1 Identify and implement improvements to the Library's collection. Weeding and collection development are a continuous process throughout the year.

Objective 2.3 Update staff and patron technology on a regular basis. At this time we have replaced almost all of the staff and patron computers. The Technology Committee is working on a 5 year rotation schedule for computer replacement.

Objective 2.4 Increase the use of the library as a "third space". The library is trying to increase the number of people coming to the library by offering more programming, such as Mahaska Reads and presentations by Laura DeCook from the Conservation Board.

Committee Reports:

Staff Committee – Jane Ireland, chair: Jane gave Board members a copy of the director's evaluation form. She asked Board members to fill them out, put them in an envelope, and return them to Susan. Jane will pick them up in about ten days.

Budget & Finance Committee – Judy Bishop, chair: None

Policy & Planning Committee – Candace Slobe, chair: The Policy and Planning Committee met and they will have items to present during New Business.

Technology Committee – Kathy Rothfus, chair: None

Building & Grounds – Michael Collins, chair: The committee met and discussed the Reading Garden fence. They also discussed a replacement schedule for the boilers.

Unfinished Business:

Reading Garden Fence Repair: Based on the recommendation of the Building and Grounds Committee, Collins moved to approve having db Landscaping go ahead and complete the repairs on the Reading Garden fence, with payment to come from the Library's memorial funds, and then continue to seek remuneration from the resident. The motion was seconded by Harbour. After discussion, the vote was taken and the motion passed.

New Business:

Policy affirmations: Inclement Weather Policy, Payment of Claims Policy, and Gifts Policy:

The Policy and Planning Committee met and reviewed the Inclement Weather Policy, the Payment of Claims Policy, and the Gifts Policy. It was agreed by the committee that no changes to any of the three policies were needed. Motion was made by Harbour, seconded by Collins, to approve the affirmation of the three policies as they are. Motion passed.

Approval of Claims: Motion was made by Rothfus, seconded by Collins, to approve payment of the October claims. Motion passed.

President's Remarks: None

Adjournment: Motion was made by Sytsma, seconded by Allsup, to adjourn. Motion passed.

The next regular meeting will be on Monday, November 24, 2014, 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 THE BOARD OF ADJUSTMENTS MEETING
October 28, 2014

The meeting of the Board of Adjustments for the City of Oskaloosa was called to order at 5:00 pm on Tuesday, October 28, 2014 by Chairperson Perry Murry at the City Hall Council Chambers 220 S. Market St. Oskaloosa, Iowa.

BOARD MEMBERS PRESENT: Perry Murry, Russell Sparks, and Lloyd Phillips; BOARD MEMBERS ABSENT: James Hansen; CITY STAFF PRESENT: Wyatt Russell, Amie Roberts; PUBLIC PRESENT: Mayor David Krutzfeldt, City Councilman Tom Walling, Jason day, Excel Engineering and Jeff Brands, President & CEO of Taco John's of Iowa.

Minutes from the September 23, 2014 Board of Adjustment meeting.

Sparks moved and Phillips seconded to approved the minutes of the September 23, 2014 Board of Adjustment meeting as presented.

Vote: YES: Murry, Phillips, and Sparks; NO: None; ABSTAIN: None; ABSENT: Hansen.

Item 5-A: Consider a Conditional Use Permit request for a fast food drive-thru restaurant located at 702 A Avenue West

The Board reviewed the application for the proposed Conditional Use Permit. Jason Day with Excel Engineering explained and described the layout for the fast food restaurant. Board members discussed the zoning regulations and the conditional use aspect of the request. After further discussion, it was moved by Sparks and seconded by Phillips to approve the Conditional Use Permit for a fast food drive-thru restaurant.

Vote: YES: Murry, Phillips and Sparks; NO: None; ABSTAIN: None; ABSENT: Hansen

Item 5-B: Consider a Conditional Use Permit request to bring the property located at 711 A Avenue West to conform with the Oskaloosa Municipal Code Table 17.08B

The Board reviewed the application for the proposed Conditional Use Permit. Jeff Brands, President & CEO of Taco John's of Iowa explained to the board that the Taco John's will continue to operate as the same.

After further discussion, it was moved by Phillips and seconded by Sparks to approve the Conditional Use Permit to bring the property to compliance with the Oskaloosa Municipal Code.

Vote: YES: Murry, Phillips and Sparks; NO: None; ABSTAIN: None; ABSENT: Hansen

Planning & Zoning Workshop

Wyatt explained to the board members the upcoming Introduction to Planning & Zoning workshop.

With no further business, Phillips moved and seconded by Sparks to adjourn the meeting at 5:10 PM.

Minutes by Amie Roberts

CITY OF OSKALOOSA

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

November 5, 2014

The meeting of the Historic Preservation Commission for the City of Oskaloosa was called to order at 12:03 pm Wednesday November 5, 2014 by member Juile Hansen at the City Hall lower level conference room located at 220 South Market Street, Oskaloosa, Iowa.

BOARD MEMEBERS PRESENT: Margaret Ademeit, Jo Boreraman, Janel Campbell, Julie Hansen, Wanda Gardner. BOARD MEMBERS ABSENT: Jeff Sisul, Kerri Boender. CITY STAFF PRESENT: Akhilesh Pal, City Engineer, Nathan Willey, Engineer Tech. PUBLIC PRESENT: Eric Deboef owner of 107 High Ave East, Renee McLaughlin, Main Street Volunteer.

Minutes from the October 15, 2014 Historic Preservation meeting.

Gardner moved and Broerman seconded to approve the minutes of the October 15, 2014 meeting.

VOTE: YES: Ademeit, Boreraman, Campbell, Gardner, Hansen; NO: None; ABSENT: Sisul, Boender

Consider approval to replace the wall behind both properties at 107 & 109 High Ave East.

Eric Deboef, owner of 107 High Ave East, presented to the commission the plan to replace the alley wall. After further discussion Gardner moved and Boreraman seconded the motion to approve the project as presented with changing the Certificate of Appropriateness deadline from 120 days to 240 days.

VOTE: YES: Ademeit, Boreraman, Campbell, Gardner, Hansen; NO: None; ABSENT: Sisul, Boender

MISCELLANEOUS BUSINESS: Discussion of drafting a thank you letter to Dennis Shankster.

After discussion of the presented letter, the commission made some changes to the letter. Gardner moved and Ademeit seconded that the letter should be printed and framed at no expense to the City of Oskaloosa, and that it be presented to staff for options on presentation.

VOTE: YES: Ademeit, Boreraman, Campbell, Gardner, Hansen; NO: None; ABSENT: Sisul, Boender

MISCELLANEOUS BUSINESS: Discussion on adopting an attendance policy.

The commission discussed the option of adopting an attendance policy, but did not take action on the item. Staff also discussed to the Commission about electing a Vice-Chair at the next meeting.

Gardner moved and Ademeit seconded to adjourn the meeting at 12:39pm

VOTE: YES: Ademeit, Boreraman, Campbell, Gardner, Hansen; NO: None; ABSENT: Sisul, Boender

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, November 6, 2014 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Dalbey at 12:04 p.m. with the following members present: Dan Adams, Kandes Dalbey, Randell Davis, Kathie Dykstra (by phone), Bernice Hahn, Noel C. Stahle and Carri Vande Ree. Members absent: Joe Caligiuri, Valinn McReynolds, Dave Polkowske and Leon McCullough. Also present: Amy Miller, City Clerk; Wyatt Russell, Building Official; and Marilyn Johannes.

It was moved by Hahn, seconded by Davis to approve the September 4, 2014 Housing Trust Fund Committee Minutes. Motion carried unanimously.

The committee discussed the request for a demolition grant from David Wright for a house located at 146 Pella Avenue that Mr. Wright is proposing to leave as green space. Miller pointed out if the lot is left as green space, the owner has to repay \$2000 of the grant, which is to be repaid by a no interest loan over a two year period. It was moved by Adams, seconded by Stahle to approve demolition grant funds up to \$4,000 for demolition of the structure located at 146 Pella Avenue. Motion carried unanimously.

Wyatt Russell, city building official, explained his request for possible creation of an OHTF program regarding demolition of dilapidated housing in Oskaloosa, giving background information on each of the 10 structures contained on his list of structures that are "beyond" repair. Russell said he would like to take an aggressive stance on these properties with the help of OHTF. Russell said could adopt a program similar to Ottumwa and outlined the procedures Ottumwa follows.

Miller explained that budget not really an issue, said could increase budget to include more demos.

Hahn said want to be cautious about helping someone that has not been cooperative over someone who follows the current OHTF demolition grant program.

Miller asked if Russell could provide a copy of the Ottumwa plan. Russell said the program is basically the same as what is in the Oskaloosa code. Russell indicated even if take down only one or two structures a year, still better than now.

Davis said could partner with RHTF if possible.

Russell said rather than go to court or to the city council with dilapidated structures, he would like to refer matters to OHTF and let OHTF have final say. Davis suggested that RHTF be asked for their ideas.

Consensus of the committee was there was enough interest to pursue the matter. Dalbey said she had an RHTF meeting this month and she would bring the matter up at the meeting, then she would send an email to the OHTF committee regarding the response from RHTF.

It was moved by Stahle, seconded by Hahn to approve the September and October claims lists for payment. Motion carried with all ayes.

Miller reviewed the accounting report with the committee.

The meeting adjourned at 12:56 p.m.

Minutes by Marilyn Johannes

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
November 10, 2014

A regularly-scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:30 p.m. on Monday, November 10, 2014, by Holden Barnhart, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Holden Barnhart, Pamela Blomgren, Wyndell Campbell (arrived at 4:35 p.m.), Dawn Collins, Andrew Jensen, R. D. Keep and Sarah Tarbell . COMMISSION MEMBERS ABSENT: None. CITY STAFF PRESENT: Akhilesh Pal and Marilyn Johannes. OTHERS PRESENT: Ken Allsup from Osky News, and several members of the public.

Minutes from the October 13, 2014 Planning and Zoning Commission meeting.

It was moved by Keep, seconded by Blomgren to approve the October 13, 2014 Planning and Zoning Commission minutes. The vote was: YES - Barnhart, Blomgren, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Minutes from the October 15, 2014 Planning and Zoning Commission Special Meeting.

It was moved by Collins, seconded by Blomgren to approve the October 15, 2014 Planning and Zoning Commission minutes. The vote was: YES - Barnhart, Blomgren, Collins, Jensen and Tarbell. No - None. Abstain: Keep. Motion carried.

Consider a request to approve the final plat for the College Heights Plat 4 Subdivision and a request to waive the preliminary plat.

(Campbell entered the meeting). Pal gave an overview of the plat and recommended that the commission waive the preliminary plat and approve the final plat with the requirement that the lots be combined with existing parcels to avoid nonconforming residential development that does not meet the zoning requirements for lot size regulations. Pal said sewer easements are not required as noted. Jensen asked what happens if the lots are not combined. Pal said he will not sign the final plat. It was moved by Blomgren, seconded by Jensen to waive the preliminary plat and approve the final plat for the College Heights Plat 4 Subdivision with staff recommendations. The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider vacation and sale of 120' X 16.5' of the north-south alley adjacent to 211 North J Street.

Pal explained this request came before P & Z and the City Council before with P & Z approval and City Council declining the request to give an adjoining property owner 60 days to expand his business before Wolfswinkel could reapply. Pal said there have not been any improvements made by the adjoining property owner and no site plan has been presented so Wolfswinkel reapplied.

Gary Fisher, 2010 Indian Way, owner of the carwash adjacent to the Wolfswinkel property, said he did not know he only had 60 days. Fisher indicated he is planning to put in a pet wash west of his wash bays because adding another vehicle wash bay is not an option according to the code. Fisher said now there is also a legal issue regarding a boundary dispute and possible installation of a fence on the Wolfswinkel property.

Vicki Wolfswinkel, 211 North J, addressed the commission regarding plans for their property if the alley is vacated and sold to them. She indicated they would make improvements to the alley and want to build a new building on the lot they own west of the alley.

Jensen said he would like to see the Wolfswinkels be able to develop their property. Would like to move forward. Blomgren agreed. Keep said he is in favor of vacation and sale of the alley. Tarbell: Believe should allow Wolfswinkels to move forward. Barnhart: Not sure. Jensen: In favor of vacating the alley or give another 30 days for preliminary drawing of the pet wash. Campbell: Supersedes issue whether build or not, based on future development. Barnhart: Don't see why pet wash couldn't be done anyway.

It was moved by Keep, seconded by Campbell to approve vacation and sale of the alley as presented.

The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider a request to rezone the east portion of the property at 615 E Avenue West from (R-2) Urban Family Residential District to (LI) Limited Industrial District.

Pal told the commission the property used to be owned by the school district (deed holder) and they want to deed the property to Mahaska County Emergency Management (contract holder). Pal said part of the property is not in zoning compliance, want to bring the property into zoning compliance.

Jamie Robinson, Mahaska County Emergency Management director, told the commission they want to park trailers there and make a secure area.

It was moved by Keep, seconded by Jensen to approve the rezone of the east portion of the property located at 615 E Avenue West as presented.

Rose Schwab, 615 G Avenue West, and Julie Brown, 720 McKinley Avenue, Ottumwa, expressed concern as to how the change will affect the value of Schwab's house and her ability to sell it. Pal said the code may be changed soon.

The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider a site plan for the property at 702 A Avenue West for a new Taco Bell Restaurant. Pal said developer has met all of the stipulations and he recommends approval.

Bob Ladel, Excel Engineering, Fond du lac, Wisconsin, addressed the commission regarding plans for the property. He said this is the latest design for the store, a prototype. He said it will take 3-4 months to build and construction will begin in the spring.

It was moved by Jensen, seconded by Blomgren to approve the site plan for the property at 702 A Avenue West for a new Taco Bell Restaurant as recommended by staff. The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider a site plan for the property at 814 North H Street for a three unit apartment complex.

Pal said Anthony Vermeer initially submitted a site plan for a three unit apartment complex at 814 North H Street without landscaping noted. Staff requested that a new site plan be submitted with the required landscaping included. The new plan submitted meets the landscaping requirement.

Ryan Silvers, 1608 Fifield Rd., Pella, addressed the commission regarding the apartment complex. Blomgren asked if there are lighting requirements because no lighting was shown on the site plan. Pal said yes, lighting does need to be on the plans.

It was moved by Collins, seconded by Blomgren that the site plan for the property at 814 North H Street be approved with the condition that lighting be added to meet staff requirements. The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

The commission discussed the proposed amendment to accommodate existing nonconforming residential development in the Oskaloosa Municipal Code. Consensus of the commission was to discuss the proposed amendment during the Planning and Zoning workshop and table action on the matter until the next P & Z meeting.

The meeting adjourned at 6:00 p.m.

Minutes by Marilyn Johannes



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title: CONSENT AGENDA

Consider approval of payment of \$4,870.00 to Simmering-Cory, Inc. for preparation of the Oskaloosa Amended and Restated Urban Renewal Plan – Amendment #1.

Explanation:

The invoice from Simmering-Cory, Inc. for preparation of the Oskaloosa Amended and Restated Urban Renewal Plan – Amendment #1 in the amount of \$4,870.00 failed to be placed on the November claims list for payment. Staff recommends approval of payment of the claim at this meeting.

Budget Consideration:

\$4,870.00.

Attachments:

None.



City Council
Communication
Meeting Date: November 17,
2014
Requested By: City Clerk/Finance

Item Title: CONSENT AGENDA

Consider approval of a renewal application for a Class E Liquor License with Carryout Beer and Wine from CB Liquor, Inc. dba CB Liquor, 1202 A Avenue East.

Explanation :

The application is complete and in order for approval.

Staff recommends approval.

Budget Consideration:

\$75.00 revenue to the General Fund

Attachments :

None



City Council
Communication
Meeting Date: November 17,
2014
Requested By: City Clerk/Finance

Item Title: CONSENT AGENDA

Consider approval of a renewal application for a Class C Beer Permit with Wine from Wigg's, Inc. dba Wigg's Country Store, 1308 A Avenue East.

Explanation :

The application is complete and in order for approval.

Staff recommends approval.

Budget Consideration:

\$200.00 revenue to the General Fund

Attachments :

None



City Council
Communication
Meeting Date: November 17, 2014
Requested By: City Clerk/Finance

Item Title: CONSENT AGENDA

Consider a resolution adopting supplement to the Oskaloosa Municipal Code of Ordinances through Ordinance No. 1365.

Explanation:

This resolution adopts the supplement to the Municipal Code of Ordinances for the ordinances recently adopted by the City Council. If you have a code book, the supplement is included in your agenda packet to be inserted in your code.

Staff recommends approval of this resolution.

Budget Consideration:

None.

Attachments :

Resolution

RESOLUTION NO. _____

RESOLUTION ADOPTING SUPPLEMENT TO THE
OSKALOOSA MUNICIPAL CODE OF ORDINANCES THROUGH ORDINANCE NO. 1365.

BE IT RESOLVED by the City Council of the City of Oskaloosa, Iowa;

WHEREAS, the Oskaloosa Municipal Code of Ordinances is supplemented from time to time, and

WHEREAS, said supplements must be approved by the City Council of the City of Oskaloosa, Iowa by resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Oskaloosa, Iowa, hereby, adopts the Supplement to the Oskaloosa Municipal Code dated October 2014 covering ordinances through 1365.

PASSED AND APPROVED this 17th day of November, 2014.

David Krutzfeldt, Mayor

Amy Miller, City Clerk



City Council
Communication
Meeting Date: November 17, 2014
Requested By: City Clerk/Finance

Item Title: CONSENT AGENDA

Consider a motion to receive and file financial reports for October 2014.

Explanation:

The financial reports for October 2014 are included in your agenda packets. The target percentage for expenses this month is 33.34% except for the seasonal or once-a-year purchases.

The following two funds contain a negative fund balance for October 2014.

- General Fund Insurance - Insurance invoices are paid in the first few months of the fiscal year. March 2015 tax receipts received in April will help to clear up this negative fund balance.
- General Fund Band - Band payroll is paid during the summer months and the March 2015 tax receipts received in April will clear up this negative fund balance.

Budget Consideration:

None

Attachments :

October 2014 Financial Reports



City of Oskaloosa, IA

City of Oskaloosa, IA Treasurer's Report

October 1-31, 2014

Fund	Beginning Fund Balance	Revenue (+)	Expenses (-)	Change in Pending Payables	Change in Investments	Ending Fund Balance
001: GENERAL FUND	1,199,918.80	1,203,510.01	313,763.29	(48,184.11)	893,836.15	2,041,481.41
002: GENERAL FUND INSURANCE FUND	(105,194.70)	39,718.18	7,083.00	0.00	0.00	(72,559.52)
003: GENERAL FUND CAPITAL EQUIPMENT	201,945.41	20.78	25,944.07	25,944.07	20.78	201,966.19
004: LIBRARY COPIER REVOLVING FUND	7,803.07	691.11	101.31	(169.79)	1,001.30	8,223.08
005: GENERAL FUND BAND	(13,851.48)	7,854.61	18.69	15.99	0.00	(5,999.57)
006: GENERAL FUND - LOST	1,293,837.69	79,014.38	104,914.75	0.00	(25,786.57)	1,267,937.32
007: GENERAL FUND - UTILITY FRANCHISE FEES	505,737.29	103,143.71	6,320.33	0.00	0.00	602,560.67
110: ROAD USE TAX FUND	559,530.71	130,110.53	106,606.35	10,081.37	30,641.07	593,116.26
112: EMPLOYEE BENEFIT FUND	9,789.09	390,610.23	81,473.10	0.00	309,041.12	318,926.22
119: EMERGENCY FUND	0.00	34,488.99	34,488.99	0.00	0.00	0.00
121: LOCAL OPTION SALES TAX FUND	0.00	84,236.14	84,236.14	0.00	0.00	0.00
122: HOTEL/MOTEL TAX REVENUE FUND	0.00	0.00	0.00	0.00	0.00	0.00
127: WEST AREA & IND. PARK TIF	1,620.90	11,673.98	0.00	0.00	12,003.61	13,294.88
130: WORLD FOOD PARK TIF FUND	5,038.54	36,360.24	0.00	0.00	37,004.41	41,398.78
138: HOUSING DONATED FUNDS	34,740.74	0.00	0.00	0.00	0.00	34,740.74
140: HOUSING FUND	230,312.86	5,783.94	36,279.43	0.00	(29,964.14)	199,817.37
144: GRANT & LINCOLN SCHOOL DEVELOPME	21,328.11	0.00	21,328.11	0.00	(21,328.11)	0.00
165: RIEFE MEMORIAL FUND	27,918.69	2.99	0.00	(11,620.00)	(11,997.01)	16,301.68
167: LIBRARY MEMORIAL FUND	530,119.74	118.66	2,710.06	(4,346.50)	(7,645.40)	523,181.84
169: MISCELLANEOUS GIFT FUND	32,574.55	2.60	1,150.62	799.55	2.60	32,226.08
172: WOODEN PLAYGROUND MAINT FUND	3,277.45	0.46	0.00	0.00	0.46	3,277.91
177: POLICE FORFEITURE FUND	4,200.48	153.36	15.30	(87.20)	1,000.36	4,251.34
178: LIBRARY MAINTENANCE FUND	1,186,526.01	1,585.55	689.01	(1,543.99)	(414.45)	1,185,878.56
180: MISCELLANEOUS GRANTS FUND	18,567.03	103.13	1,323.73	1,630.29	3.13	18,976.72
200: DEBT SERVICE FUND	172,621.93	271,903.03	0.00	0.00	272,053.67	444,524.96
301: PARK SHELTER CAPITAL IMPROVEMENT	17,293.59	62.88	51.95	(11.05)	2.88	17,293.47
302: CITY HALL IMPROVEMENTS	13,306.87	2.13	19.68	0.00	2.13	13,289.32
325: PAVEMENT MANAGEMENT	0.00	104,914.75	73,053.99	(31,860.76)	0.00	0.00
326: SIDEWALK IMPROVEMENTS PROJECT	13,585.40	375.27	2,000.00	(3,891.00)	(4,998.73)	8,069.67
328: PARKING LOT IMPROVEMENTS PHASE II	42,696.47	7.01	0.00	(2,032.00)	(1,992.99)	40,671.48



City of Oskaloosa, IA

City of Oskaloosa, IA Treasurer's Report October 1-31, 2014

600: WATER O&M FUND	1,085,605.97	566,594.56	593,096.45	0.00	0.00	1,059,104.08
601: WATER CONSUMER DEPOSIT FUND	87,005.00	155.97	0.00	0.00	0.00	87,160.97
603: WATER SINKING FUND	34,907.92	104,723.76	0.00	0.00	0.00	139,631.68
604: WATER RESERVE FUND	104,812.96	9,000.00	12,548.72	0.00	0.00	101,264.24
610: SANITARY SEWER O&M FUND	80,887.86	81,746.64	82,004.66	(19,800.27)	0.00	60,829.57
611: SANITARY SEWER REVENUE FUND	1,526,723.05	138,651.91	122,910.64	127.00	(4,744.79)	1,542,591.32
612: SANITARY SEWER SINKING FUND	120,649.00	40,214.00	0.00	0.00	40,000.00	160,863.00
614: SANITARY SEWER IMPROVEMENT FUND	88,264.89	950.00	0.00	0.00	0.00	89,214.89
618: IDOT SEWER EXTENSION PROJECT	18,959.74	0.00	0.00	0.00	0.00	18,959.74
660: AIRPORT FUND	232,342.33	186.66	25,845.39	16,775.72	(8,963.32)	223,459.32
740: STORM WATER UTILITY FUND	730,853.68	16,566.78	4,780.49	(68,632.48)	(56,914.26)	674,007.49
750: EDMUNDSON GOLF COURSE FUND	60,663.24	10.26	7,519.91	7,300.79	10.26	60,454.38
760: RACI MAIN STREET LOAN FUND	17,750.23	166.51	0.00	0.00	1.94	17,916.74
810: COPIER/FAX REVOLVING FUND	6,129.44	471.22	265.26	(18.87)	1.02	6,316.53
820: EMPLOYEE HEALTH SELF-INSURANCE	886,025.55	55,882.59	82,291.98	1,035.00	(24,891.17)	860,651.16
830: EMPLOYEE FLEX PLAN FUND	2,564.67	3,130.37	4,565.31	0.00	(1,999.77)	1,129.73



REVENUE REPORT

Account Detail

For Fiscal: 2014-2015 Period Ending: 10/31/2014

ObjectCa...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 001 - GENERAL FUND					
41 - TAXES	-2,695,578.00	-1,008,729.40	-1,133,895.73	-1,561,682.27	42.07 %
42 - LICENSES AND PERMITS	-222,650.00	-39,785.67	-110,499.80	-112,150.20	49.63 %
43 - USE OF MONEY & PROPERTY	-5,600.00	-457.13	-1,306.66	-4,293.34	23.33 %
44 - INTERGOVERNMENTAL	-271,312.00	-27,115.18	-33,702.92	-237,609.08	12.42 %
45 - CHARGES FOR SERVICES	-133,050.00	-2,697.04	-21,895.39	-111,154.61	16.46 %
47 - MISCELLANEOUS REVENUES	-60,550.00	-8,742.25	-41,380.46	-19,169.54	68.34 %
48 - OTHER FINANCING SOURCES	-1,257,860.00	-115,983.34	-309,541.83	-948,318.17	24.61 %
Fund 001 Total:	-4,646,600.00	-1,203,510.01	-1,652,222.79	-2,994,377.21	35.56 %
Fund: 002 - GENERAL FUND INSURANCE FUND					
41 - TAXES	-103,281.00	-38,677.29	-43,630.23	-59,650.77	42.24 %
43 - USE OF MONEY & PROPERTY	0.00	0.00	-0.38	0.38	
44 - INTERGOVERNMENTAL	0.00	-1,040.89	-1,040.89	1,040.89	
Fund 002 Total:	-103,281.00	-39,718.18	-44,671.50	-58,609.50	43.25 %
Fund: 003 - GENERAL FUND CAPITAL EQUIPMENT					
43 - USE OF MONEY & PROPERTY	-350.00	-20.78	-82.51	-267.49	23.57 %
Fund 003 Total:	-350.00	-20.78	-82.51	-267.49	23.57 %
Fund: 004 - LIBRARY COPIER REVOLVING FUND					
43 - USE OF MONEY & PROPERTY	0.00	-1.30	-4.72	4.72	
47 - MISCELLANEOUS REVENUES	-6,500.00	-689.81	-2,368.96	-4,131.04	36.45 %
Fund 004 Total:	-6,500.00	-691.11	-2,373.68	-4,126.32	36.52 %
Fund: 005 - GENERAL FUND BAND					
41 - TAXES	-20,424.00	-7,648.77	-8,571.81	-11,852.19	41.97 %
43 - USE OF MONEY & PROPERTY	0.00	0.00	-0.03	0.03	
44 - INTERGOVERNMENTAL	0.00	-205.84	-205.84	205.84	
Fund 005 Total:	-20,424.00	-7,854.61	-8,777.68	-11,646.32	42.98 %
Fund: 006 - GENERAL FUND - LOST					
43 - USE OF MONEY & PROPERTY	-1,200.00	-213.43	-804.30	-395.70	67.03 %
47 - MISCELLANEOUS REVENUES	-820,406.00	-78,800.95	-337,222.56	-483,183.44	41.10 %
Fund 006 Total:	-821,606.00	-79,014.38	-338,026.86	-483,579.14	41.14 %
Fund: 007 - GENERAL FUND - UTILITY FRANCHISE FEES					
42 - LICENSES AND PERMITS	-396,024.00	-103,056.71	-201,394.73	-194,629.27	50.85 %
43 - USE OF MONEY & PROPERTY	0.00	-87.00	-337.94	337.94	
Fund 007 Total:	-396,024.00	-103,143.71	-201,732.67	-194,291.33	50.94 %
Fund: 110 - ROAD USE TAX FUND					
44 - INTERGOVERNMENTAL	-1,123,688.00	-127,641.07	-439,208.43	-684,479.57	39.09 %
45 - CHARGES FOR SERVICES	0.00	-184.00	-391.00	391.00	
47 - MISCELLANEOUS REVENUES	0.00	-2,004.96	-2,079.26	2,079.26	
48 - OTHER FINANCING SOURCES	0.00	-280.50	-736.95	736.95	
Fund 110 Total:	-1,123,688.00	-130,110.53	-442,415.64	-681,272.36	39.37 %
Fund: 112 - EMPLOYEE BENEFIT FUND					
41 - TAXES	-1,015,627.00	-380,333.53	-427,792.07	-587,834.93	42.12 %
43 - USE OF MONEY & PROPERTY	0.00	-41.12	-88.56	88.56	
44 - INTERGOVERNMENTAL	-19,876.00	-10,235.58	-10,235.58	-9,640.42	51.50 %
Fund 112 Total:	-1,035,503.00	-390,610.23	-438,116.21	-597,386.79	42.31 %
Fund: 119 - EMERGENCY FUND					
41 - TAXES	-89,683.00	-33,585.15	-37,332.52	-52,350.48	41.63 %
44 - INTERGOVERNMENTAL	0.00	-903.84	-903.84	903.84	
Fund 119 Total:	-89,683.00	-34,488.99	-38,236.36	-51,446.64	42.64 %

REVENUE REPORT

For Fiscal: 2014-2015 Period Ending: 10/31/2014

ObjectCa...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 121 - LOCAL OPTION SALES TAX FUND					
41 - TAXES	-994,248.00	-84,236.14	-333,923.00	-660,325.00	33.59 %
Fund 121 Total:	-994,248.00	-84,236.14	-333,923.00	-660,325.00	33.59 %
Fund: 122 - HOTEL/MOTEL TAX REVENUE FUND					
41 - TAXES	-115,000.00	0.00	-30,502.15	-84,497.85	26.52 %
Fund 122 Total:	-115,000.00	0.00	-30,502.15	-84,497.85	26.52 %
Fund: 127 - WEST AREA & IND. PARK TIF					
41 - TAXES	-29,677.00	-11,670.37	-13,000.74	-16,676.26	43.81 %
43 - USE OF MONEY & PROPERTY	0.00	-3.61	-3.88	3.88	
Fund 127 Total:	-29,677.00	-11,673.98	-13,004.62	-16,672.38	43.82 %
Fund: 130 - WORLD FOOD PARK TIF FUND					
41 - TAXES	-92,647.00	-36,355.83	-40,507.20	-52,139.80	43.72 %
43 - USE OF MONEY & PROPERTY	0.00	-4.41	-5.38	5.38	
Fund 130 Total:	-92,647.00	-36,360.24	-40,512.58	-52,134.42	43.73 %
Fund: 140 - HOUSING FUND					
43 - USE OF MONEY & PROPERTY	-550.00	-35.86	-209.33	-340.67	38.06 %
45 - CHARGES FOR SERVICES	-2,100.00	-125.00	-699.00	-1,401.00	33.29 %
47 - MISCELLANEOUS REVENUES	-39,000.00	-5,623.08	-30,280.75	-8,719.25	77.64 %
Fund 140 Total:	-41,650.00	-5,783.94	-31,189.08	-10,460.92	74.88 %
Fund: 165 - RIEFE MEMORIAL FUND					
43 - USE OF MONEY & PROPERTY	0.00	-2.99	-16.15	16.15	
Fund 165 Total:	0.00	-2.99	-16.15	16.15	
Fund: 167 - LIBRARY MEMORIAL FUND					
43 - USE OF MONEY & PROPERTY	-12,260.00	251.11	-2,664.00	-9,596.00	21.73 %
45 - CHARGES FOR SERVICES	0.00	0.00	-46.89	46.89	
47 - MISCELLANEOUS REVENUES	-38,500.00	-161.57	-715.81	-37,784.19	1.86 %
48 - OTHER FINANCING SOURCES	0.00	-208.20	-852.55	852.55	
Fund 167 Total:	-50,760.00	-118.66	-4,279.25	-46,480.75	8.43 %
Fund: 169 - MISCELLANEOUS GIFT FUND					
43 - USE OF MONEY & PROPERTY	0.00	-2.60	-10.74	10.74	
47 - MISCELLANEOUS REVENUES	0.00	0.00	-2,227.00	2,227.00	
Fund 169 Total:	0.00	-2.60	-2,237.74	2,237.74	
Fund: 172 - WOODEN PLAYGROUND MAINT FUND					
43 - USE OF MONEY & PROPERTY	0.00	-0.46	-1.83	1.83	
Fund 172 Total:	0.00	-0.46	-1.83	1.83	
Fund: 177 - POLICE FORFEITURE FUND					
43 - USE OF MONEY & PROPERTY	0.00	-0.36	-0.83	0.83	
45 - CHARGES FOR SERVICES	0.00	-153.00	-1,178.00	1,178.00	
48 - OTHER FINANCING SOURCES	0.00	0.00	-2,200.00	2,200.00	
Fund 177 Total:	0.00	-153.36	-3,378.83	3,378.83	
Fund: 178 - LIBRARY MAINTENANCE FUND					
43 - USE OF MONEY & PROPERTY	-40,000.00	-1,585.55	-16,127.87	-23,872.13	40.32 %
Fund 178 Total:	-40,000.00	-1,585.55	-16,127.87	-23,872.13	40.32 %
Fund: 180 - MISCELLANEOUS GRANTS FUND					
43 - USE OF MONEY & PROPERTY	0.00	-3.13	-13.34	13.34	
44 - INTERGOVERNMENTAL	0.00	0.00	-2,971.09	2,971.09	
47 - MISCELLANEOUS REVENUES	0.00	-100.00	-1,555.00	1,555.00	
48 - OTHER FINANCING SOURCES	0.00	0.00	-6,115.00	6,115.00	
Fund 180 Total:	0.00	-103.13	-10,654.43	10,654.43	
Fund: 181 - BROWNFIELD SITES ASSESSMENT GRANT FUND					
44 - INTERGOVERNMENTAL	-400,000.00	0.00	0.00	-400,000.00	0.00 %
Fund 181 Total:	-400,000.00	0.00	0.00	-400,000.00	0.00 %
Fund: 199 - WFP RISE PAYMENT FUND					
47 - MISCELLANEOUS REVENUES	-16,216.00	0.00	0.00	-16,216.00	0.00 %
Fund 199 Total:	-16,216.00	0.00	0.00	-16,216.00	0.00 %

REVENUE REPORT

For Fiscal: 2014-2015 Period Ending: 10/31/2014

ObjectCa...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 200 - DEBT SERVICE FUND					
41 - TAXES	-691,389.00	-259,146.76	-291,580.36	-399,808.64	42.17 %
43 - USE OF MONEY & PROPERTY	-900.00	-53.67	-104.39	-795.61	11.60 %
44 - INTERGOVERNMENTAL	-13,787.00	-6,889.60	-6,889.60	-6,897.40	49.97 %
46 - SPECIAL ASSESSMENTS	0.00	-5,813.00	-7,912.00	7,912.00	
48 - OTHER FINANCING SOURCES	-123,081.00	0.00	0.00	-123,081.00	0.00 %
Fund 200 Total:	-829,157.00	-271,903.03	-306,486.35	-522,670.65	36.96 %
Fund: 301 - PARK SHELTER CAPITAL IMPROVEMENT					
43 - USE OF MONEY & PROPERTY	-3,700.00	-62.88	-1,051.26	-2,648.74	28.41 %
Fund 301 Total:	-3,700.00	-62.88	-1,051.26	-2,648.74	28.41 %
Fund: 302 - CITY HALL IMPROVEMENTS					
43 - USE OF MONEY & PROPERTY	0.00	-2.13	-8.46	8.46	
48 - OTHER FINANCING SOURCES	-2,000.00	0.00	0.00	-2,000.00	0.00 %
Fund 302 Total:	-2,000.00	-2.13	-8.46	-1,991.54	0.42 %
Fund: 322 - BURLINGTON ROAD RECONSTRUCTION FUND					
44 - INTERGOVERNMENTAL	-148,000.00	0.00	0.00	-148,000.00	0.00 %
48 - OTHER FINANCING SOURCES	-37,000.00	0.00	0.00	-37,000.00	0.00 %
Fund 322 Total:	-185,000.00	0.00	0.00	-185,000.00	0.00 %
Fund: 325 - PAVEMENT MANAGEMENT					
48 - OTHER FINANCING SOURCES	-1,740,175.00	-104,914.75	-193,980.37	-1,546,194.63	11.15 %
Fund 325 Total:	-1,740,175.00	-104,914.75	-193,980.37	-1,546,194.63	11.15 %
Fund: 326 - SIDEWALK IMPROVEMENTS PROJECT					
43 - USE OF MONEY & PROPERTY	0.00	-1.27	-6.83	6.83	
44 - INTERGOVERNMENTAL	-185,600.00	0.00	0.00	-185,600.00	0.00 %
46 - SPECIAL ASSESSMENTS	0.00	-174.00	-220.00	220.00	
47 - MISCELLANEOUS REVENUES	0.00	-200.00	-200.00	200.00	
48 - OTHER FINANCING SOURCES	-124,400.00	0.00	0.00	-124,400.00	0.00 %
Fund 326 Total:	-310,000.00	-375.27	-426.83	-309,573.17	0.14 %
Fund: 328 - PARKING LOT IMPROVEMENTS PHASE II					
43 - USE OF MONEY & PROPERTY	0.00	-7.01	-28.53	28.53	
Fund 328 Total:	0.00	-7.01	-28.53	28.53	
Fund: 343 - 2015 GO BOND FUND					
48 - OTHER FINANCING SOURCES	-3,000,000.00	0.00	0.00	-3,000,000.00	0.00 %
Fund 343 Total:	-3,000,000.00	0.00	0.00	-3,000,000.00	0.00 %
Fund: 600 - WATER O&M FUND					
43 - USE OF MONEY & PROPERTY	-20,660.00	-6,253.10	-6,253.10	-14,406.90	30.27 %
45 - CHARGES FOR SERVICES	-2,225,542.00	-560,135.46	-560,135.46	-1,665,406.54	25.17 %
47 - MISCELLANEOUS REVENUES	-4,800.00	-206.00	-206.00	-4,594.00	4.29 %
Fund 600 Total:	-2,251,002.00	-566,594.56	-566,594.56	-1,684,407.44	25.17 %
Fund: 601 - WATER CONSUMER DEPOSIT FUND					
43 - USE OF MONEY & PROPERTY	0.00	-155.97	-155.97	155.97	
Fund 601 Total:	0.00	-155.97	-155.97	155.97	
Fund: 603 - WATER SINKING FUND					
48 - OTHER FINANCING SOURCES	-418,882.00	-104,723.76	-104,723.76	-314,158.24	25.00 %
Fund 603 Total:	-418,882.00	-104,723.76	-104,723.76	-314,158.24	25.00 %
Fund: 604 - WATER RESERVE FUND					
48 - OTHER FINANCING SOURCES	-36,000.00	-9,000.00	-9,000.00	-27,000.00	25.00 %
Fund 604 Total:	-36,000.00	-9,000.00	-9,000.00	-27,000.00	25.00 %
Fund: 610 - SANITARY SEWER O&M FUND					
48 - OTHER FINANCING SOURCES	-1,296,891.00	-81,746.64	-457,606.30	-839,284.70	35.28 %
Fund 610 Total:	-1,296,891.00	-81,746.64	-457,606.30	-839,284.70	35.28 %
Fund: 611 - SANITARY SEWER REVENUE FUND					
43 - USE OF MONEY & PROPERTY	-3,000.00	-255.21	-986.91	-2,013.09	32.90 %
45 - CHARGES FOR SERVICES	-1,778,300.00	-136,347.11	-570,998.20	-1,207,301.80	32.11 %
46 - SPECIAL ASSESSMENTS	0.00	-1,153.00	-3,692.00	3,692.00	

REVENUE REPORT

For Fiscal: 2014-2015 Period Ending: 10/31/2014

ObjectCa...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 611 - SANITARY SEWER REVENUE FUND					
47 - MISCELLANEOUS REVENUES	0.00	-896.59	-4,152.72	4,152.72	
Fund 611 Total:	-1,781,300.00	-138,651.91	-579,829.83	-1,201,470.17	32.55 %
Fund: 612 - SANITARY SEWER SINKING FUND					
48 - OTHER FINANCING SOURCES	-482,575.00	-40,214.00	-160,863.00	-321,712.00	33.33 %
Fund 612 Total:	-482,575.00	-40,214.00	-160,863.00	-321,712.00	33.33 %
Fund: 614 - SANITARY SEWER IMPROVEMENT FUND					
48 - OTHER FINANCING SOURCES	-11,400.00	-950.00	-3,800.00	-7,600.00	33.33 %
Fund 614 Total:	-11,400.00	-950.00	-3,800.00	-7,600.00	33.33 %
Fund: 660 - AIRPORT FUND					
43 - USE OF MONEY & PROPERTY	-206,532.00	-37.68	-162.74	-206,369.26	0.08 %
47 - MISCELLANEOUS REVENUES	-7,200.00	-148.98	-8,404.79	1,204.79	116.73 %
Fund 660 Total:	-213,732.00	-186.66	-8,567.53	-205,164.47	4.01 %
Fund: 740 - STORM WATER UTILITY FUND					
43 - USE OF MONEY & PROPERTY	0.00	-85.74	-351.27	351.27	
45 - CHARGES FOR SERVICES	-225,000.00	-16,481.04	-74,274.32	-150,725.68	33.01 %
Fund 740 Total:	-225,000.00	-16,566.78	-74,625.59	-150,374.41	33.17 %
Fund: 750 - EDMUNDSON GOLF COURSE FUND					
43 - USE OF MONEY & PROPERTY	-8,500.00	-10.26	-41.48	-8,458.52	0.49 %
47 - MISCELLANEOUS REVENUES	-300.00	0.00	0.00	-300.00	0.00 %
Fund 750 Total:	-8,800.00	-10.26	-41.48	-8,758.52	0.47 %
Fund: 760 - RACI MAIN STREET LOAN FUND					
43 - USE OF MONEY & PROPERTY	-485.00	-1.94	-7.67	-477.33	1.58 %
47 - MISCELLANEOUS REVENUES	-1,490.00	-164.57	-493.71	-996.29	33.13 %
Fund 760 Total:	-1,975.00	-166.51	-501.38	-1,473.62	25.39 %
Fund: 810 - COPIER/FAX REVOLVING FUND					
43 - USE OF MONEY & PROPERTY	0.00	-1.02	-3.04	3.04	
47 - MISCELLANEOUS REVENUES	0.00	-470.20	-2,371.21	2,371.21	
Fund 810 Total:	0.00	-471.22	-2,374.25	2,374.25	
Fund: 820 - EMPLOYEE HEALTH SELF-INSURANCE					
43 - USE OF MONEY & PROPERTY	0.00	-108.83	-455.32	455.32	
47 - MISCELLANEOUS REVENUES	0.00	-55,773.76	-257,899.16	257,899.16	
Fund 820 Total:	0.00	-55,882.59	-258,354.48	258,354.48	
Fund: 830 - EMPLOYEE FLEX PLAN FUND					
43 - USE OF MONEY & PROPERTY	0.00	-0.23	-2.03	2.03	
45 - CHARGES FOR SERVICES	0.00	-24.00	-188.00	188.00	
47 - MISCELLANEOUS REVENUES	0.00	-3,106.14	-13,852.63	13,852.63	
Fund 830 Total:	0.00	-3,130.37	-14,042.66	14,042.66	
Report Total:	-22,821,446.00	-3,524,899.88	-6,395,546.02	-16,425,899.98	28.02 %



EXPENSE TRIAL BALANCE

Account Detail

For Fiscal: 2014-2015 Period Ending: 10/31/2014

Activit...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 001 - GENERAL FUND					
1010 - POLICE OPERATIONS	1,750,608.00	124,892.24	576,980.47	1,173,627.53	32.96 %
1030 - EMERGENCY MANAGEMENT	7,805.00	96.44	1,155.98	6,649.02	14.81 %
1050 - FIRE DEPARTMENT	820,555.00	50,656.91	269,389.79	551,165.21	32.83 %
1055 - RENTAL INSPECTIONS	2,500.00	0.00	0.00	2,500.00	0.00 %
1070 - BUILDING INSPECTIONS	126,187.00	35,498.02	73,174.73	53,012.27	57.99 %
1090 - ANIMAL CONTROL	93,000.00	0.00	0.00	93,000.00	0.00 %
1900 - 911 DISPATCH	154,057.00	0.00	78,484.00	75,573.00	50.94 %
2010 - ROADS, BRIDGES, SIDEWALKS	20,000.00	0.00	0.00	20,000.00	0.00 %
2030 - STREET LIGHTING	98,000.00	0.00	55,492.91	42,507.09	56.63 %
2080 - AIRPORT	44,000.00	860.91	9,366.23	34,633.77	21.29 %
4010 - LIBRARY SERVICES	563,614.00	43,581.48	205,645.00	357,969.00	36.49 %
4030 - PARKS	251,491.00	17,012.92	75,863.98	175,627.02	30.17 %
4031 - POOL	123,039.00	647.58	81,722.35	41,316.65	66.42 %
4050 - CEMETERY	50,000.00	0.00	50,000.00	0.00	
5020 - ECONOMIC DEVELOPMENT	40,000.00	0.00	18,750.00	21,250.00	46.88 %
5040 - PLANNING & ZONING	1,300.00	109.85	433.31	866.69	33.33 %
6010 - CITY MANAGER	285,533.00	20,159.06	100,384.73	185,148.27	35.16 %
6011 - CITY COUNCIL & MAYOR	238,649.00	13,062.77	40,845.98	197,803.02	17.12 %
6020 - CLERK, TREAS. & FINANCIAL ADMIN	279,617.00	18,804.88	101,916.02	177,700.98	36.45 %
6030 - ELECTIONS	8,856.00	0.00	0.00	8,856.00	0.00 %
6040 - LEGAL SERVICES & CITY ATTORNEY	87,600.00	4,929.00	57,044.64	30,555.36	65.12 %
6050 - CITY HALL & GENERAL BUILDINGS	94,288.00	4,967.84	32,458.96	61,829.04	34.43 %
9500 - ENGINEERING (ALLOCATED)	0.00	-21,516.61	17,753.05	-17,753.05	
Fund 001 Total:	5,140,699.00	313,763.29	1,846,862.13	3,293,836.87	35.93 %
Fund: 002 - GENERAL FUND INSURANCE FUND					
6060 - TORT LIABILITY	110,870.00	7,083.00	131,992.89	-21,122.89	119.05 %
Fund 002 Total:	110,870.00	7,083.00	131,992.89	-21,122.89	119.05 %
Fund: 003 - GENERAL FUND CAPITAL EQUIPMENT					
6050 - CITY HALL & GENERAL BUILDINGS	30,000.00	25,944.07	25,944.07	4,055.93	86.48 %
Fund 003 Total:	30,000.00	25,944.07	25,944.07	4,055.93	86.48 %
Fund: 004 - LIBRARY COPIER REVOLVING FUND					
4010 - LIBRARY SERVICES	5,300.00	101.31	1,215.78	4,084.22	22.94 %
Fund 004 Total:	5,300.00	101.31	1,215.78	4,084.22	22.94 %
Fund: 005 - GENERAL FUND BAND					
4020 - BAND	22,422.00	18.69	17,630.35	4,791.65	78.63 %
Fund 005 Total:	22,422.00	18.69	17,630.35	4,791.65	78.63 %
Fund: 006 - GENERAL FUND - LOST					
2010 - ROADS, BRIDGES, SIDEWALKS	1,489,575.00	104,914.75	193,980.37	1,295,594.63	13.02 %
Fund 006 Total:	1,489,575.00	104,914.75	193,980.37	1,295,594.63	13.02 %
Fund: 007 - GENERAL FUND - UTILITY FRANCHISE FEES					
2010 - ROADS, BRIDGES, SIDEWALKS	447,000.00	6,320.33	35,000.00	412,000.00	7.83 %
Fund 007 Total:	447,000.00	6,320.33	35,000.00	412,000.00	7.83 %
Fund: 110 - ROAD USE TAX FUND					
2010 - ROADS, BRIDGES, SIDEWALKS	1,148,310.00	102,626.60	557,374.01	590,935.99	48.54 %
2030 - STREET LIGHTING	45,150.00	0.00	0.00	45,150.00	0.00 %
2040 - TRAFFIC CONTROL & SAFETY	33,216.00	1,362.70	9,019.13	24,196.87	27.15 %
2050 - SNOW REMOVAL	89,443.00	186.05	186.05	89,256.95	0.21 %
2070 - STREET CLEANING	41,849.00	2,431.00	9,468.27	32,380.73	22.62 %
Fund 110 Total:	1,357,968.00	106,606.35	576,047.46	781,920.54	42.42 %

EXPENSE TRIAL BALANCE

For Fiscal: 2014-2015 Period Ending: 10/31/2014

Activit...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 112 - EMPLOYEE BENEFIT FUND					
9100 - TRANSFER OUT	1,120,415.00	81,473.10	269,868.85	850,546.15	24.09 %
Fund 112 Total:	1,120,415.00	81,473.10	269,868.85	850,546.15	24.09 %
Fund: 119 - EMERGENCY FUND					
9100 - TRANSFER OUT	89,683.00	34,488.99	38,236.36	51,446.64	42.64 %
Fund 119 Total:	89,683.00	34,488.99	38,236.36	51,446.64	42.64 %
Fund: 121 - LOCAL OPTION SALES TAX FUND					
5900 - COMMUNITY SCHOOLS	994,248.00	84,236.14	333,923.00	660,325.00	33.59 %
Fund 121 Total:	994,248.00	84,236.14	333,923.00	660,325.00	33.59 %
Fund: 122 - HOTEL/MOTEL TAX REVENUE FUND					
4040 - RECREATION	115,000.00	0.00	30,502.15	84,497.85	26.52 %
Fund 122 Total:	115,000.00	0.00	30,502.15	84,497.85	26.52 %
Fund: 127 - WEST AREA & IND. PARK TIF					
5020 - ECONOMIC DEVELOPMENT	29,860.00	0.00	0.00	29,860.00	0.00 %
Fund 127 Total:	29,860.00	0.00	0.00	29,860.00	0.00 %
Fund: 130 - WORLD FOOD PARK TIF FUND					
5020 - ECONOMIC DEVELOPMENT	93,221.00	0.00	0.00	93,221.00	0.00 %
Fund 130 Total:	93,221.00	0.00	0.00	93,221.00	0.00 %
Fund: 138 - HOUSING DONATED FUNDS					
5030 - HOUSING & URBAN RENEWAL	17,370.00	0.00	0.00	17,370.00	0.00 %
Fund 138 Total:	17,370.00	0.00	0.00	17,370.00	0.00 %
Fund: 140 - HOUSING FUND					
5030 - HOUSING & URBAN RENEWAL	128,547.00	36,279.43	49,946.79	78,600.21	38.85 %
Fund 140 Total:	128,547.00	36,279.43	49,946.79	78,600.21	38.85 %
Fund: 144 - GRANT & LINCOLN SCHOOL DEVELOPME					
5030 - HOUSING & URBAN RENEWAL	21,328.00	21,328.11	21,328.11	-0.11	100.00 %
Fund 144 Total:	21,328.00	21,328.11	21,328.11	-0.11	100.00 %
Fund: 165 - RIEFE MEMORIAL FUND					
4010 - LIBRARY SERVICES	4,500.00	0.00	11,620.00	-7,120.00	258.22 %
Fund 165 Total:	4,500.00	0.00	11,620.00	-7,120.00	258.22 %
Fund: 167 - LIBRARY MEMORIAL FUND					
4010 - LIBRARY SERVICES	53,000.00	2,710.06	17,810.10	35,189.90	33.60 %
Fund 167 Total:	53,000.00	2,710.06	17,810.10	35,189.90	33.60 %
Fund: 169 - MISCELLANEOUS GIFT FUND					
1010 - POLICE OPERATIONS	0.00	1,150.62	1,150.62	-1,150.62	
1050 - FIRE DEPARTMENT	0.00	0.00	688.86	-688.86	
4020 - BAND	0.00	0.00	2,276.57	-2,276.57	
4031 - POOL	0.00	0.00	7.88	-7.88	
Fund 169 Total:	0.00	1,150.62	4,123.93	-4,123.93	
Fund: 172 - WOODEN PLAYGROUND MAINT FUND					
4030 - PARKS	3,272.00	0.00	0.00	3,272.00	0.00 %
Fund 172 Total:	3,272.00	0.00	0.00	3,272.00	0.00 %
Fund: 177 - POLICE FORFEITURE FUND					
1010 - POLICE OPERATIONS	3,500.00	15.30	3,617.80	-117.80	103.37 %
Fund 177 Total:	3,500.00	15.30	3,617.80	-117.80	103.37 %
Fund: 178 - LIBRARY MAINTENANCE FUND					
4010 - LIBRARY SERVICES	42,600.00	689.01	10,456.67	32,143.33	24.55 %
Fund 178 Total:	42,600.00	689.01	10,456.67	32,143.33	24.55 %
Fund: 180 - MISCELLANEOUS GRANTS FUND					
1010 - POLICE OPERATIONS	0.00	0.01	8,956.90	-8,956.90	
2900 - OTHER PUBLIC WORKS	0.00	0.00	5,000.00	-5,000.00	
4030 - PARKS	0.00	-157.57	282.27	-282.27	
4040 - RECREATION	0.00	1,500.00	1,500.00	-1,500.00	
Fund 180 Total:	0.00	1,342.44	15,739.17	-15,739.17	

EXPENSE TRIAL BALANCE

For Fiscal: 2014-2015 Period Ending: 10/31/2014

Activit...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 181 - BROWNFIELD SITES ASSESSMENT GRANT FUND					
2900 - OTHER PUBLIC WORKS	400,000.00	0.00	0.00	400,000.00	0.00 %
Fund 181 Total:	400,000.00	0.00	0.00	400,000.00	0.00 %
Fund: 199 - WFP RISE PAYMENT FUND					
5020 - ECONOMIC DEVELOPMENT	16,216.00	0.00	16,216.00	0.00	
Fund 199 Total:	16,216.00	0.00	16,216.00	0.00	
Fund: 200 - DEBT SERVICE FUND					
7010 - DEBT SERVICE	862,471.00	0.00	0.00	862,471.00	0.00 %
Fund 200 Total:	862,471.00	0.00	0.00	862,471.00	0.00 %
Fund: 301 - PARK SHELTER CAPITAL IMPROVEMENT					
4030 - PARKS	16,785.00	51.95	352.49	16,432.51	2.10 %
Fund 301 Total:	16,785.00	51.95	352.49	16,432.51	2.10 %
Fund: 302 - CITY HALL IMPROVEMENTS					
6050 - CITY HALL & GENERAL BUILDINGS	125.00	19.68	77.33	47.67	61.86 %
Fund 302 Total:	125.00	19.68	77.33	47.67	61.86 %
Fund: 322 - BURLINGTON ROAD RECONSTRUCTION FUND					
2010 - ROADS, BRIDGES, SIDEWALKS	185,000.00	0.00	0.00	185,000.00	0.00 %
Fund 322 Total:	185,000.00	0.00	0.00	185,000.00	0.00 %
Fund: 325 - PAVEMENT MANAGEMENT					
2010 - ROADS, BRIDGES, SIDEWALKS	1,740,175.00	73,053.99	235,842.53	1,504,332.47	13.55 %
Fund 325 Total:	1,740,175.00	73,053.99	235,842.53	1,504,332.47	13.55 %
Fund: 326 - SIDEWALK IMPROVEMENTS PROJECT					
2010 - ROADS, BRIDGES, SIDEWALKS	323,286.00	2,000.00	7,891.00	315,395.00	2.44 %
Fund 326 Total:	323,286.00	2,000.00	7,891.00	315,395.00	2.44 %
Fund: 328 - PARKING LOT IMPROVEMENTS PHASE II					
2010 - ROADS, BRIDGES, SIDEWALKS	0.00	0.00	2,032.00	-2,032.00	
Fund 328 Total:	0.00	0.00	2,032.00	-2,032.00	
Fund: 343 - 2015 GO BOND FUND					
1050 - FIRE DEPARTMENT	2,960,000.00	0.00	0.00	2,960,000.00	0.00 %
6900 - OTHER GEN'L GOVT	40,000.00	0.00	0.00	40,000.00	0.00 %
Fund 343 Total:	3,000,000.00	0.00	0.00	3,000,000.00	0.00 %
Fund: 600 - WATER O&M FUND					
8000 - WATER PLANT OPERATIONS	573,386.00	96,485.65	96,485.65	476,900.35	16.83 %
8001 - WATER DISTRIBUTION	1,054,688.00	281,305.13	281,305.13	773,382.87	26.67 %
8006 - WATER OFFICE	695,527.00	215,305.67	215,305.67	480,221.33	30.96 %
Fund 600 Total:	2,323,601.00	593,096.45	593,096.45	1,730,504.55	25.52 %
Fund: 603 - WATER SINKING FUND					
8001 - WATER DISTRIBUTION	418,895.00	0.00	0.00	418,895.00	0.00 %
Fund 603 Total:	418,895.00	0.00	0.00	418,895.00	0.00 %
Fund: 604 - WATER RESERVE FUND					
8001 - WATER DISTRIBUTION	100,000.00	12,548.72	12,548.72	87,451.28	12.55 %
Fund 604 Total:	100,000.00	12,548.72	12,548.72	87,451.28	12.55 %
Fund: 610 - SANITARY SEWER O&M FUND					
8015 - SANITARY SEWER-TREATMENT	930,064.00	37,028.87	268,523.21	661,540.79	28.87 %
8016 - SANITARY SEWER-COLLECTION	366,827.00	44,975.79	163,013.75	203,813.25	44.44 %
Fund 610 Total:	1,296,891.00	82,004.66	431,536.96	865,354.04	33.27 %
Fund: 611 - SANITARY SEWER REVENUE FUND					
8015 - SANITARY SEWER-TREATMENT	1,790,866.00	122,910.64	622,269.30	1,168,596.70	34.75 %
Fund 611 Total:	1,790,866.00	122,910.64	622,269.30	1,168,596.70	34.75 %
Fund: 612 - SANITARY SEWER SINKING FUND					
8015 - SANITARY SEWER-TREATMENT	482,575.00	0.00	0.00	482,575.00	0.00 %
Fund 612 Total:	482,575.00	0.00	0.00	482,575.00	0.00 %

EXPENSE TRIAL BALANCE

For Fiscal: 2014-2015 Period Ending: 10/31/2014

Activit...	Total Budget	Period Activity	Fiscal Activity	Budget Remaining	Actual %
Fund: 618 - IDOT SEWER EXTENSION PROJECT					
8016 - SANITARY SEWER-COLLECTION	0.00	0.00	26,115.74	-26,115.74	
Fund 618 Total:	0.00	0.00	26,115.74	-26,115.74	
Fund: 660 - AIRPORT FUND					
8035 - AIRPORT	181,340.00	25,845.39	113,481.87	67,858.13	62.58 %
Fund 660 Total:	181,340.00	25,845.39	113,481.87	67,858.13	62.58 %
Fund: 740 - STORM WATER UTILITY FUND					
8065 - STORM WATER	382,124.00	4,780.49	90,969.32	291,154.68	23.81 %
Fund 740 Total:	382,124.00	4,780.49	90,969.32	291,154.68	23.81 %
Fund: 750 - EDMUNDSON GOLF COURSE FUND					
8071 - GOLF PRO SHOP	22,973.00	7,519.91	10,238.27	12,734.73	44.57 %
Fund 750 Total:	22,973.00	7,519.91	10,238.27	12,734.73	44.57 %
Fund: 760 - RACI MAIN STREET LOAN FUND					
8060 - HOUSING & URBAN RENEWAL	9,606.00	0.00	0.00	9,606.00	0.00 %
Fund 760 Total:	9,606.00	0.00	0.00	9,606.00	0.00 %
Fund: 810 - COPIER/FAX REVOLVING FUND					
9310 - COPIER REVOLVING	0.00	265.26	2,009.40	-2,009.40	
Fund 810 Total:	0.00	265.26	2,009.40	-2,009.40	
Fund: 820 - EMPLOYEE HEALTH SELF-INSURANCE					
9320 - EMPLOYEE HEALTH SELF-INSURANCE	0.00	82,291.98	336,788.83	-336,788.83	
Fund 820 Total:	0.00	82,291.98	336,788.83	-336,788.83	
Fund: 830 - EMPLOYEE FLEX PLAN FUND					
9330 - EMPLOYEE FLEX PLAN	0.00	4,565.31	17,145.02	-17,145.02	
Fund 830 Total:	0.00	4,565.31	17,145.02	-17,145.02	
Report Total:	24,873,307.00	1,839,419.42	6,154,457.21	18,718,849.79	24.74 %



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title: CONSENT AGENDA

Consider an ordinance amending Oskaloosa Municipal Code, Section 13.08.140 Permit-Connection charge. **(3rd Reading)**

Explanation :

This year the city of Oskaloosa completed sanitary sewer improvements under Highway 163 west to a new lift station on Suffolk Road. This improvement was a result of a project partnership with the city and the Iowa Department of Transportation (DOT) to extend sanitary sewer services to the area; the Iowa DOT contributed \$315,925 by agreement.

In the event future connections to this system occur within the identified service areas, a fee must be established to assist rate payers in recouping funds outlaid to complete the improvements. This item establishes by city code, proportionate connection fees for the project as follows within the two service areas:

Area 1: Lift Station/Force Main = \$708.94 per acre, recommend rounding to \$700.00 per acre.

Area 2: Gravity Sewer = \$2,416.57 per acre, recommend rounding to \$2,400 per acre.

Therefore, parcels in the red shaded area on the map included with this item would have a recommended connection fee of \$700 per acre. Parcels in the blue shaded areas would have a recommended connection fee of \$700 + \$2,400 = \$3,100 per acre.

Budget Consideration:

The adoption of this ordinance as presented will establish a mechanism that assists the sanitary sewer fund recoup costs identified to complete the improvements made through this infrastructure project. The total cost identified by staff for the project (includes staff time as well as actual expenditures paid to contractors) is \$604,980.96.

Attachments :

2. Service Area Map
3. Engineer's Cover Letter with Fee Calculation Sheet
1. Ordinance

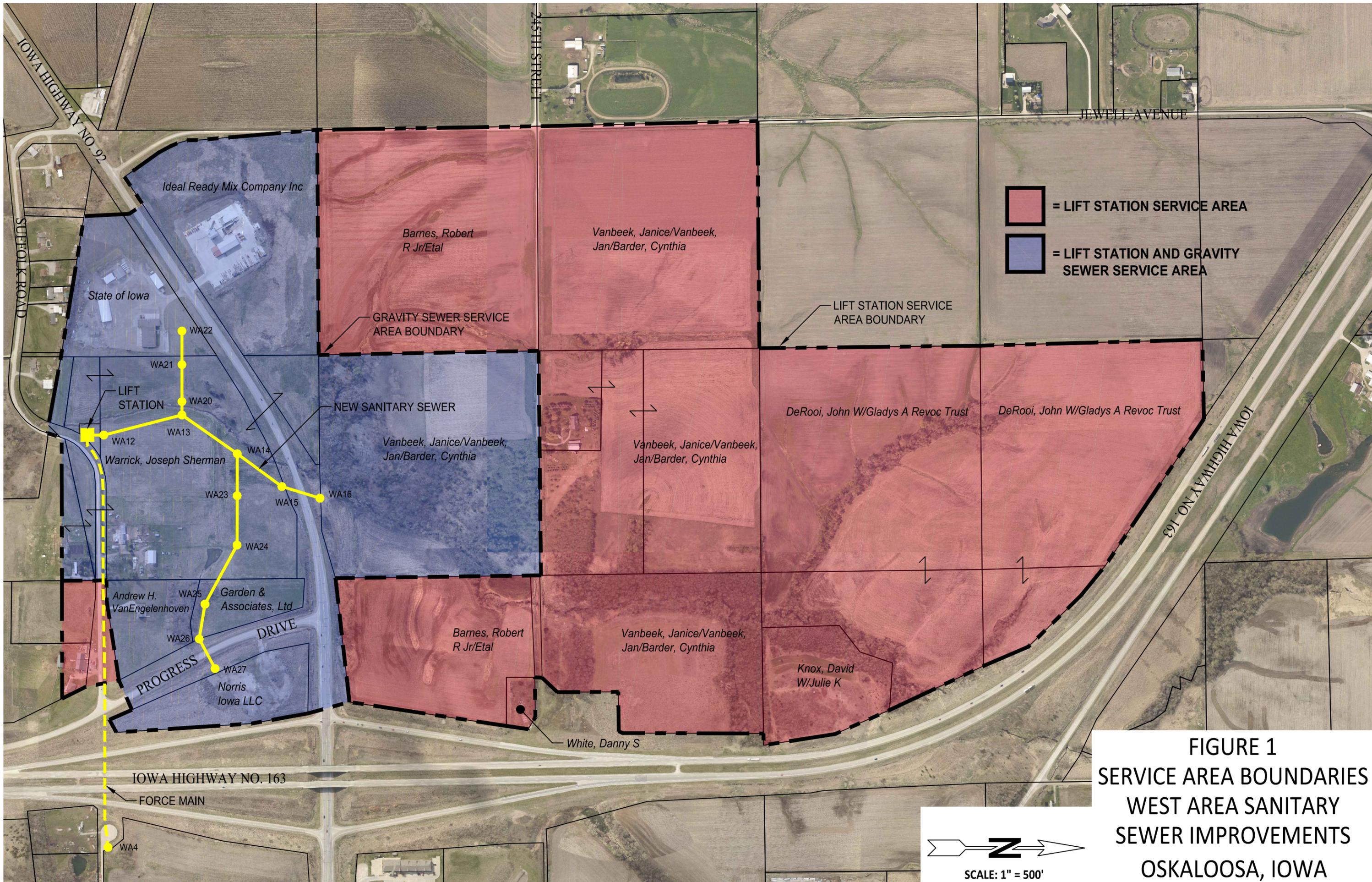


FIGURE 1
SERVICE AREA BOUNDARIES
WEST AREA SANITARY
SEWER IMPROVEMENTS
OSKALOOSA, IOWA

N
 SCALE: 1" = 500'

2. The cost of the gravity sewer portion of the project will be spread over the parcels in the blue shaded areas which can be immediately served (133 acres).
3. The cost of future gravity sewer extensions to parcels in the red shaded areas will be paid for by the owners or developers of those parcels.

The project cost breakdown between the lift station/force main and gravity sewer portions of the project is as follows:

Lift Station and Force Main

Construction	\$227,388.33
Engineering	\$24,799.69
Land Acquisition	\$5,000.00
MidAmerican Energy	\$5,611.18
Legal and Recording Fees	\$112.00
Inspection	<u>\$20,666.41</u>
Subtotal	<u>\$283,577.61</u>

Gravity Sewer

Construction	\$267,737.57
Engineering	\$29,200.31
Legal and Recording Fees	\$131.88
Inspection	<u>\$24,333.59</u>
Subtotal	<u>\$321,403.35</u>

Total \$604,980.96

The costs for engineering, legal and recording fees, and inspection were split between the two portions of the project based on the proportionate share of the construction cost.

Dividing these costs by the appropriate service area results in the following calculated connection fees:

Lift Station/Force Main	
\$283,577.61/400 acres =	\$708.94 per acre
Gravity Sewer	
\$321,403.35/133 acres =	\$2,416.57 per acre

Therefore, parcels in the red shaded area would have a connection fee of \$708.94 per acre. Parcels in the blue shaded areas would have a connection fee of \$708.94 + \$2,416.57 = \$3,125.51 per acre.

I hope this information is helpful. If you have any questions, please don't hesitate to contact me.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Robert A. Nielsen, P.E.

Cc: Akhilesh Pal, P.E. – w/enclosure

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA, SECTION 13.08.140, BY ADDING NEW SANITARY SEWER CONNECTION CHARGES FOR THE WEST AREA SANITARY SEWER IMPROVEMENTS

Be it enacted by the City Council of the City of Oskaloosa, Iowa:

SECTION 1: Chapter 13.08.140 Permit - Connection Charge of the City Code of the City of Oskaloosa is hereby amended by adding new sections to read as follows:

K. If the premises is served by or tributary to the West Area Sanitary Sewer Improvements of 2013, which consists of lift station and force main from the lift station to Manhole WA4, the connection charge for each premises shall be seven hundred dollars per acre for the entire lot, tract or parcel being served.

L. If the premises is served by or tributary to the West Area Sanitary Sewer Improvements of 2013, which consists of gravity sewer from Manhole WA12 to Manhole WA16, from Manhole WA13 to Manhole WA22, and from Manhole WA14 to Manhole WA27; and lift station and force main from the lift station to Manhole WA4, the connection charge for each premises shall be three thousand one hundred dollars per acre for the entire lot, tract or parcel being served.

SECTION 2: REPEALER. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed.

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 this ordinance as a whole or any section, provision, or party 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 as provided by law.

Passed and approved by this Council on the _____ day of _____, 2014.

[SIGNATURES TO FOLLOW]

ATTEST:

David Krutzfeldt, Mayor

Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____ 2014.

Amy Miller, City Clerk



City Council Communication

Meeting Date: November 17, 2014
Requested By: Public Works Dept.

Item Title: CONSENT AGENDA

Consider a resolution scheduling a public hearing to amend the zoning ordinance of the City of Oskaloosa, Iowa by rezoning the east portion of the property at 615 E Avenue West from Urban Family Residential (R-2) district to Limited Industrial (LI) district.

Explanation:

The Mahaska County Emergency Management Agency (contract holder) and the Oskaloosa Community School District (deed holder) have submitted a rezoning request for the property located at 615 E Avenue West. The parcel in consideration is 0.77 acres in area. Presently, the western portion of the property is zoned (LI) Limited Industrial district, while the east portion is zoned (R-2) Urban Family Residential district. The Mahaska County Emergency Management Agency wants the entire parcel to be in zoning compliance for vehicle storage purposes.

Table 17.08B, Permitted Uses by Zoning Districts, in the Oskaloosa Municipal Code indicates that both long-term and short-term vehicle storage is permitted within an LI district. Short-term and long-term vehicle storage are both not permitted within an R-2 district.

The Planning & Zoning Commission considered this item at their November 10, 2014 meeting and recommended by a vote of 7 to 0 that city council approve the request to rezone the above-mentioned parcels to LI District.

Recommended Action:

Consider the Planning and Zoning Commission's recommendation; approve the resolution scheduling a public hearing for December 1, 2014.

Budget Consideration:

Revenue of \$250.00 for the rezoning application fee.

Attachments :

Resolution, Location Map, and Rezone Application Form

RESOLUTION NO. _____

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING TO AMEND THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA BY CHANGING THE ZONING OF CERTAIN PROPERTY LOCATED AT 615 E AVENUE WEST FROM R-2, URBAN FAMILY RESIDENTIAL DISTRICT TO LI, LIMITED INDUSTRIAL DISTRICT.

WHEREAS, the City of Oskaloosa has deemed it advisable to consider changing the zoning on certain property located at 615 E Avenue East from R-2, Urban Family Residential District to LI, Limited Industrial District, legally described as follows:

Lot 7 and 8 of Block 1 and the east half of the alley between Lot 6 and 7 of Myers' Modified Addition of the City of Oskaloosa, Mahaska County, Iowa

WHEREAS, said zoning has been reviewed by the Planning and Zoning Commission and recommended for approval, and

WHEREAS, section 17.34.040 of the Oskaloosa Municipal Code requires a public hearing on such rezoning.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oskaloosa, Iowa that a public hearing shall be conducted on Monday, December 1, 2014 at 6:00 p.m. in the City Council Chambers, City Hall, Oskaloosa, Iowa at which time persons may appear and speak for or against the zoning changes as legally described in the preamble hereof.

PASSED AND APPROVED this _____ day of November, 2014.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

REZONING APPLICATION

APPLICANT NAME: Jamey Robinson

APPLICANT ADDRESS: 214 High Ave East Oskaloosa IA 52577

OWNER NAME: Mahaska County Emergency Management Agency

PHONE NUMBER: 641-672-1209

ADDRESS OF PROPERTY: 615 E Ave West Oskaloosa IA 52577

LEGAL DESCRIPTION: (Please provide a copy of the legal description from the Mahaska County Recorder's Office.)

REQUEST REZONING FROM R2
TO LI

REASON FOR REZONING APPLICATION AND THE NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE:

The Mahaska County Emergency Management Commission aquired this property to centrally locate emergencyresponse equipment. The intentions of rezoning the lot wouldallow MCEMA to park equipment onthe lot that is currently zoned as R2

NOTE: ANY GRAPHIC INFORMATION, INCLUDING SITE PLANS, ELEVATIONS, OTHER DRAWINGS, OR OTHER MATERIALS DETERMINED BY ZONING ADMINISTRATOR TO BE NECESSARY TO DESCRIBE THE PROPOSED USE TO THE PLANNING AND ZONING COMMISSION AND/OR THE CITY COUNCIL WILL BE INCLUDED WITH THIS APPLICATION.

PLEASE SUBMIT THE \$250.00 APPLICATION FEE WITH THIS REQUEST.



Jamey Robinson
SIGNATURE OF OWNER

DATE: 10/07/2014



City Council
Communication

Meeting Date: November 17, 2014
Requested By: Public Works Dept.

Item Title: CONSENT AGENDA

Consider a resolution scheduling a public hearing on the vacation and sale of 120'X 16.5' of the north-south alley adjacent to 211 North J Street.

Explanation:

Terry Wolfswinkel, owner of 211 North J Street, has requested that the portion of the north-south alley adjacent to his property be vacated. Mr. Wolfswinkel owns the properties directly east (211 North J Street) and west (1112 B Avenue West) of the requested alley vacate. The proposed alley had been paved in concrete when the chiropractic clinic was built in 2001.

The city conducted a survey of households with direct access to this alley. Among the residents that responded (3 total), 1 of them (Wolfswinkel) wanted the alley to be vacated and 2 (Fisher Quality Car Wash and Fisher Investments) did not want the alley vacated. Fisher Quality Car Wash at 1101 A Avenue West does not want the alley vacated because it serves his customers. Fisher Investments at 1107 A Avenue West does not want the alley vacated because it will restrict access to the new storefronts. Both 1101 and 1107 A Avenue West will have access to their properties along the south half of the alley from A Avenue. This alley also contains Oskaloosa water, Mid-American Energy utility infrastructure, and MCG infrastructure. Easement rights will need to be retained for access to the above-mentioned utilities.

This item was originally brought before City Council on August 18, 2014. At that meeting, the owner of Fisher Quality Car Wash stated that he had plans to develop the property, which resulted in denial of the alley vacate. However, because no site plan has been submitted by the owner of Fisher Quality Car Wash since that meeting, Terry Wolfswinkel has re-applied for this alley vacate.

The Planning & Zoning Commission considered this item at their November 10, 2014 meeting and recommended by a vote of 7 to 0 that city council approve the alley vacate request.

Recommended Action:

Staff recommends approving the resolution scheduling a public hearing for December 1, 2014.

Budget Consideration:

\$100.00 for capital expenses, (120' x 16.5' x 16.5' x 16.5' = 400,000 sq ft) x \$100/sq ft = \$400,000

Attachments :

Resolution, Location Map, Pictures, Alley Vacate Application, and Responses from owners and utility companies.

RESOLUTION NO. _____

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING TO CONSIDER AN ORDINANCE TO VACATE THE NORTH-SOUTH ALLEY ADJACENT TO 211 NORTH J STREET, AND THE SALE OF SAID PUBLIC ALLEY RIGHT-OF-WAY.

WHEREAS, a request has been made and the City wishes to consider the vacation and sale of the north-south public alley right-of-way that lies adjacent to 211 North J Street and is legally described as follows:

The 120 foot by 16.5 foot section of the north-south alley lying adjacent to Lot 2 of Block 3 of Loughridge and Cassidy's Addition in the Northwest Quarter of the Southwest Quarter of Section 13, Township 75, Range 16 in the City of Oskaloosa, Mahaska County, Iowa

WHEREAS, said request has been reviewed by the Planning and Zoning Commission and recommended for approval, and

WHEREAS, section 12.24.030 of the Oskaloosa Municipal Code requires a public hearing on such vacations.

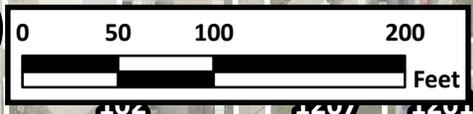
NOW, THEREFORE, BE IT RESOLVED by the City Council of Oskaloosa, Iowa that a public hearing shall be conducted on Monday, December 1, 2014 at 6:00 p.m. in the City Council Chambers, City Hall, Oskaloosa, Iowa at which time persons may appear and speak for, or against, the vacation as legally described in the preamble hereof.

PASSED AND APPROVED this _____ day of November, 2014.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

Alley Vacate Request for 211 North J Street



Date Created: 6-20-14

 ALLEY VACATE REQUEST AREA

Alley looking north from A Avenue



Alley looking south from B Avenue



ALLEY VACATION REQUEST
City of Oskaloosa, Iowa

Policy for sale of alleys:

Policy Adopted: 2/18/2003

1. The property owner requesting the vacation of the alley will pay the \$100.00 application fee and the purchase price of one-half of the alley at the time of the request. If the alley vacation and sale is not approved, the amount of the purchase will be refunded. Other property owners adjacent to the alley that wish to purchase their half will have 30 days after the third reading of the ordinance to purchase their portion. After the 30 days it could be sold to other adjoining property owners.
2. Alleys sold within a residentially zoned area will be sold at the residential rate (\$.50/SF), and alleys located in commercially or industrially zoned areas will be sold at commercial rates (\$1.00/SF).

Date of Request: 10-15-14

Property Owner Name: Wolfswinkel Family Trust

Address: 211 North J Street
Oskaloosa IA 52577

Phone: 515-422-4703

Description of alley requested for vacation: North-South Alley
between 211 North J Street and 1112 B Avenue
West

Reason for requesting alley vacation: We own properties on either side
of alley (East/West). We have already converted
alley in 2001 (at our expense) per city codes. Used
as egress for Oskaloosa Chiropractic (which we own)

Signature Jay Wolfwinkel

OFFICE USE:

Application Fee Paid \$100.⁰⁰

Amount Paid For 1/2 of Alley: \$ 990.⁰⁰ (120' X 16.5' X \$ 1.⁰⁰ /SF) = \$1,980.⁰⁰

Vacation Approved _____ Denied _____ Refund Payment _____

ALLEY VACATION RESPONSE :211 North J Street

ADDRESS	NAME	RESPONSE	COMMENTS
1112 B Avenue West	Terryl Wolfswinkel	Yes approve the proposed alley vacation	
211 North J Street	Terryl Wolfswinkel	Yes approve the proposed alley vacation	
1101 A Avenue West	Fisher Quality Car Wash LLC	No do not approve of the proposed alley vacation	We use the alley to service our business
1107 A Avenue West	Deborah Fisher	No do not approve of the proposed alley vacation	We are building a new strip mall on 1107-1109 A Ave W. This would really constrict access to our property

UTILITY COMPANY RESPONSE

MCG	Yes Major Infrastructure
WATER DEPT.	Yes Major Infrastructure
CENTURY LINK	No Major Infrastructure
MIDAMERICAN ENERGY	Yes Major Infrastructure
CITY SANITARY SEWER	No Major Infrastructure



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title: CONSENT AGENDA

Consider a resolution approving a Professional Services Agreement between the city of Oskaloosa and Rohrbach Associates PC for the Fire Station No. 1 project in an amount not to exceed \$142,550.

Explanation :

This item is being presented as a request to authorize and direct Rohrbach Associates PC to proceed with the design and construction administration phase services for Fire Station No. 1.

The project scope for the remodel and expansion project includes additional bays to the existing facility, remodeling the living quarters, incorporating Mahaska County Emergency Management office and storage, and finishing the third floor for the purpose of creating a community meeting and training room.

Oskaloosa voters approved a referendum authorizing the City Council to proceed with issuing General Obligation Bonds in an amount not to exceed \$3,195,000 for the project. Issuance of the bonds will occur after bids are received for the project later next calendar year.

A copy of the Professional Services Agreement is on file with the City Clerk's Office.

Budget Consideration:

This item is not specifically included in the FY2014 council approved budget however the city can receive reimbursement of this expense from General Obligation Bond proceeds when issued in the future. The city's General Fundwill cash flow the design and construction services administration costs in the meantime.

Attachments :

1. Resolution
2. Project schedule

RESOLUTION NO. _____

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH ROHRBACH ASSOCIATES PC FOR DESIGN AND CONSTRUCTION PHASE SERVICES FOR THE FIRE STATION NO . 1 PROJECT NOT TO EXCEED \$142,550

WHEREAS, the city of Oskaloosa, Mahaska County, State of Iowa, is a duly organized Municipal Organization; and

WHEREAS, in order to accommodate changes to the delivery of fire services today and into the future staff recommended the expansion and renovation of Fire Station No. 1; and

WHEREAS, the City Council sent the voters a referendum item for their consideration during the November 4, 2014 election; and

WHEREAS, the voters of Oskaloosa supported the referendum with an approximate sixty-eight percent “yes” vote; and

WHEREAS, the staff recommends retaining the services of Rohrbach Associates PC for architectural and project administration services related to the project, the Agreement for said services being attached hereto as Exhibit A;

NOW THEREFORE, BE IT RESOLVED that the Professional Services Agreement between the City of Oskaloosa and Rohrbach Associates PC, for professional services for the Fire Station No. 1 project, for a total cost not to exceed \$142,550, based on a percentage of estimated project costs, is hereby approved as to form and content.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute and attest, respectively, said Professional Services Agreement for and on behalf of the City of Oskaloosa, Iowa.

PASSED AND APPROVED this 17th day of November, 2014.

David Krutzfeldt, Mayor

ATTEST: _____

Amy Miller, City Clerk

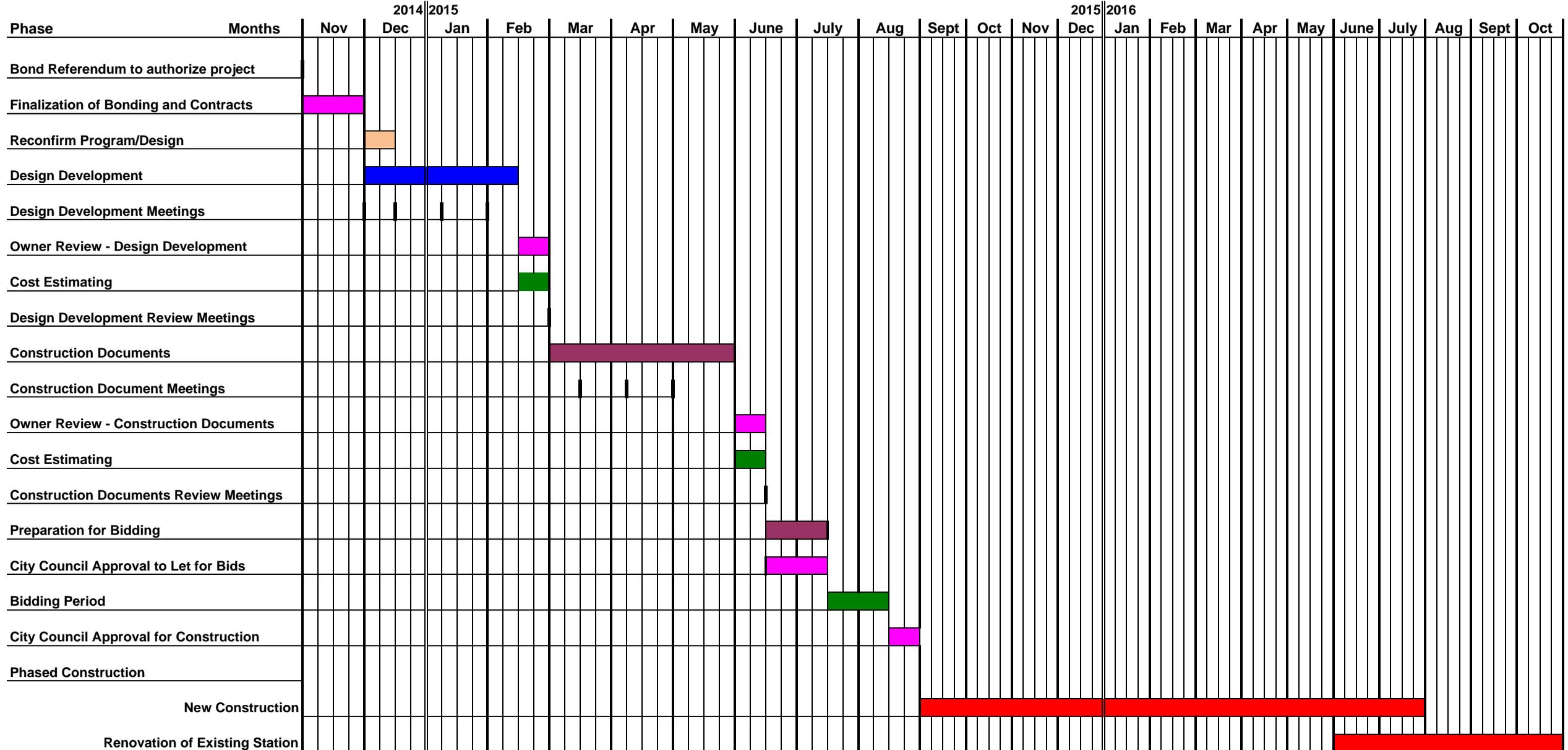
Fire Station #1 - Expansion and Renovation
Oskaloosa Fire Department
 City of Oskaloosa



RAPC Project No. 1261

Project Schedule

September 2014





City Council
Communication
Meeting Date: November 17, 2014

Item Title: REGULAR AGENDA

Explanation :

The following agenda items require specific action by the City Council.

Budget Consideration:

Not applicable.

Attachments :

None.



City Council
Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title:

Presentation on the progress of the Oskaloosa Blue Zones Project.

Explanation :

Blue Zones Project Engagement Lead Miranda Cummings and Community Program Manager Natalie Ferguson Spray will provide an update on the progress made to date on becoming a Blue Zones designated Community.

Budget Consideration:

None

Attachments :

Presentation

Join the Movement

Blue Zones Project

FOR A HEALTHIER IOWA



Blue Zones Project Oskaloosa Update



Community Involvement

- 1,370 – Total participants in Oskaloosa
- 1,011 – Number of participants employed by a Top 20 Worksite



Community Involvement

- 21 Moais (Walking, Potluck or Purpose)
- 53 Presentation Invites
- 1,400+ Total Participants in Blue Zones Project engagements or activities



Volunteerism

- 129 – Blue Zones Project Oskaloosa Volunteers
- 1,250 - Total Volunteer Hours
- VolunteerMahaska.Org launched January 1st, 2014
- Usage of website has increased by 34%





Worksites



Worksites

- 8 Blue Zones Worksites® in Oskaloosa
- All 8 Worksites have exceeded 25% employee participation
- 4/8 – Over 50% employee participation



Worksites

“The Wellness Committee at Mahaska Health Partnership was active before the Blue Zones Project came to Oskaloosa, and the project team’s support and creative ideas have really invigorated our efforts. While changes are incremental, they are impactful, such as departments moving from birthday cake celebrations to fruit, cheese and crackers. The team has helped us increase our activity and visibility among MHP employees by offering volunteer opportunities such as the Walking School Bus, and fun activities for our employees and their families, including Yoga on the Square and Fit Family Fun. From Walking Moais and successful Potluck Moais over lunch, employees are excited about being a Designated Blue Zones Worksite. The Blue Zone’s philosophy has given our Wellness Committee other avenues of wellness to explore and the project team provides great resources.”

–Stephanie Faulkes, MHP Business Analyst & Member of Wellness Committee



Worksites

“MidWestOne Employees have become more educated on food choices and are now trying more fruits/vegetables by patronizing the local farmers’ market; and reaching out to Michael Glesener, (Chef & Blue Zones Committee Member) about food preparation and healthy recipes. We have also decreased our consumption of pop and are now selecting water or healthy drink options through our vending machine provided by Mahaska. Since becoming a designated worksite employees are trying new physical activities such as Fit Family Fun, 5K marathons, yoga and lunch hour walks.” –**Barb Finney, Senior Vice President, Regional President MidWestOne Bank**



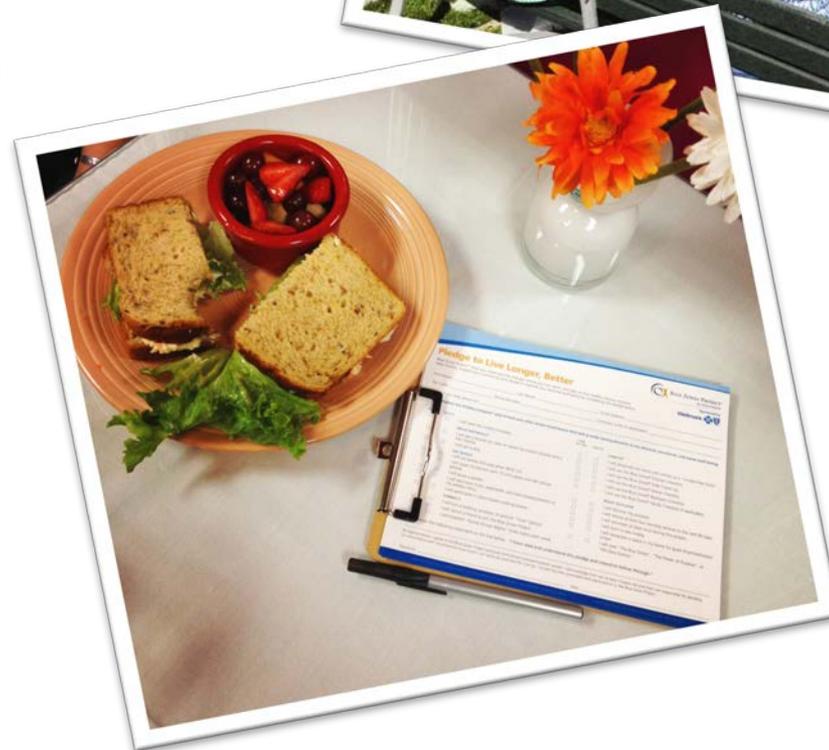


Healthy Foods



Healthy Foods

- Two Blue Zones Restaurants® in Oskaloosa
- Two Blue Zones Grocery Stores® in Oskaloosa
- 6 Cooking Classes Held (226 Total Participants)
- 4 Potluck Moais Formed (28 Total Participants)



Healthy Foods - Restaurants

- Hunters Coffee Café has seen a **45.2%** increase in their sale of Lentil Soup, a **5.5%** increase in their sales of the Carrot Walnut sandwich and also a **20.4%** increase of sales in their Chicken Salad Sandwich.
- On The Green has seen a **19.7%** increase of sales in their healthy dessert option and **19.9%** increase of sales in their Black Bean Burger since becoming a Blue Zones Restaurant®.



Noticeable
increase in
sales of
healthy
OPTIONS



- “We are certainly pleased to be a part of the Blue Zones Project. Our customers have responded in such a good way and always come in asking for our lentil soup and sandwiches. We have seen our sales increase with catering to local businesses as well. It is fun to see people want to healthy and have the choices. It also goes along with our way of thinking. The chicken salad we have had for years is always popular, especially with the new whole wheat bread.” –*Shirley Hunter, Owner of Hunters Coffee Café*

Healthy Foods – Grocery Stores



“Since Hy-Vee became a Blue Zones Grocery Store in June, Oskaloosa Hy-Vee has seen an increase in cut fruit sales and increased usage of the newly installed salad bar. At least twice a day, I hear from parents who love taking their kids through the Blue Zones® healthy checkout lane. Other changes we have seen in our store is an increase in customer requests from the Blue Zones food list. Our dairy department has brought in Goats milk and the meat department is bringing in more varieties of goats cheese. We also brought in the ancient grain Farro. We have had multiple requests for different produce, like Fennel, that customers want to try.”

- Debbie Guild, Oskaloosa Hy-Vee dietitian

Healthy Foods – Cooking Classes

“I heard about the class through the YMCA because my granddaughter attends the after school program and it was in the newsletter I receive from them. I attended because it was a family activity that provided something fun for her to do while I could also attend something interesting. I have an interest in cooking and have been cooking for 50 years and enjoyed the chef and the recipe very much. I even learned a new way to peel a squash! The dishes were all very tasty which is exciting for me because I do like to prepare more healthier versions of old favorites like the baked apples. The squash dish was very delicious while very low in fat and calories. It was a very impressive dish and would be a good dish for the holidays.” **–Linda Vilcone, Fall Food Festival Cooking Class Participant**



Healthy Foods – Farmers’ Market

“The mission of the Farmers’ Market has been in part to provide and educate the community on the nutritious value of home grown fresh produce. Thanks to the Blue Zones Project we were able to provide that. At times the sidewalk in front of the vendors were so crowded you had to walk around either on the street or the grass to get to the next vendor.”

-Sandi Fell, Market Manager



Healthy Foods – Farmers’ Market

“Blue Zones Project Oskaloosa helped the Farmers’ Market build a legacy on the Ruritan market. More people came out and supported us farmers and Blue Zones Project created more options for the local community.”

–Blaine Voss, Market Vendor

“Blue Zones Project helped to promote healthy foods at the market by bring in a chef and showing individuals different ways to cook our produce, having kids activities based on nutrition and exercise and even offering yoga in the park before the market. They did a great job providing a positive and enthusiastic experience for all that attended.”

-Haleh Everett-Weaver, Market Vendor



Schools

“The Blue Zones Walking School Bus program was a welcome addition to our family’s morning routine this fall. Between avid discussions about wildlife we encountered, to school subjects and friends; we were able to spend this time in a relaxed, low-key environment sharing laughs and insight with each other as well as other parents and children. Students also work on life skills such as safety and common courtesy when using a recreational trail and crossing busy intersections, which is always a good reminder for adults as well. When my girls arrived home from school last Wednesday the first thing I heard was, “Awww...today was our last day of Walking School Bus Mom. I can’t wait until it starts again; it was so much fun!” That candid response is proof enough that signing up for WSB was a great decision, and I hope that more families choose to do this again in the spring.”

Kelly Carter, Mother of Elementary Students Addison (5th) and Tierney (1st)



THANK YOU!





City Council Communication

Meeting Date: November 17, 2014
Requested By: Public Works Dept.

Item Title:

Consider an ordinance to vacate and sell of 60' X 16' of the north-south alley adjacent to 1002 North 2nd Street - 2nd reading.

Explanation:

Emily Greenfield, owner of 1002 North 2nd Street, has requested that the portion of the north-south alley adjacent to her property be vacated. The neighboring property at 701 North 3rd Street has an existing accessory structure that encroaches into a portion of the public alley. Therefore, the applicant would prefer to purchase their half section of the alley. The applicant wants to purchase the alley for personal investment and property improvement.

The city conducted a survey of households with direct access to this alley. Of the residents that responded (6 total), all (6) of them wanted the alley to be vacated (please see the attached survey responses). This portion of the alley contains Century Link utility infrastructure. Therefore, easement rights will need to be retained for access to the above-mentioned utilities. The requested portion of the alley shows minimal public use and does not deny reasonable access to abutting property owners.

The Planning & Zoning Commission considered this item at their October 13, 2014 meeting and recommended by a vote of 7:0 (yes: no) that the City Council approve the alley vacate request.

Recommended Action:

Approve the ordinance as presented.

Budget Consideration:

100.00 for application fees, and, if the alley vacate is approved, there will be a revenue of \$480.00 (60' X 16' X \$0.50/SF). Alley vacates result in revenue received by the city. The city sells residential alleys for \$0.50 per square foot.

Attachments :

Ordinance, Location Map, Pictures of Alley, Alley Vacate Application, and Responses from adjacent owners and utility companies.

ORDINANCE NO. _____

AN ORDINANCE VACATING THE NORTH-SOUTH PUBLIC ALLEY ADJACENT TO 1002 NORTH 2ND STREET, AND THE SALE OF SAID PUBLIC ALLEY RIGHT-OF-WAY

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

SECTION 1. PURPOSE. The purpose of this ordinance is to vacate the north-south public alley right-of-way that lies adjacent to 1002 North 2nd Street is legally described as follows:

The 60 foot by 16 foot north-south alley lying adjacent to Lot 15 of Block 2 of Ridge Place Addition of the City of Oskaloosa, Mahaska County, Iowa

SECTION 2. EASEMENT RESERVATION. This ordinance is adopted subject to the retention of easement rights for utilities, all municipal and other governmental services for ingress-egress to the same.

SECTION 3. REPEALER. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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 5. 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 _____ 2014, and approved this ____ day of _____ 2014.

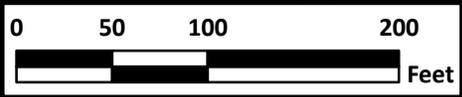
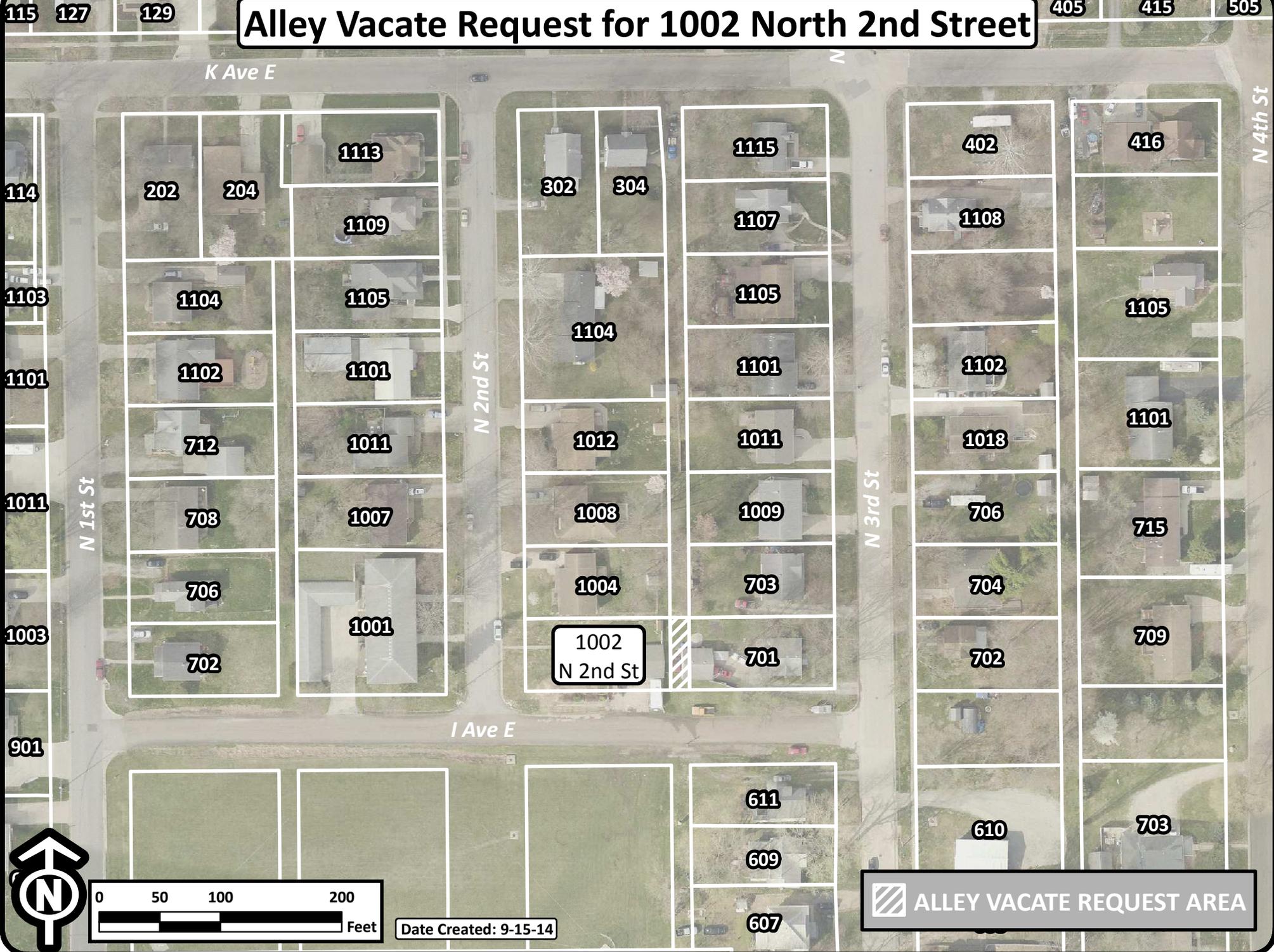
David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____ 2014.

Amy Miller, City Clerk

Alley Vacate Request for 1002 North 2nd Street



Date Created: 9-15-14

 ALLEY VACATE REQUEST AREA



North-south alley adjacent to 1002 North 2nd Street looking north.



North-south alley adjacent to 1002 North 2nd Street looking south.

ALLEY VACATION REQUEST
City of Oskaloosa, Iowa

Policy for sale of alleys:

Policy Adopted: 2/18/2003

1. The property owner requesting the vacation of the alley will pay the \$100.00 application fee and the purchase price of one-half of the alley at the time of the request. If the alley vacation and sale is not approved, the amount of the purchase will be refunded. Other property owners adjacent to the alley that wish to purchase their half will have 30 days after the third reading of the ordinance to purchase their portion. After the 30 days it could be sold to other adjoining property owners.
2. Alleys sold within a residentially zoned area will be sold at the residential rate (\$.50/SF), and alleys located in commercially or industrially zoned areas will be sold at commercial rates (\$1.00/SF).

Date of Request: 9-10-14
Property Owner Name: Emily Greenfield
Address: 1002 N 2nd St
Oskaloosa, IA 52577
Phone: 641-919-1578
Description of alley requested for vacation: 8' x 60' half of
alley on East side of garage. Surveyors
have mapped it out.
Reason for requesting alley vacation: Personal investment,
property improvement

Signature Emily Greenfield

OFFICE USE:

Application Fee Paid \$100.⁰⁰



Amount Paid For 1/2 of Alley: \$ 240.⁰⁰ (60 X 16 X \$.50/SF) X .5

Vacation Approved _____ Denied _____ Refund Payment _____

ALLEY VACATION RESPONSE : 1002 North 2nd Street

ADDRESS	NAME	RESPONSE	COMMENTS
1002 North 2nd Street	Emily Greenfield	Yes, Approve the Proposed Alley Vacate	
1004 North 2nd Street	Dawn Daffenbaugh		
1008 North 2nd Street	Jenna Dimmitt		
1012 North 2nd Street	Max & Diane Maddy		
1104 North 2nd Street	Emmett & Fleeta Ewing	Yes, Approve the Proposed Alley Vacate	
304 K Avenue East	Ginny Foster % Charles Perdue		
701 North 3rd Street	John & Kristi Farmer	Yes, Approve the Proposed Alley Vacate	
703 North 3rd Street	Leroy & Joann Steffen	Yes, Approve the Proposed Alley Vacate	As long as no structures are built that would block access from street(including fencing)
1009 North 3rd Street	Mary Meinders		
1011 North 3rd Street	Tom Reuer	Yes, Approve the Proposed Alley Vacate	
1101 North 3rd Street	Debbie Stevens		
1105 North 3rd Street	Dale & Charlene Bodart		
1107 North 3rd Street	Nancy Theobald		
1115 North 3rd Street	Bonnie Bailey	Yes, Approve the Proposed Alley Vacate	

UTILITY COMPANY RESPONSE

MCG	No Infrastructure
WATER DEPT.	No Infrastructure
CENTURY LINK	Yes Infrastructure
ENERGY	No Infrastructure
CITY SANITARY SEWER	No Infrastructure



City Council Communication

Meeting Date: November 17, 2014

Requested By: Police Department

Item Title:

Consider an Ordinance amending Oskaloosa City Code Section 10.48 pertaining to the requirement for the posting of signs prohibiting parking during a snow emergency - 2nd reading.

Explanation :

Section 10.48.320 of the Oskaloosa Municipal Code says it is the duty of the police chief or city engineer to erect or cause to be erected appropriate signs giving notice when any parking time limit is imposed or parking is prohibited on streets or portions of streets. Section 10.48.360 prohibits any person to obstruct the orderly removal of snow from the city's streets by parking or otherwise leaving unattended any vehicle upon any street or portion of a street when signs are posted on primary or secondary roads at or near their points of intersection with the corporate boundaries prohibiting on street parking during a snow emergency.

During the recent Branding presentation Roger Brooks mentioned that he noticed the "Drug Ordinances Enforced" and "Snow Emergency" signs as he entered our city and how the signs detract from our city and could be sending the wrong message to visitors.

Staff recommends approval of the ordinance modifying the language in Section 10.48 of the municipal code to delete the requirement for the posting of signs prohibiting parking on city streets when a snow emergency is declared.

Budget Consideration:

Costs associated with making modifications to the Oskaloosa Municipal Code and removal of the posted signs.

Attachments :

Ordinance, Picture

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OSKALOOSA, IOWA CITY CODE BY AMENDING THE PROVISIONS OF SECTION 10.48.360 TO DELETE CURRENT SUBSECTIONS ONE AND TWO, AND THE NUMERICAL DESIGNATION OF CURRENT SUBSECTION THREE AND AMENDING SECTION 10.48.320 TO COMPORT THEREWITH

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

SECTION 1. Chapter 10.48 is amended by the following deletions and additions so as to remove all provisions shown as stricken below and to add all new underlined provisions to the Chapter as follows:

ARTICLE II. - SNOW EMERGENCY

10.48.330 - Applicability.

The provisions of this article prohibiting the standing or parking of vehicles on certain designated streets or parts of streets during a snow emergency shall apply when a snow emergency declaration has been issued by the city manager of his designee.

(Ord. No. 1279, § 2, 12-21-2009)

10.48.340 - Declaration.

Whenever snow, freezing rain, sleet, snowdrifts or other natural phenomena create or are likely to create hazardous road conditions or road conditions impeding or likely to impede the free movement of fire, health, police, emergency or other vehicular traffic vital to the health, safety and welfare of the community, the city manager shall have the authority to declare a snow emergency. In the absence of the city manager, his designee shall have the authority to declare a snow emergency.

(Ord. No. 1279, § 2, 12-21-2009)

10.48.350 - Public notification.

The city manager shall request the cooperation of a local radio station to announce the declaration of a snow emergency. The provisions of this article prohibiting parking on streets and parking lots shall be effective at a specific time to be stated in the announcement not less than one hour after the initial announcement of said emergency by a local radio station, or upon publication of said declaration in a daily newspaper published in the city, and such notice shall constitute notice to the general public of the declaration of the emergency.

(Ord. No. 1279, § 2, 12-21-2009)

10.48.360 - Prohibited parking. Streets.

After the time specified in the declaration of a snow emergency, it is unlawful, and a violation of this section, for any person to obstruct the orderly removal of snow from the city's streets by parking or otherwise leaving unattended any vehicle upon any street or portion thereof. During the period of the snow emergency the parking restrictions of this subsection shall supersede all other parking regulations relating to parking on public streets.

1. The provisions of this subsection shall be in full force and effect throughout the city when signs are posted on primary or secondary roads at or near their points of intersection with the corporate boundaries of the city stating:-

~~"NO ON-STREET PARKING DURING SNOW EMERGENCY"~~

2. The city council may, by resolution, grant exceptions to the snow emergency on-street parking prohibition for any streets or portions thereof where extreme hardship is demonstrated and will not seriously hinder snow removal or traffic.-
3. During the period of the snow emergency the parking restrictions of this subsection shall supersede all other parking regulations relating to parking on public streets.-

(Ord. No. 1279, § 2, 12-21-2009)

10.48.370 - Emergency route designation.

Emergency snow routes shall be designated by signs bearing the insignia of a white snowflake on a blue field. Emergency routes shall be given top priority in clearing accumulated snow. Parking is permitted only after removal of the accumulated snow from the entire width of the street.

(Ord. No. 1279, § 2, 12-21-2009)

~~10.48.380 - Removal of parked or unattended vehicles.-~~

~~Any vehicle parked or otherwise left unattended in violation of any of the provisions of this article is declared to be a nuisance per se and shall be subject to removal by the city by means of towing or otherwise. Any removal and resulting storage of such a vehicle shall be at the expense of the owner or operator thereof.-~~

~~(Ord. No. 1279, § 2, 12-21-2009)~~

~~10.48.390~~ 10.48.380 - Termination.

Those streets which are not emergency snow routes shall have parking allowed upon removal of the accumulated snow from the full width of the street. Whenever the city manager shall find that the conditions which gave rise to the snow emergency no longer exist, he is authorized to declare the termination of the snow emergency, in whole or in part, effective immediately upon announcement. When the snow emergency is terminated it shall be lawful to park on those streets in accordance with the regular parking provisions of this title. The city manager shall request the cooperation of the local press and radio station to announce the termination of the snow emergency.

(Ord. No. 1279, § 2, 12-21-2009)

~~10.48.400 - Presumption of responsibility - Penalty.-~~

~~For purposes of prosecution under this article, if a vehicle is found parked or left unattended in violation of the provisions of this article and the identity of the operator cannot be determined at the scene of the violation, the registered owner thereof shall be prima facie responsible for said violation. It shall be a misdemeanor for any person to obstruct the orderly removal of snow from the city's streets by parking a vehicle, or permitting or allowing a motor vehicle owned by such person to be parked, in violation of the provisions of this article.-~~

~~(Ord. No. 1279, § 2, 12-21-2009)~~

SECTION 2. Section 10.48.320 is amended by adding thereto the following sentence:

This section shall not however apply to the snow removal ordinances under the Oskaloosa City Code, and no signs shall be required to be posted relative thereto

SECTION 3. 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 _____ 2014,
and approved this _____ day of _____ 2014.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____ 2014.

Signed

CITY OF OSKALOOSA

**SNOW ORDINANCE
ENFORCED**

**NO ON-STREET
PARKING DURING
SNOW EMERGENCY**

WARNING

**DRUG AND ALCOHOL
ORDINANCES
STRICTLY ENFORCED**

23



Planning & Zoning Commission

Meeting Date: November 10, 2014
Requested By: Public Works Dept.

Item Title:

Consider a site plan for the property at 702 A Avenue West for a new Taco Bell Restaurant.

Explanation:

Sundance Inc. has submitted a site plan for a new Taco Bell fast-food restaurant to be located at 702 A Avenue West. The site in consideration is 1.00 acres and the present zoning of this property is (UC) Urban Corridor district with A Avenue overlay.

The applicant has submitted the required site plan, along with elevations and a landscape plan, for review through the city staff. The site plan illustrates a 2,298 square foot building with a drive-thru window along the east side. The proposed site will have one entrance from A Avenue and another entrance from High Avenue. New 5 foot wide sidewalk will be installed along both A Avenue and High Avenue, with additional right-of-way to be dedicated to the city along A Avenue. The proposed sidewalk on A Avenue will have a 10 foot setback from the back of the curb. The site indicates a total of 27 parking spaces, which includes 2 handicap accessible spaces. The proposed site will be connecting to existing sanitary sewer and water utilities.

The Planning & Zoning Commission considered this item at their November 10, 2014 meeting and recommended by a vote of 7 to 0 that city council approve the site plan as presented.

Budget Consideration: \$100.00 in application fees.

Attachments :

Site Plan and Application

SITE PLAN APPLICATION
City of Oskaloosa
Public Works Department
804 South D Street
Oskaloosa, IA 52577
Phone number 641-673-7472

APPLICANT NAME: Sundance, Inc. Contact: Rick Eccles

APPLICANT ADDRESS: 7915 Kensington Court, Brighton, MI 48116

PHONE NUMBER: 248-446-0100

FAX NUMBER: _____

EMAIL ADDRESS: rick.eccles@teamlyders.com

OWNER NAME: Robert D. Wersen

ADDRESS OF PROPERTY: 700 Block of A Ave West

LEGAL DESCRIPTION: Lot 1, Lot 2, the East half of Lot 3 and the vacated North-South alley lying adjacent to and East of said Lot 3, and the East 40 feet of Lot 4, all in Block 7, of West Oskaloosa, Mahaska County, Iowa.

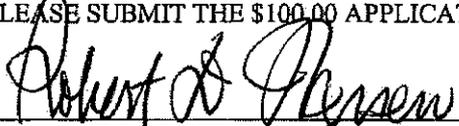
ZONING OF PROPERTY: UC: Urban Corridor, A Ave Overlay

CURRENT USE OF LAND: Vacant

INDICATE THE NATURE AND OPERATING CHARACTERISTICS FOR THE SITE PLAN CHANGE AND THE PROPOSED USE: The proposed development consists of a Taco Bell restaurant with drive-thru window, 27 parking stalls, drive lanes around the building, and access off of both A Ave West and High Ave. Landscaping will be provided throughout the site to enhance the appearance as well as provide shade. The development meets all zoning requirements.

NOTE: ANY GRAPHIC INFORMATION, INCLUDING SITE PLANS, ELEVATIONS, OTHER DRAWINGS, OR OTHER MATERIALS DETERMINED BY ZONING ADMINISTRATOR TO BE NECESSARY TO DESCRIBE THE PROPOSED USE TO THE PLANNING AND ZONING COMMISSION AND/OR THE CITY COUNCIL WILL BE INCLUDED WITH THIS APPLICATION.
PROVIDE 15 COPIES OF REQUESTED DOCUMENTS

PLEASE SUBMIT THE \$100.00 APPLICATION FEE WITH THIS REQUEST.


SIGNATURE OF OWNER

DATE: 10-13-14

** PROPERTY OWNER LETTER OF APPROVAL FOR CHANGE IN SITE REQUIRED IF APPLICANT IS NOT OWNER**



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

DESIGN PROFESSIONAL
STAMP / SIGNATURE

OWNER:
SUNDANCE, INC.
7915 KENSINGTON COURT
BRIGHTON, MICHIGAN 48116

PROJECT:
TACO BELL
A AVENUE WEST
OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:
OCTOBER 10, 2014
NOVEMBER 5, 2014

JOB NUMBER:
1409780

SHEET

C1.0 CS

2014 © EXCEL ENGINEERING, INC.

PROPOSED TACO BELL RESTAURANT FOR: SUNDANCE, INC. OSKALOOSA, IOWA

PROPOSED LEGEND

- PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
- PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- PROPOSED HANDICAP PARKING STALL
- PROPOSED WATER VALVE IN BOX
- PROPOSED ROUND CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED DRAINAGE FLOW
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED WATER LINE AND HYDRANT
- PROPOSED CURB AND GUTTER
- PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE	CITY REVIEW	CITY RESUBMITAL	ISSUED FOR CONSTRUCTION	REVISION #1	REVISION #2	REVISION #3
C1.0 CS	CIVIL COVER AND SPECIFICATION SHEET	DATE: 10-10-14	11-05-14	-	-	-	-
C1.1 EX	EXISTING SITE AND DEMOLITION PLAN	PRELIM	PRELIM				
C1.2 SP	SITE PLAN	PRELIM	PRELIM				
C1.3 GE	GRADING AND EROSION CONTROL PLAN	PRELIM	PRELIM				
C1.4 UT	UTILITY PLAN	PRELIM	PRELIM				
C1.5 LA	LANDSCAPE PLAN	PRELIM	PRELIM				
C1.6 LT	LIGHTING PHOTOMETRIC PLAN	PRELIM	PRELIM				
C1.7 DT1	SITE DEVELOPMENT DETAILS	PRELIM	PRELIM				
C1.8 DT2	TACO BELL CORPORATE DETAILS	PRELIM	PRELIM				

PROJECT NOTES

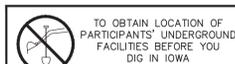
GENERAL NOTES:

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONTACTS

OWNER
SUNDANCE, INC.
7915 KENSINGTON COURT
BRIGHTON, MI 48116
CONTACT: RICK ECCLES
P: (248) 446-0100
rick.eccles@teamydiers.com

CIVIL ENGINEER / ARCHITECT
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CIVIL CONTACT: JASON DAYE
jason.d@excelengineer.com
ARCHITECTURAL CONTACT: JONATHAN BRINKLEY
jonathan.b@excelengineer.com
P: (920) 926-9800
F: (920) 926-9801



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN IOWA
CALL IOWA ONE CALL
1-800-292-8989
TOLL FREE
OR CALL 811

IOWA LAW REQUIRES MINIMUM OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE

DIVISION 31 EARTH WORK

- 31.00 SITE CLEARING (DEMOLITION)**
A. CONTRACTOR SHALL CALL IOWA ONE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CURB JUNCTION.
- 31.20 SO EARTH MOVING**
A. CONTRACTOR SHALL CALL IOWA ONE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEN AXLE DUMP TRUCK, TO DENSITY SOFT SPOTS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REGULATIONS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCRAPPY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698. STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED GRANITE OR STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 96 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE, PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 98 PERCENT.
3. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
4. UNDER WALKWAYS - CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
5. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT LAYERS ONLY AFTER COMPLETION WITH REQUIREMENTS. PROVIDE AS BIDDING. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCRAPPY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED. RECOMPACT AND RE-TEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

- 31.30 00 EROSION CONTROL**
A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL, AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF THE POLLUTION PREVENTION PLAN. INSPECTOR OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTIGUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTOR OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
4. A DESCRIPTION OF ANY CORRECTIVE ACTION, IMPLEMENTATION, AND MAINTENANCE PERFORMED.
5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH BY THE ENVIRONMENTAL PROTECTION DIVISION OF THE STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE IOWA DNR IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
2. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS PER THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
3. STABILIZATION CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION VEHICLE INGRESS AND EGRESS POINTS. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
4. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MIST, MUD, AND SOIL PARTICLES USING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

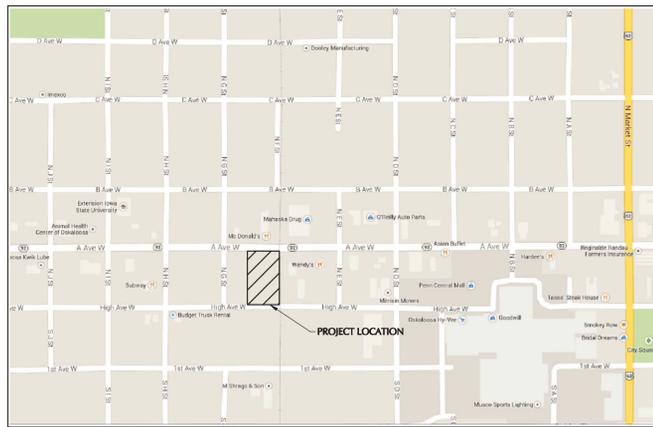
5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE PER CHAPTER 81 OF THE IOWA ADMINISTRATIVE CODE.
6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORMWATER OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
8. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER FLOW TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
9. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
- DIVISION 32 EXTERIOR IMPROVEMENTS**
- 32.10 AGGREGATE BASE & ASPHALT PAVEMENT
A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND COMMERCIAL GRADE HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS.
- | STANDARD ASPHALT PAVING | HEAVY ASPHALT PAVING |
|--------------------------------|--------------------------------|
| 1 1/2" SURFACE COURSE | 1 1/2" SURFACE COURSE |
| 1 1/2" BINDER COURSE | 2 1/4" BINDER COURSE |
| 4" OF 1 1/4" CRUSHED AGGREGATE | 6" OF 1 1/4" CRUSHED AGGREGATE |
| 8" OF 3/4" CRUSHED AGGREGATE | 6" OF 3/4" CRUSHED AGGREGATE |
- B. ALL AGGREGATE PLACED MUST BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM 1% SLOPE SHALL BE MAINTAINED ON ALL ASPHALT PAVEMENT AREA.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT AND CONSTRUCTION DOCUMENTS.
- D. CONTRACTOR TO DECURE 4" WIDE WHITE PAINTED STRIPS FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.
- 32.20 00 CONCRETE AND AGGREGATE BASE
A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PLACED MUST BE COMPACTED TO A MAXIMUM DRY DENSITY OF 95%.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308.30R.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
2. HEAVY DUTY DUMPER CONCRETE - 8" OF CONCRETE OVER 8" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH 4"x4" W5.8X55.5 W/W. CONTRACTION JOINTS SHALL BE SPACED 15' IN DEPTH AND BE SPACED A MAXIMUM OF 60' IN CENTER.
3. DRIVE THRU CONCRETE - 8" OF CONCRETE OVER 8" OF 3/4" CRUSHED AGGREGATE BASE. CONCRETE SHALL BE REINFORCED WITH 6"x6" W8.2X63.5 W/W. CONTRACTION JOINTS SHALL BE SPACED 15' IN DEPTH AND BE SPACED A MAXIMUM OF 60' IN CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
3. SLUMP SHALL BE 1" OR LESS FOR SLIP-FORMED CURBS AND GUTTER.
4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON-SLIP-FORMED CURBS AND GUTTER.
5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINMENT WITH 4% TO 6% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE. S MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAW CUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURBS AND GUTTER JOINTS SHALL BE PLACED EVERY 10' OR CLOSER IF MIN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATE FROM BUILDINGS WITH CONTINUOUS 0.6 THICK RUBBER JOINT AND/OR 3/8" RIB EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 2" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR #10 BARS, 48 DIAMETERS FOR #7 TO #9 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. BRACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTING AND INSPECTION ACCORDING TO AND RPT. CAST AND CURE LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCLUDING 30 CU. YD. PLUS ONE SET FOR EACH ADDITIONAL 30 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PERFORM ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COOL OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATIVE CURING COMPOUND ACCORDING TO MANUFACTURERS INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

- M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONSTRUCTION, TEST RESULTS, LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF THE CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMpressive BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
- 32.30 00 LANDSCAPING AND SITE STABILIZATION**
A. TOPSOIL - CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS FOR A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF AZIRANE AND INFROM TOXIC ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
B. SODDED LAWNS - PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES: 65% KENTUCKY BLUEGRASS, 20% PERENNIAL ryegrass, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITH TIGHTLY FITTED BUT AND SIDE JOINTS. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUT AND SIDE JOINTS. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 4:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING.
C. SODDED LAWN MAINTENANCE - CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL SODDED AREAS FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE LAWN SHOULD BE ESTABLISHED. THE LAWN SHOULD BE FREE OF WEEDS, OPEN SPACES, BARE AREAS, AND SURFACE TREATMENTS. REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. TREES AND SHRUBS - FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPORTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIES, TREE SIZE, AND LOCATION.
E. TREE AND SHRUB INSTALLATION - EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BARE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS IN PLACE AND CENTER ROOT BALL 1/2" ABOVE GRADE OF BALL. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.
F. TREE AND SHRUB MAINTENANCE/WARRANTY - CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
G. MINERAL MULCH - PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL COVER-NON-WOVEN WEED BARRIER FABRIC, TONE AND COLOR BY OWNER.
H. PLASTIC EDGING - INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.
I. LANDSCAPE AND LAWN IRRIGATION - CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EJECTORS, DRY TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS Delineated ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT IS WASTED THROUGH THE SYSTEM AND PROVIDE THE MOST EFFICIENT AND ECONOMY DESIGN FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER.
POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBER SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODE OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. ALL PROPOSED SANITARY PIPE SHALL BE SDR-35 PVC.
C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION OF FIVE FITTING RUN WITH THE SANITARY SERVICE WITH THE CLEANOUT LEAVING THE COMBINATION FIVE FEET STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 8" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A 2"URN (2.1474 N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL BE TERMINATED IN A CONCRETE PAD AT LEAST 4" THICK AND EXTENDING AT LEAST 8" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
D. ALL PROPOSED WATER PIPE SHALL COMPLY WITH AWWA C900 PVC. 6" MINIMUM CURB SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
E. ALL PROPOSED PIPE STOMM PIPE SHALL BE IN ACCORDANCE WITH ASTM F405 AND F407. ALL CONCRETE STOMM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C71. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. HORIZONTALLY FROM FOUNDATION WALLS.
F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 4' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLD COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TYPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY AND STORM SEWER SHALL BE WINDY WEATHER. APPLY AN EVAPORATIVE CURING COMPOUND ACCORDING TO MANUFACTURERS INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> CONTRACTOR TO CALL IOWA ONE CALL SYSTEM AT A MINIMUM OF 2 DAYS PRIOR TO CONSTRUCTION. PLACE ALL SILT FENCE. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS REQUIRED. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> SITE DEMOLITION AS REQUIRED. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE, LOCATION BY OWNER. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. INSTALL ALL UTILITIES ON SITE. DIG AND POUR ALL BUILDING FOOTINGS. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. CONSTRUCT BUILDING. PAVE DRIVEWAYS AND PARKING AREAS. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.



PROJECT LOCATION MAP

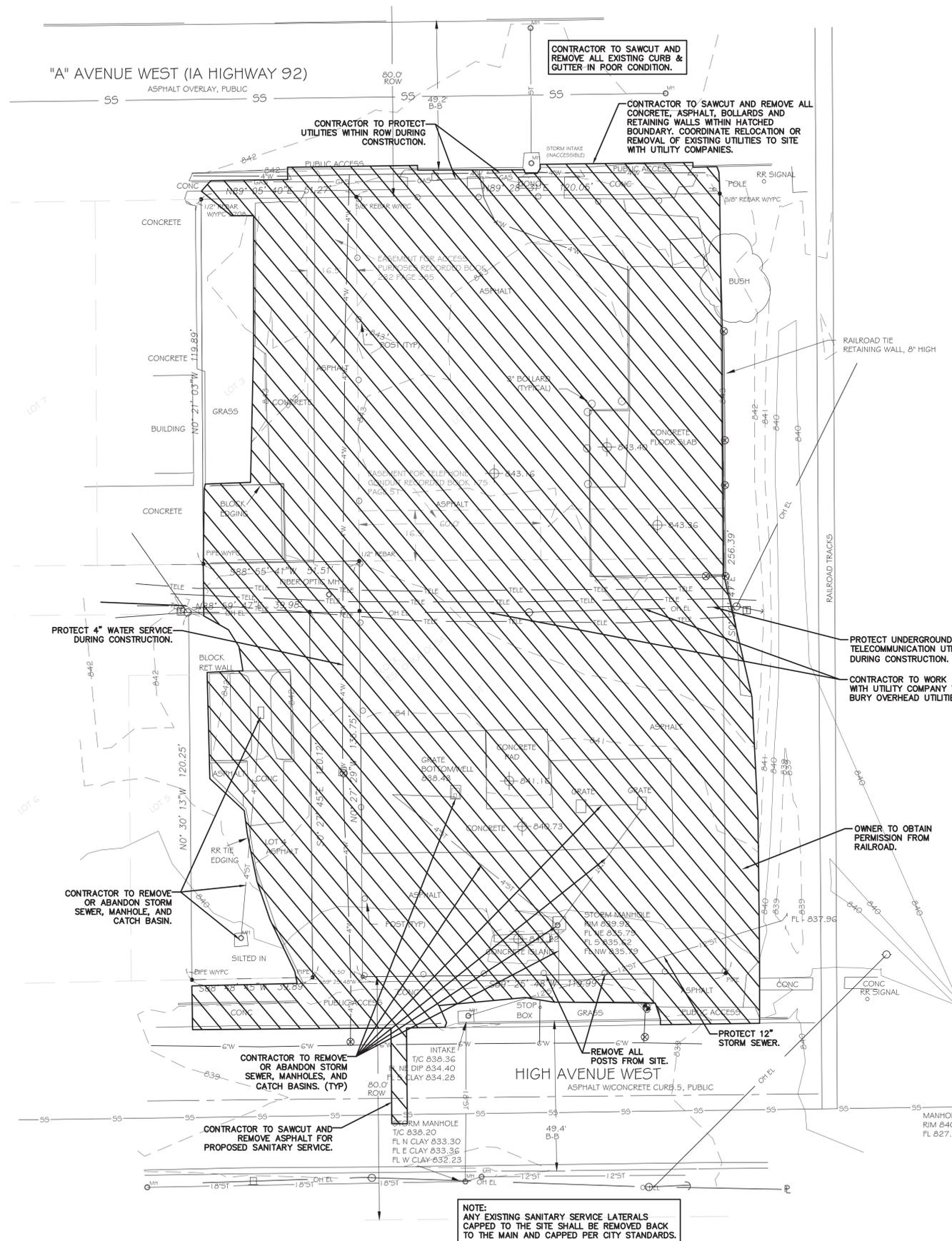
CIVIL COVER AND SPECIFICATION SHEET
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

NOTES CORRESPONDING TO SCHEDULE B

- 12. Easements as shown on the Plat of West Oskaloosa, recorded June 24, 1853 in Book E, Page 20. No easements were found. It does not affect the subject property and it is not shown on the survey.
- 13. Easements as shown on the Plat of Block 7 of West Oskaloosa, recorded February 26, 1873 in Book 1, Page 117. No easements were found. It does not affect the subject property and it is not shown on the survey.
- 14. Terms and conditions of Easement and Agreement, dated January 13, 1981, recorded March 18, 1981 in Book 232, Page 385. It does affect the subject property and is shown on the survey.
- 15. Terms and conditions of Easement, dated November 23, 1964, recorded November 23, 1964 in Book 155, Page 111. NE-ly power line does not exist. It does not affect the subject property and is not shown on the survey.
- 16. Terms and conditions of Right of Way Permit, dated March 14, 1972, recorded March 20, 1972 in Book 175, Page 51. It does affect the subject property and is shown on the survey.
- 17. Terms and conditions of Entrance Permit, dated July 28, 1972, recorded November 15, 1972 in Book 198, Page 111. It does affect the subject property and is shown on the survey.
- 18. Terms and conditions of Right of Way Permit, dated March 14, 1972, recorded March 20, 1972 in Book 175, Page 52. It does affect the subject property and is shown on the survey.
- 19. Terms and conditions of Right of Way Permit, dated March 14, 1972, recorded March 20, 1972 in Book 175, Page 53. It does affect the subject property and is shown on the survey. Same easement as Item 18 above.
- 20. Terms and conditions of Easement for Access, dated February 1, 2002, recorded February 1, 2002 in Book 478, Page 25. It does not affect the subject property and it is not shown on the survey.
- 21. Plat of Survey, recorded January 23, 2008, in Book 4, Page 229. It does affect the subject property and is blanket in nature.

MISCELLANEOUS NOTES

- All measurements in feet and decimals thereof.
- The basis of bearings for this survey is Grid South Iowa State Plane Coordinate System NAD 83 Datum. The south right of way line of "A" Avenue West Street bears N89°28'31"E.
- There is no observable evidence of any cemeteries on the subject property.
- There are no ponds, lakes, springs or rivers located on or running through the subject property except as shown on the survey.
- "A" Avenue West and High Avenue West are public streets and provides access to the subject property.
- At time of survey, there was no observable evidence of earth moving equipment, building construction or building addition.
- There was no observable evidence of recent street or sidewalk construction or repairs. No changes in the street right-of-way lines either completed or proposed are available from the controlling jurisdiction.
- Owner and Address of subject property is:
Robert D. Wersen (as to Lot 3 and vacated alley)
Robert D. Wersen and Sharman S. Wersen (as to Lots 1 and 2 and East 40 feet of Lot 4)
700 Block, "A" Avenue West Oskaloosa, Iowa 52577.
- There was no observable evidence of the site being used as a solid waste dump, sump, or sanitary landfill.
- Subject Property is undeveloped with no buildings.
- The south right-of-way line of "A" Avenue West is contiguous with the property line of the subject property. The north right-of-way line of High Avenue West is contiguous with the property line of the subject property.
- Benchmark: Northeast Bolt of Fire Hydrant at southeast corner of site - 841.28 msl
- North-South water line in former alley appears to have no easement.
- Telephone conduit, telephone line and power line appear to have no easement. Conduit easements as described in Items 16, 18 and 19 of Schedule B do not fall on existing conduit lines.



LEGEND OF SYMBOLS & ABBREVIATIONS

○	Deciduous Tree w/size	⊗	Gas Meter
○	Power Pole	⊗	Sanitary Clean Out
□	Sign	⊗	Water Valve
⊗	Electric Transformer	⊗	Fire Hydrant
⊗	Telephone Manhole	⊗	Manhole
⊗	Telephone Pedestal	⊗	Found 1" Pipe w/cap #12972
⊗	Electric Meter	⊗	Set 1/2" rebar w/ypc #9647
○	Light Pole	⊗	Benchmark
		⊗	Indicates Handicapped Parking
N.	North	ft.	Feet
S.	South	Vol.	Volume
E.	East	Pg.	Page
W.	West	()	Recorded as
°	Degrees	L/S	Landscaped
'	Feet or Minutes	BH	Building Height
"	Inches or Seconds	ROW	Right of Way
Sq.	Square	CL	Centerline
UG EL	Underground Electric Line		
RCP	Reinforced Concrete Pipe		
YPC	Yellow Plastic Cap		
B-B	Back to Back		
SS	Sanitary Sewer		
TEL	Telephone		
ST	Storm Sewer		
TELE	Underground Telephone		

UTILITY NOTES

Iowa Code 480, underground facilities information, requires verbal notice to Iowa one-call, 1-800-292-8989, not less than 48 hours before excavation, excluding weekends and legal holidays.

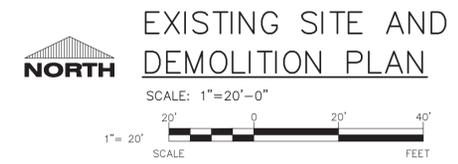
The locations of underground utilities as shown hereon are based on the above ground structures, utility company locations or public records and may vary from the actual location. Additional buried utilities and structures may be encountered and should be considered and verification made from various utilities and government agencies prior to any excavation.

FLOOD NOTE

By graphic plotting only, this property is located outside of Zone "A" of the Flood Insurance Rate Map, Community Panel No. 19123C0250C, which bears an effective date of June 16, 2011 and is NOT in a special flood hazard area.

Stephen Michael Brain, LS
Registered Land Surveyor No. 9647
In the State of Iowa
License Renewal Date is December 31, 2014

Survey Prepared By:
Brain Engineering Inc
1540 Midland Ct., N.E.
Cedar Rapids, IA 52402
319-294-9424
mike@brain-eng.com



NOTE:
ANY EXISTING SANITARY SERVICE LATERALS CAPPED TO THE SITE SHALL BE REMOVED BACK TO THE MAIN AND CAPPED PER CITY STANDARDS.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

DESIGN PROFESSIONAL
STAMP / SIGNATURE

OWNER:
SUNDANCE, INC.
7915 KENSINGTON COURT
BRIGHTON, MICHIGAN 48116

PROJECT:
TACO BELL
A AVENUE WEST
OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:
OCTOBER 10, 2014
NOVEMBER 5, 2014

JOB NUMBER:
1409780

SHEET

C1.1 EX

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OWNER:
SUNDANCE, INC.
7915 KENSINGTON COURT
BRIGHTON, MICHIGAN 48116

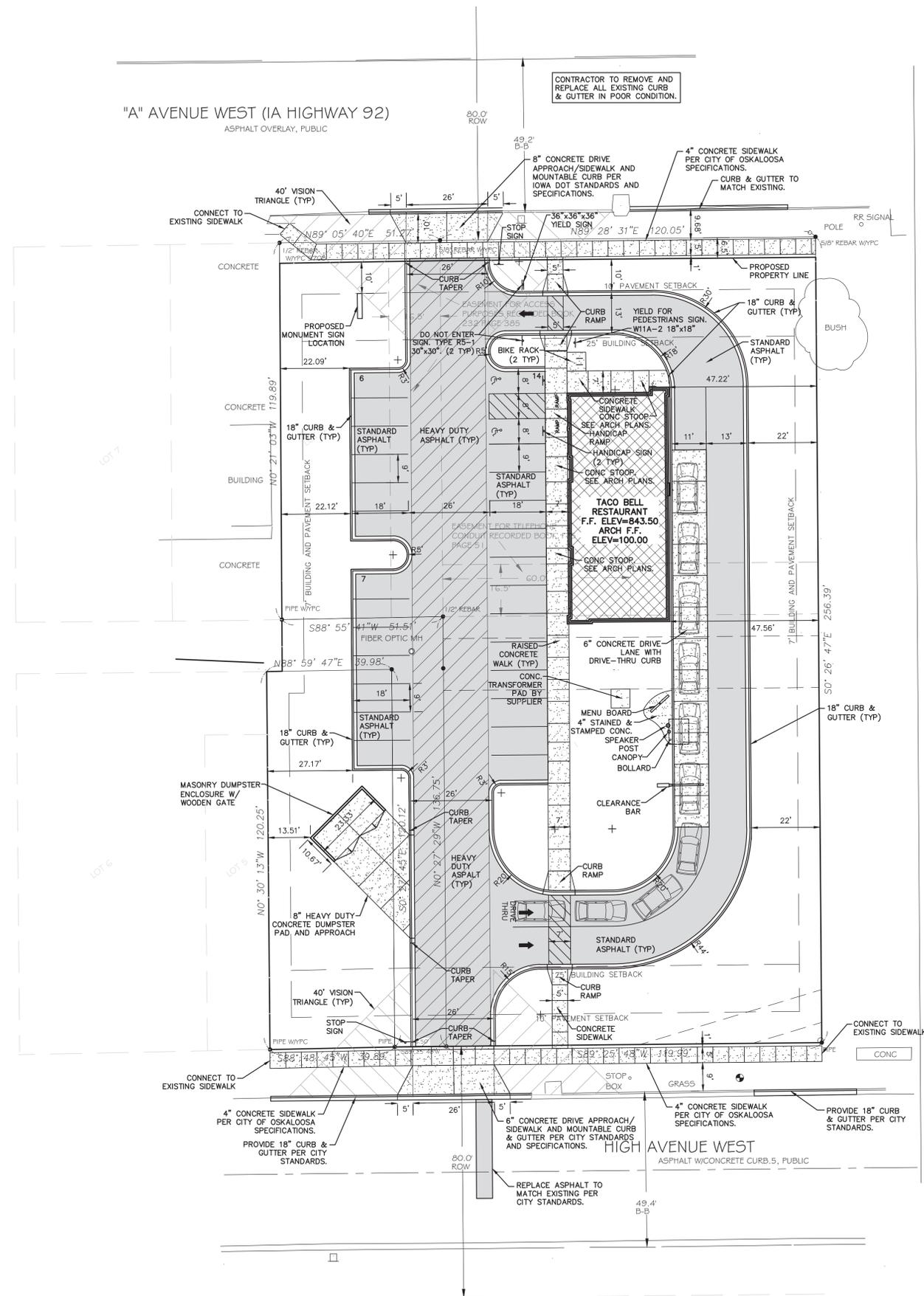
PROJECT:
TACO BELL
A AVENUE WEST
OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:
AUGUST 5, 2014
AUGUST 21, 2014
AUGUST 27, 2014
OCTOBER 3, 2014
OCTOBER 10, 2014
NOVEMBER 5, 2014

JOB NUMBER:
1409780
SHEET

C1.2 SP

"A" AVENUE WEST (IA HIGHWAY 92)
ASPHALT OVERLAY, PUBLIC



SITE INFORMATION:

LEGAL DESCRIPTION: Lot 1, Lot 2, the East half of Lot 3 and the vacated North-South alley lying adjacent to and East of said Lot 3, and the East 40 feet of Lot 4, all in Block 7, of West Oskaloosa, Mahaska County, Iowa.

PROPERTY AREA: AREA = 43,450 S.F. (1.00 ACRES).

EXISTING ZONING: UC: URBAN CORRIDOR - A AVE OVERLAY

PROPOSED ZONING: UC: URBAN CORRIDOR - A AVE OVERLAY

PROPOSED USE: FAST FOOD RESTAURANT

AREA OF SITE DISTURBANCE: 50,050 S.F. (1.15 ACRES)

SETBACKS: BUILDING: FRONT = 25'
SIDE = 7'
REAR = 25'

PAVEMENT: FRONT = 10'
SIDE = 7'
REAR = 10'

PROPOSED BUILDING HEIGHT: 22'-2" (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: 1 SPACE PER 50 S.F. CUSTOMER SERVICE AREA
727/50= 15 SPACES REQ.

PARKING PROVIDED: 27 SPACES (2 H.C. ACCESSIBLE)

BUILDING OCCUPANCY CLASSIFICATION = A2

CLASS OF BUILDING CONSTRUCTION = VB

MAXIMUM BUILDING FLOOR AREA = 50%

MAXIMUM IMPERVIOUS SURFACE AREA = 70%

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,450	
BUILDING FLOOR AREA	0.0	0	0%
PAVEMENT (ASP. & CONC.)	0.91	39,774	91.0%
TOTAL IMPERVIOUS	0.91	39,774	91.0%
LANDSCAPE/OPEN SPACE	0.09	3,676	9.0%

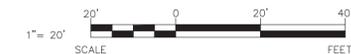
PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,450	
BUILDING FLOOR AREA	0.05	2,298	5.0%
PAVEMENT (ASP. & CONC.)	0.48	20,718	48.0%
TOTAL IMPERVIOUS	0.53	23,016	53.0%
LANDSCAPE/OPEN SPACE	0.47	20,434	47.0%



SITE PLAN

SCALE: 1" = 20'-0"



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
SUNDANCE, INC.
7915 KENSINGTON COURT
BRIGHTON, MICHIGAN 48116

PROJECT:
TACO BELL RESTAURANT
A AVENUE WEST
OSKALOOSA, IA 52577

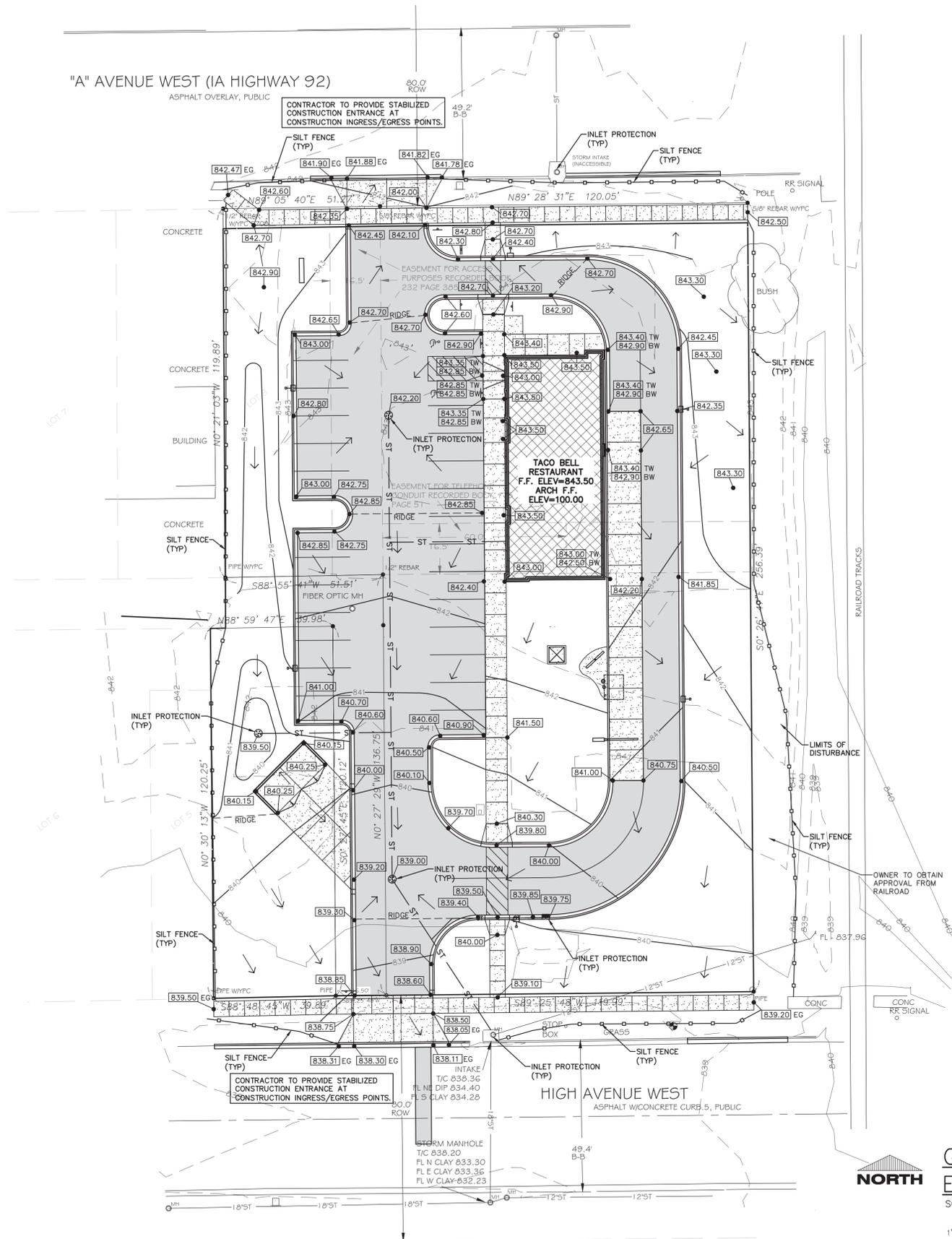
PRELIMINARY SHEET DATES:

AUGUST 21, 2014
OCTOBER 3, 2014
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NOVEMBER 5, 2014

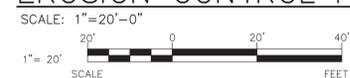
JOB NUMBER:
1409780
SHEET

C1.3 GE

"A" AVENUE WEST (IA HIGHWAY 92)
ASPHALT OVERLAY, PUBLIC



**GRADING AND
EROSION CONTROL PLAN**



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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BRIGHTON, MICHIGAN 48116

PROJECT:
TACO BELL
A AVENUE WEST
OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:

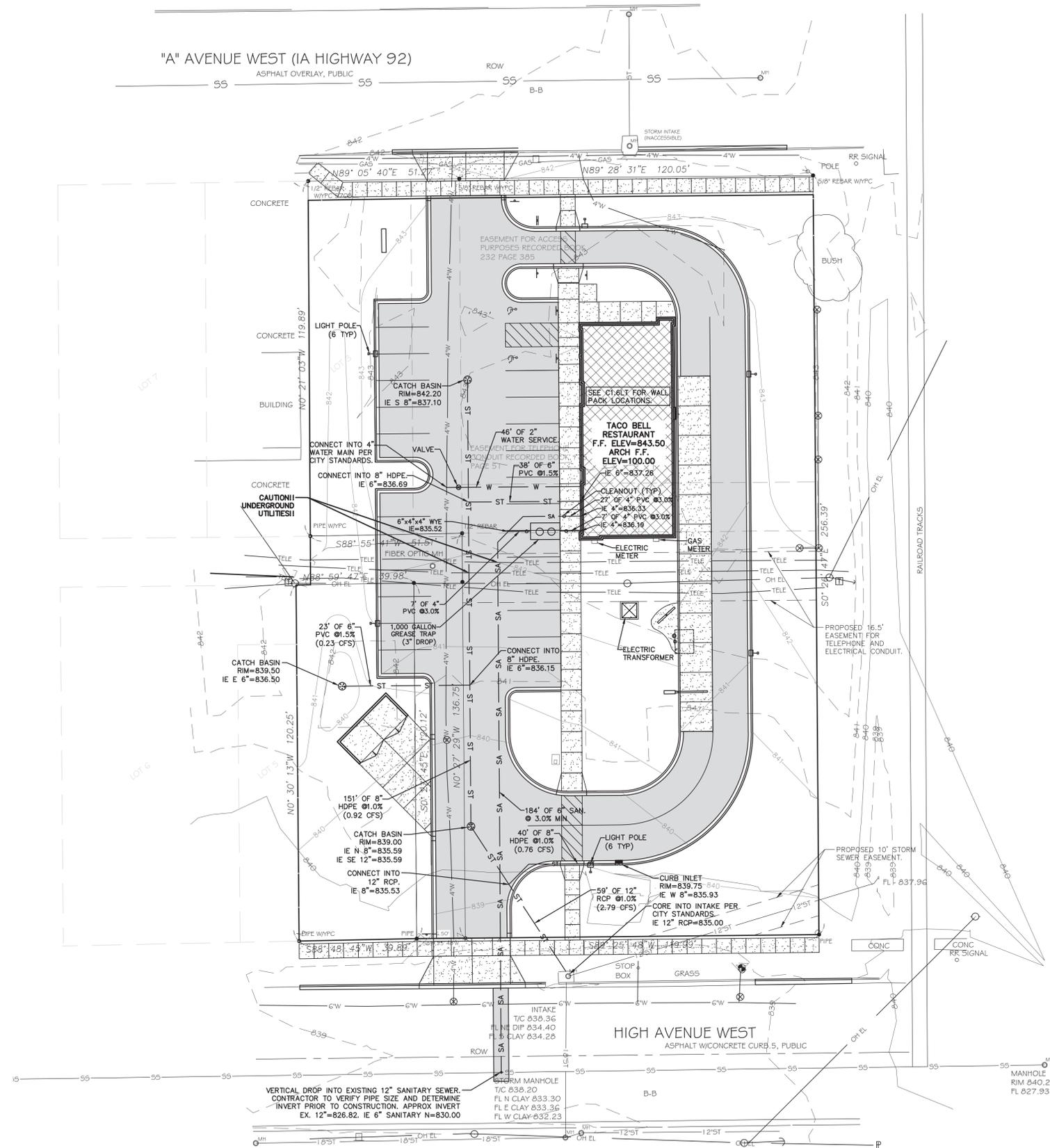
OCTOBER 10, 2014
NOVEMBER 5, 2014

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JOB NUMBER:
1409780

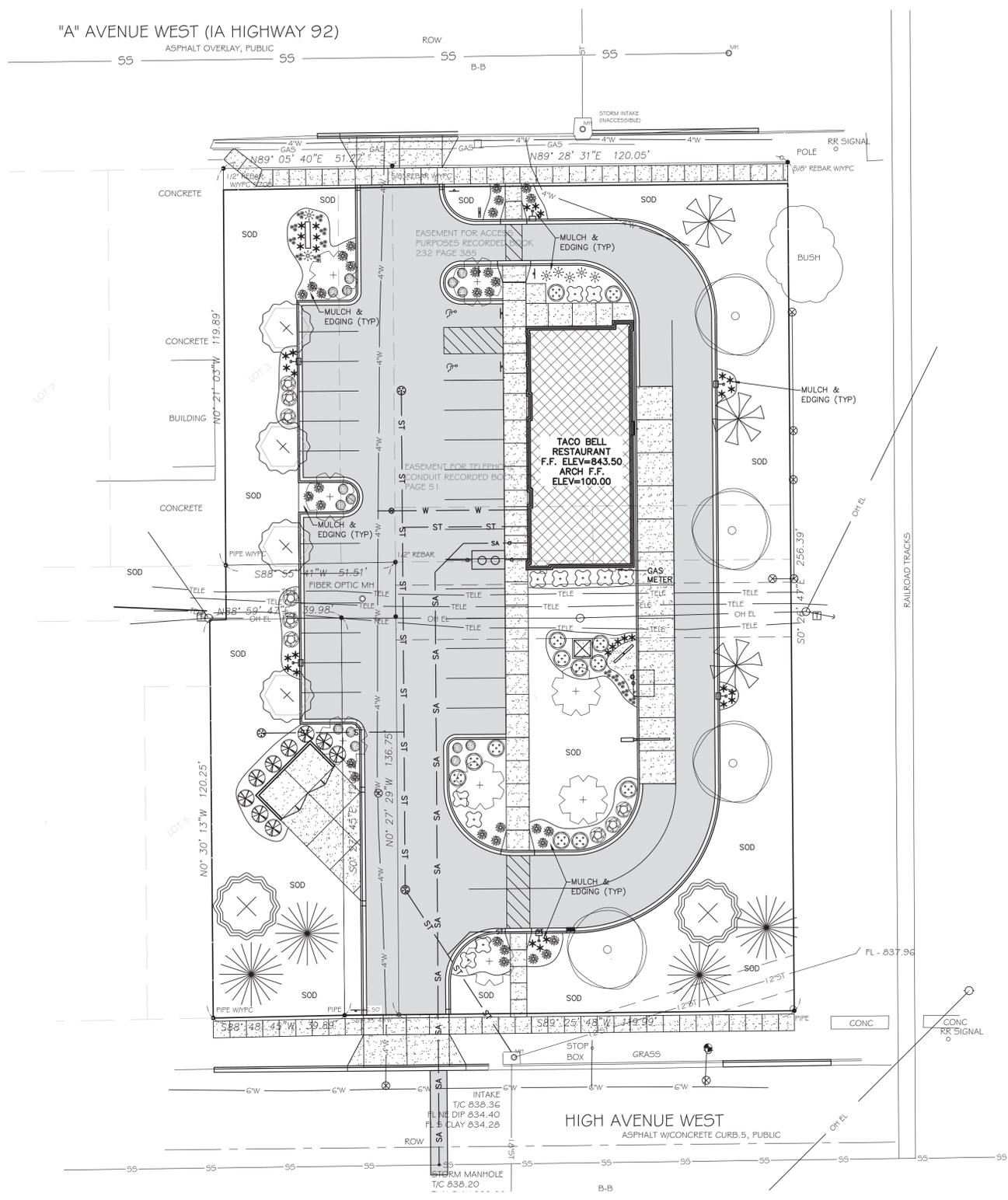
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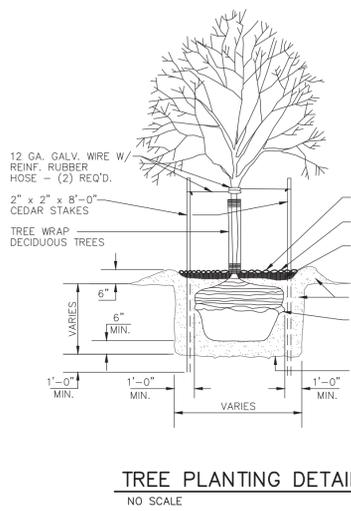
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

"A" AVENUE WEST (IA HIGHWAY 92)
ASPHALT OVERLAY, PUBLIC

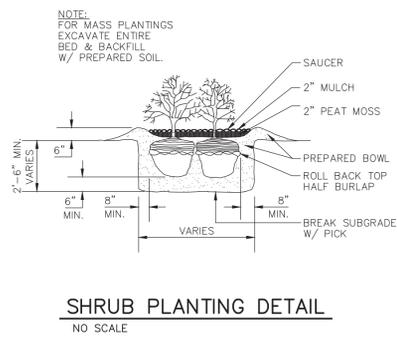


LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE
DECIDUOUS TREES				
(Symbol)	Columnar Norway Maple	Acer plantanoides 'Columnare'	2.5"	15'-20'
(Symbol)	Cleveland Pear	Pyrus calleryana 'Cleveland'	2.5"	15'
(Symbol)	Armstrong Red Maple	Acer rubrum 'Armstrong'	3"	20'-25'
(Symbol)	Redmond Linden	Tilia americana	2.5"	25'-30'
EVERGREEN TREES				
(Symbol)	Austrian Pine	Pinus nigra	5'	20'-40'
(Symbol)	Colorado Blue Spruce	Picea pungens	5'	25'
DECIDUOUS SHRUBS				
(Symbol)	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	24"	6'-8'
(Symbol)	Golfinger Potentilla	Potentilla fruticosa	18"	36"
(Symbol)	Arrowwood Viburnum	Viburnum dentatum	30"-36"	6'-8'
(Symbol)	Knock Out Rose Shrub	Rosa radrazz	24"	3'-4'
EVERGREEN SHRUBS				
(Symbol)	Techny Arborvitae	Thuja occidentalis	42"-48"	4'-6'
(Symbol)	Golden Charm Cypress	Chamaecyparis pisifera 'Golden Charm'	24"	4'-8'
PERENNIALS				
(Symbol)	Karl Foerster Feather Reedgrass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	12"-24"
(Symbol)	Landscaper to provide variety of Grass species for diversity and disease resistance		1 gal pot	12"-24"
(Symbol)	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	12"-24"
(Symbol)	Landscaper to provide variety of Daylily species for diversity and disease resistance		1 gal pot	12"-24"
(Symbol)	Allium Summer Beauty	Allium 'Summer Beauty'	4.5"	12"-24"

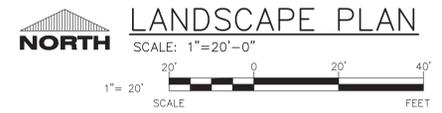
LANDSCAPING CALCULATIONS		
	REQ. PLANTS	PLANTS PROVIDED
A AVE OVERLAY REQUIREMENTS	50 POINTS REQUIRED	20 PTS: LESS THAN 40% PARKING IN STREETYARD 15 PTS: 53% IMPERVIOUS SURFACE 20 PTS: LESS THAN 50% PERMITTED SIGN AREA 55 POINTS TOTAL



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

DESIGN PROFESSIONAL
STAMP / SIGNATURE

OWNER:
SUNDANCE, INC.
7915 KENSINGTON COURT
BRIGHTON, MICHIGAN 48116

PROJECT:
TACO BELL
A AVENUE WEST
OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:
OCTOBER 10, 2014
NOVEMBER 5, 2014

JOB NUMBER:
1409780
SHEET

C1.5 LA

2014 © EXCEL ENGINEERING, INC.

TYPE: M13 & M14

Redefining value with outstanding performance

PHILIPS GARDCO, LED SITE & AREA LUMINAIRE, ECOFORM

The Philips Gardco Ecoform combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile LED luminaire, Ecoform offers a new level of customer value. Ecoform features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

Prefix	Mounting	Optics	LED Array & LED Wattage	LED Selection	Voltage	Finish	Options
ECF	Ecoform Standard Luminaire	1 Single 2 2890 3 2890	3 Type 2 4 Type 3 5 Type 5	750mA 55LA-3157 75LA-4851 105LA-4851	CW 120V DC CB NW 120V DC CB WW 120V DC CB	UNV 120-27V HVV 347-40V 130 208 240 277 480	BRP Bronze Paint BLP Black Paint IP* Internal Shield LFC** Line Fusing for Canvets NP Natural Paint OC Optional Color PCB*** Personal Button RAM Retrofit Arm Mount Kit PTF2** Pole Top Filter for 3/8" Tee PTF3** Pole Top Filter for 3/4" Tee PTF4** Pole Top Filter for 3/4" Tee RPA** Round Pole Adapter for 3" x 3" OD BD Bird Deterrent (field installed only)

1. Available in 120V and 277V only.
2. Available in 120V or 277V only.
3. Contact factory for lead times on warm white.
4. ECF-PR requires outdoor sensor when used with Terminal Block 178 option.
5. Not available with Type 5 optics.
6. Voltage must be specified.
7. Not available in 480V.
8. Not available in 3 @ 305.
9. Voltage required for Round poles.
10. Not available with Black Paint standard.
11. Not available with UNV (120-27V).

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Specifications are subject to change without notice.
www.philips.com/led

G120-047 0813 page 1 of 6

STANDARD COLORS AND FINISHES

AVPL-SSS- 4" SQUARE STRAIGHT STEEL SERIES **1 GA. (1.20 STANDARD WALL)**

4" SQUARE STRAIGHT STEEL POLE SPECIFICATIONS

STEEL POLE SHAFT SPECIFICATIONS

SHAFT: Commercial-quality, hot-rolled, carbon steel tubing with a minimum yield strength of 60,000 PSI, conforms to ASTM A500 grade B.

ANCHOR BOLT: Fabricated from hot-rolled carbon steel plate conforming to ASTM A36 meets or exceeds minimum yield strength of 36,000 PSI. All welds shall conform to AWS D1.1. Base plate and shaft is circumferentially welded top and bottom.

ANCHOR BOLT COVER: Two-piece standard full base fabric is fabricated from heavy gauge quality carbon steel and pretreated with corrosion inhibitors. Provided with 304 stainless steel hardware. Steel and cast aluminum covers are available.

GROUNDING: Provision: 3/8-16 Threaded steel welded to inner shaft wall opposite hand hole. Flat washer and nut provided.

HAND HOLE: Reinforced 3" x 3" hand hole is located 18" above base. Cover and attachment hardware provided. Location at 90 deg. from drilling.

HARDWARE: 304 stainless steel

TOP CAP: Removable top cap provided with drill-mount poles.

FINISH: TGCC thermoseal polyester powder coat finish is electrostatically applied at a 2.0 mil nominal thickness. A five stage metal pretreatment process and sealer provide maximum corrosion resistance. The powder top coat is baked to excess of 400 degrees for superior endurance.

POLE DIMENSIONS

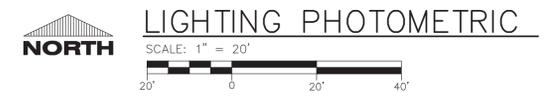
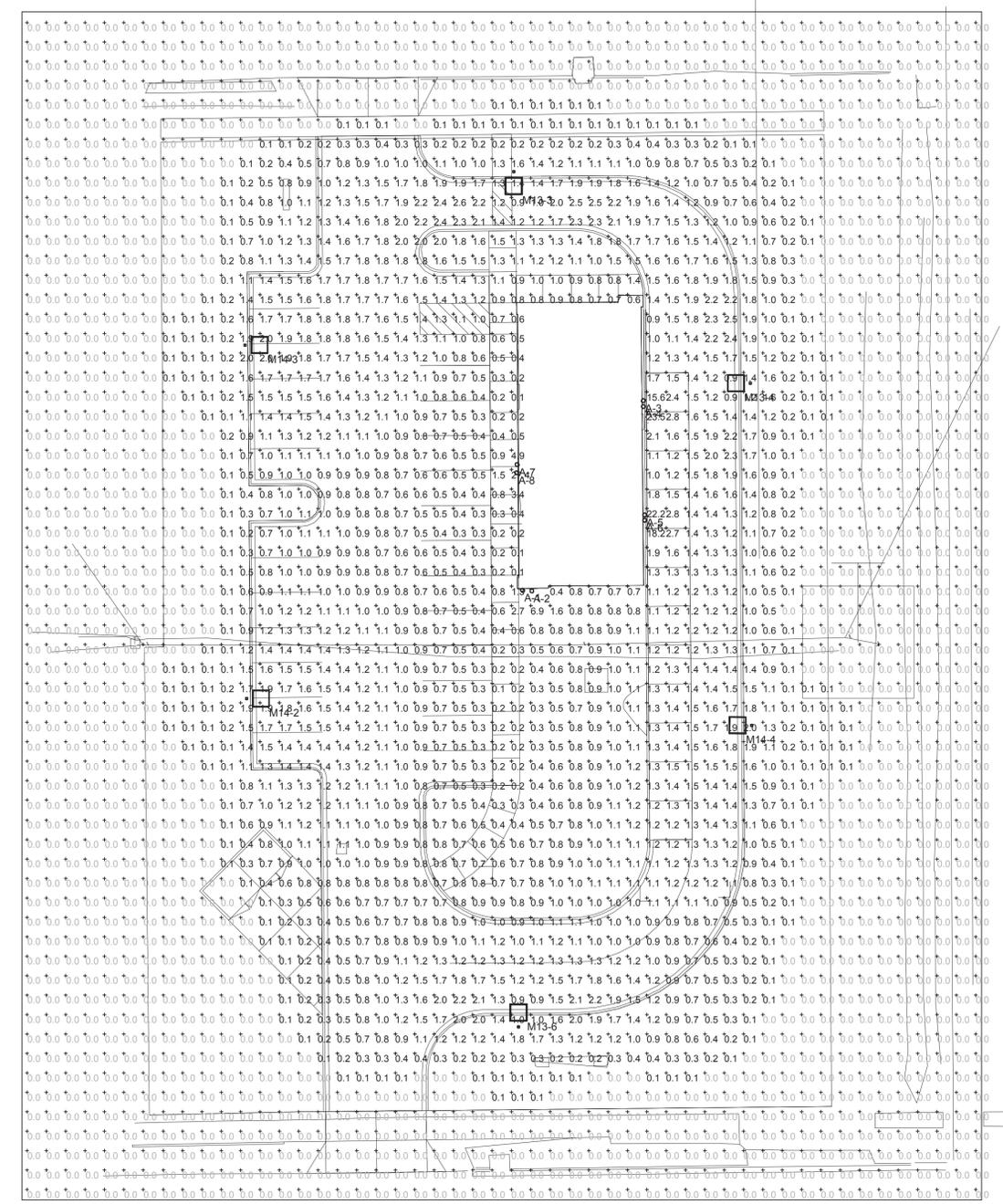
POLE HEIGHT (FT.)	POLE DIA. (IN.)	WALL THICKNESS (IN.)	ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT SPACING (IN.)	ANCHOR BOLT LENGTH (IN.)
10-11	4.0	0.118	1/2"	12"	18"
12-13	4.0	0.118	1/2"	12"	18"
14-15	4.0	0.118	1/2"	12"	18"
16-17	4.0	0.118	1/2"	12"	18"
18-19	4.0	0.118	1/2"	12"	18"
20-21	4.0	0.118	1/2"	12"	18"
22-23	4.0	0.118	1/2"	12"	18"
24-25	4.0	0.118	1/2"	12"	18"
26-27	4.0	0.118	1/2"	12"	18"
28-29	4.0	0.118	1/2"	12"	18"
30-31	4.0	0.118	1/2"	12"	18"

ALLOWABLE WIND LOADING (PSF)

WIND SPEED (MPH)	PSF
15	1.0
20	1.5
25	2.0
30	2.5
35	3.0
40	3.5
45	4.0
50	4.5
55	5.0
60	5.5
65	6.0
70	6.5
75	7.0
80	7.5
85	8.0
90	8.5
95	9.0
100	9.5
105	10.0
110	10.5
115	11.0
120	11.5
125	12.0
130	12.5
135	13.0
140	13.5
145	14.0
150	14.5
155	15.0
160	15.5
165	16.0
170	16.5
175	17.0
180	17.5
185	18.0
190	18.5
195	19.0
200	19.5
205	20.0
210	20.5
215	21.0
220	21.5
225	22.0
230	22.5
235	23.0
240	23.5
245	24.0
250	24.5
255	25.0
260	25.5
265	26.0
270	26.5
275	27.0
280	27.5
285	28.0
290	28.5
295	29.0
300	29.5

ORDER LOGIC: AVPL-SSS- 4 - 4 - 11

43827 Division St. Lancaster, CA 93535 Toll free: (844) 770-AVPL Fax: (661) 945-2764 - sales@avpl.com - www.avpl.com



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	0.5 fc	27.4 fc	0.0 fc	N/A	N/A	0.0:1
PARKING LOT / DRIVE-THRU	X	1.2 fc	27.4 fc	0.1 fc	274.0:1	12.0:1	0.0:1

* TYPES M13 AND M14 HAVE AN OVERALL HEIGHT OF 21'-0"

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Wattage
□	M13	3	PHILIPS GARDCO	ECF-3-70LA-3270-NW-IS	ECOFORM	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 700mA	1	ECF-3-70LA-3270-NW-IS.ies	5570.749	69.2
○	A	8	ACCU-SERV		18W LED PAR 38	EIGHT LEADS LUMINAIRE OUTPUT = 1021 LMS	1	ud110_led_40762.ies	1022.054	18.4
□	M14	3	PHILIPS GARDCO	ECF-4-70LA-3270-NW-IS	ECOFORM	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 700mA	1	ECF-4-70LA-3270-NW-IS.ies	5542.941	69.2

TYPE: A

Taco Bell EXTERIOR SPECIFICATION

Decorative Lighting

PROJECT: Taco Bell

ACCUSERV LIGHTING & EQUIPMENT
3065 Produce Rd
Suite 208
Louisville, KY 40218
Toll Free: 877-707-7378
Phone: 502-961-0096
Fax: 502-961-0357
Web: www.accu-serv.com

Type A

Item # 05247-051 / 05247-052

Classification: Up / Down (2) light Wet location wall mounted cylinder with top cap

Dimensions: Diameter - 6"
Height - 18"
Depth - 8 7/8"

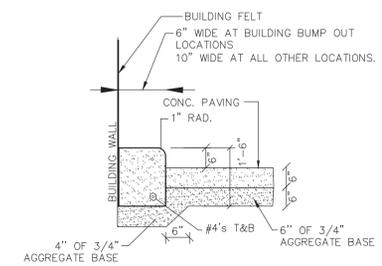
Finish: Bronze

Lamp Type: (2) 18W PAR38 LED

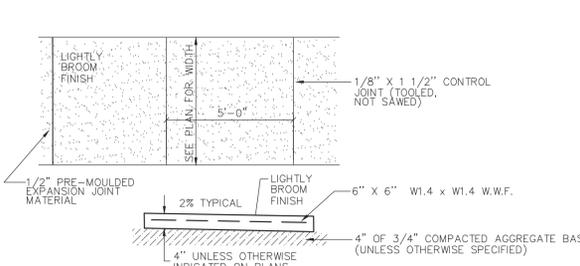
Location: Exterior

Leadtime: TBD

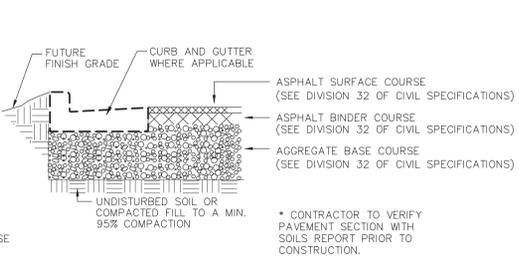
E # - E52809190



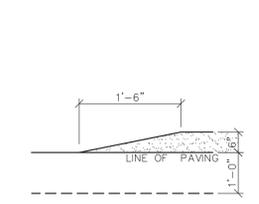
**DRIVE-THRU CURB/
CONCRETE PAVING DETAIL**
NO SCALE



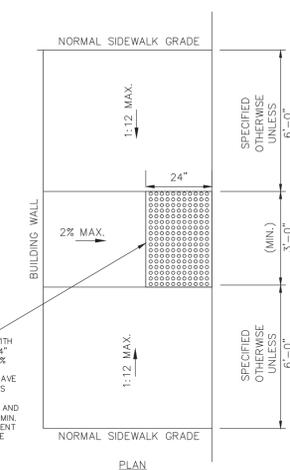
CONCRETE SIDEWALK
NO SCALE



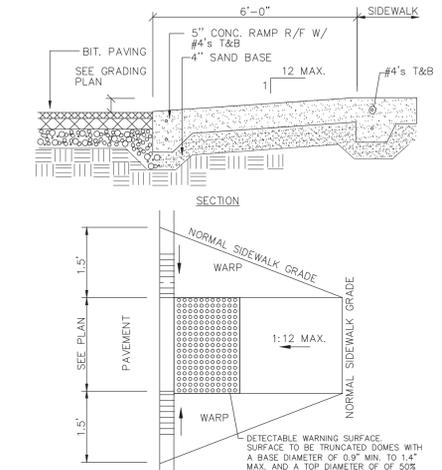
ASPHALT PAVING DETAIL
NO SCALE



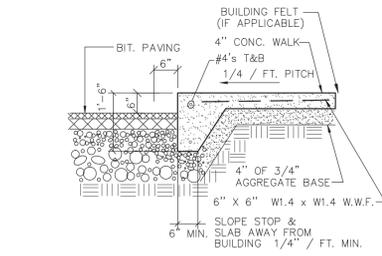
TAPERED CURB DETAIL
NO SCALE



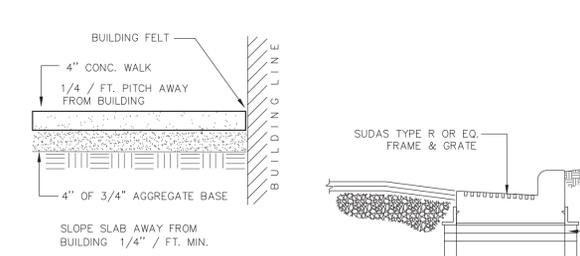
HANDICAP RAMP DETAIL
NO SCALE



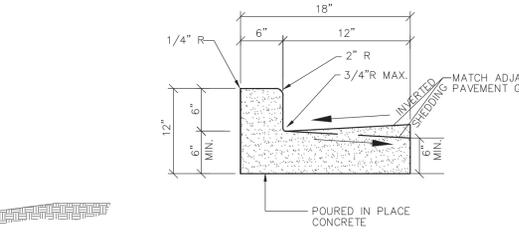
CURB RAMP DETAIL
NO SCALE



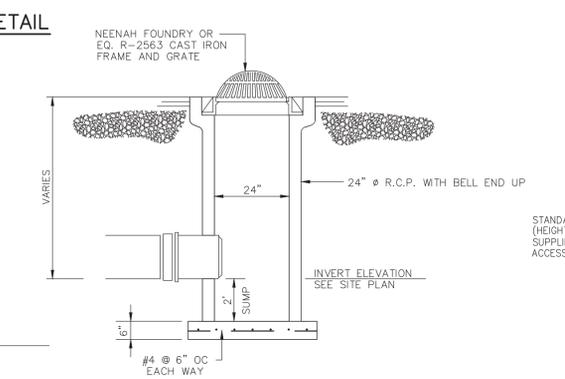
RAISED WALK DETAIL
NO SCALE



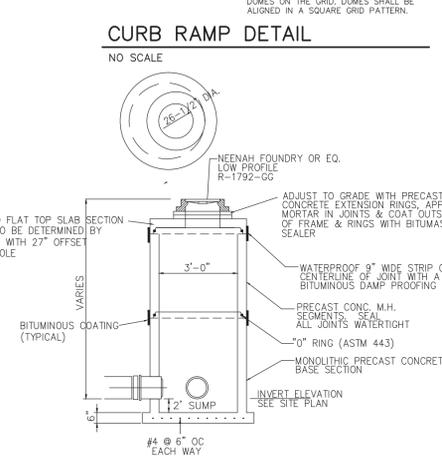
JOINT @ VERT. WALL DETAIL.
NO SCALE



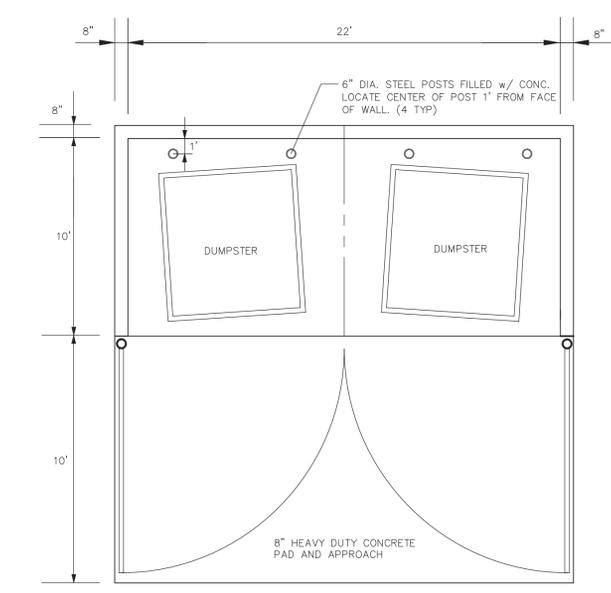
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



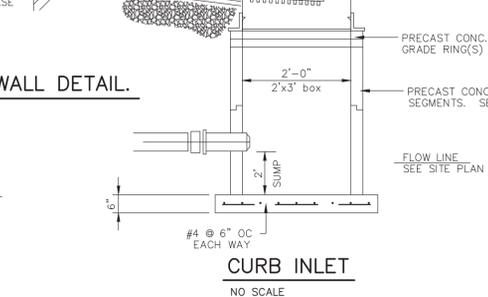
FIELD CATCH BASIN DETAIL
NO SCALE



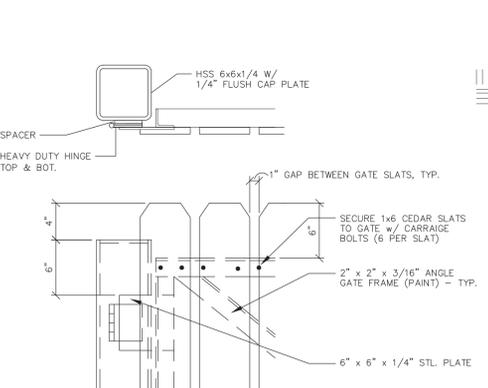
CATCH BASIN DETAIL
NO SCALE



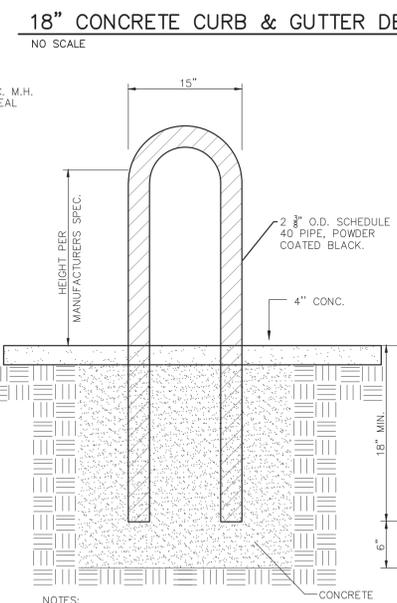
DUMPSTER DETAIL
NO SCALE



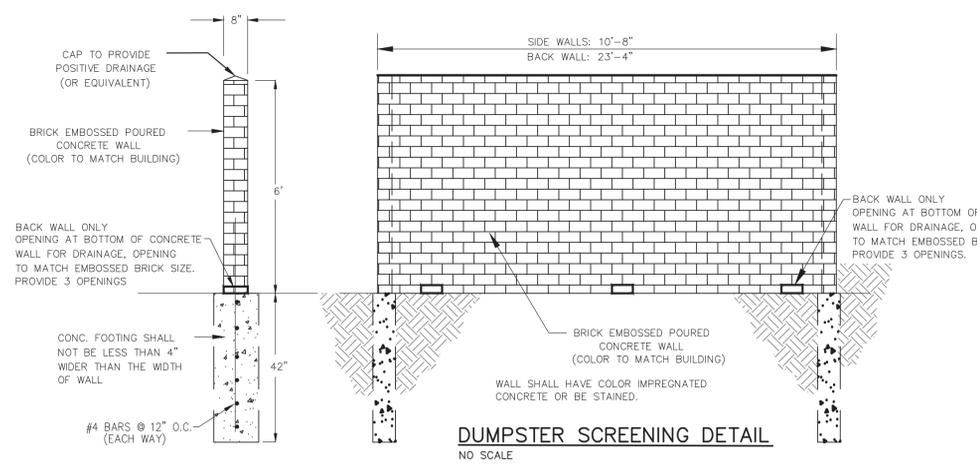
CURB INLET
NO SCALE



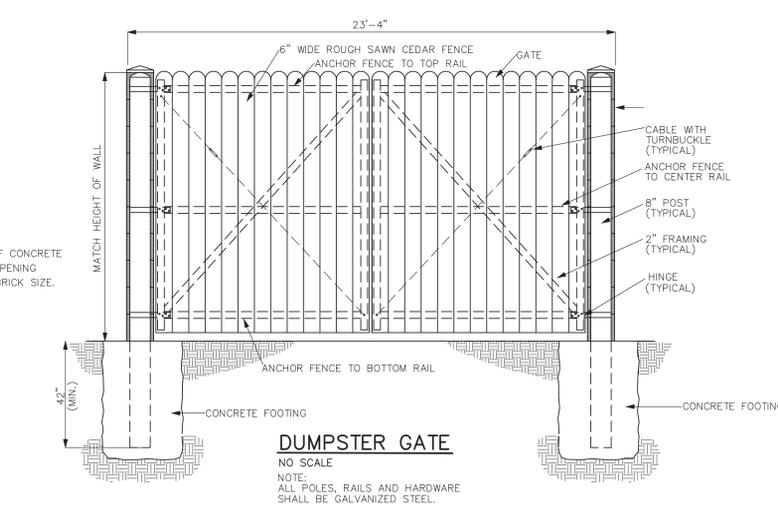
GATE DETAIL
NO SCALE



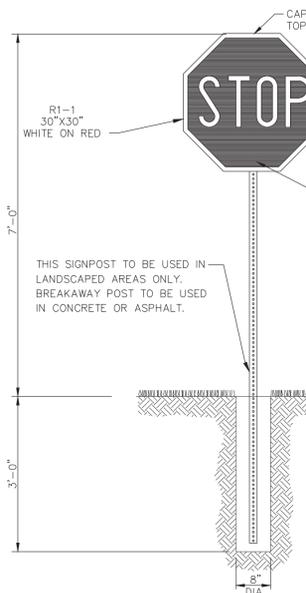
SINGLE LOOP BIKE RACK
NO SCALE



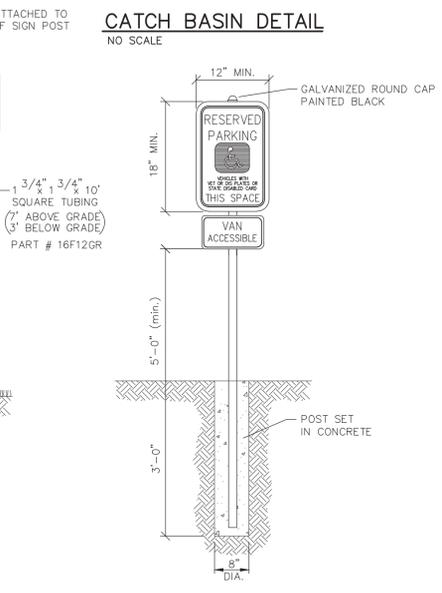
DUMPSTER SCREENING DETAIL
NO SCALE



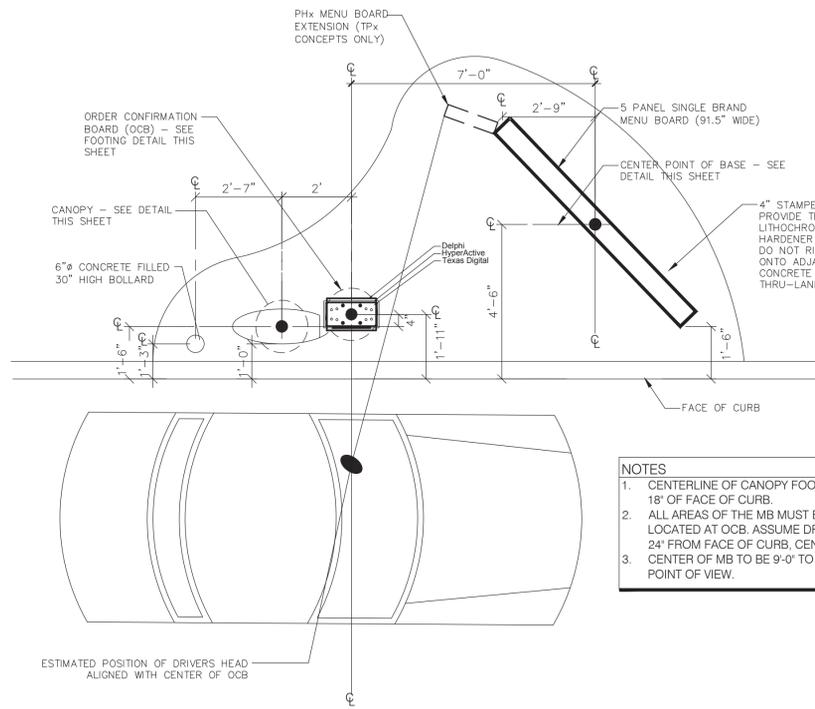
DUMPSTER GATE
NO SCALE



STOP SIGN DETAIL
NO SCALE



HANDICAP SIGNAGE DETAIL
NO SCALE



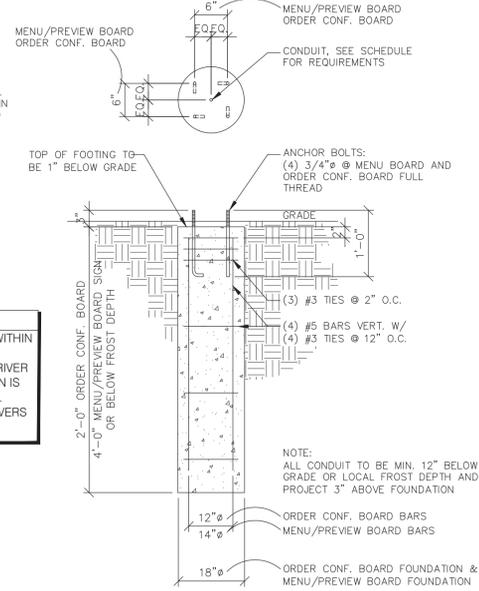
MENU BOARD DETAIL
NO SCALE

- NOTES**
- CENTERLINE OF CANOPY FOOTING MUST BE WITHIN 18" OF FACE OF CURB.
 - ALL AREAS OF THE MB MUST BE VISIBLE TO DRIVER LOCATED AT OCB. ASSUME DRIVERS LOCATION IS 24" FROM FACE OF CURB, CENTERED ON OCB.
 - CENTER OF MB TO BE 9'-0" TO 12'-0" FROM DRIVERS POINT OF VIEW.

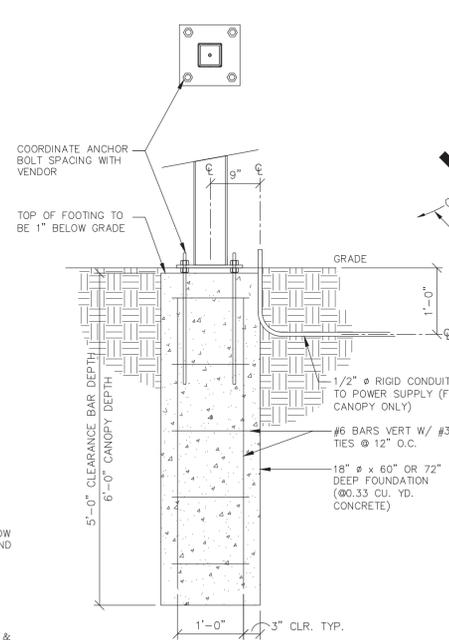
CONDUIT SCHEDULE

DEVICE	POWER	DATA
OCB	(1) 3/4"	(3) 1"
MENU BOARD	(1) 3/4"	-

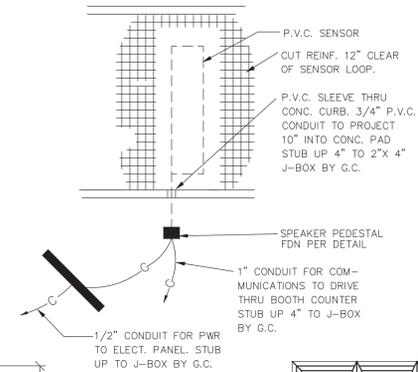
NOTE: BOLT PATTERN PROVIDED FOR EXAMPLE - OBTAIN ANCHOR BOLT TEMPLATE FROM SUPPLIER



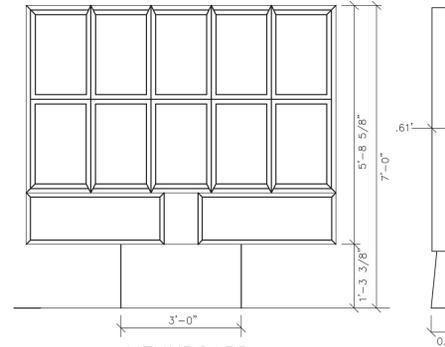
MENU BOARD/OCB FOOTING
NO SCALE



CANOPY/CLEARANCE BAR FOOTING
NO SCALE



SENSOR LOOP
NO SCALE



MENU BOARD
NO SCALE

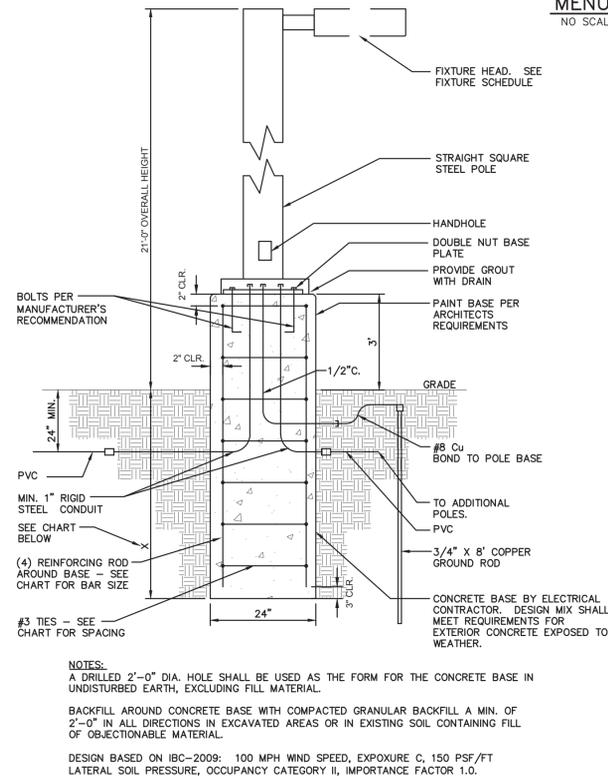
- NOTES:**
- MENU BOARD AS MANUFACTURED BY: EVERBRITE (1-608-429-2121)
 - SIGN AREA = 43.84 sq.ft.



MONUMENT SIGN
NO SCALE

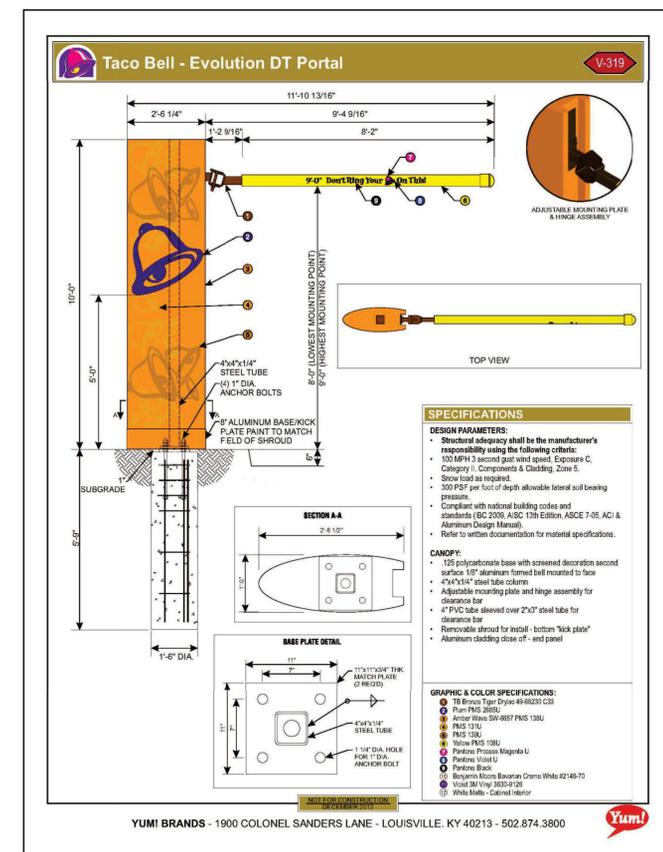
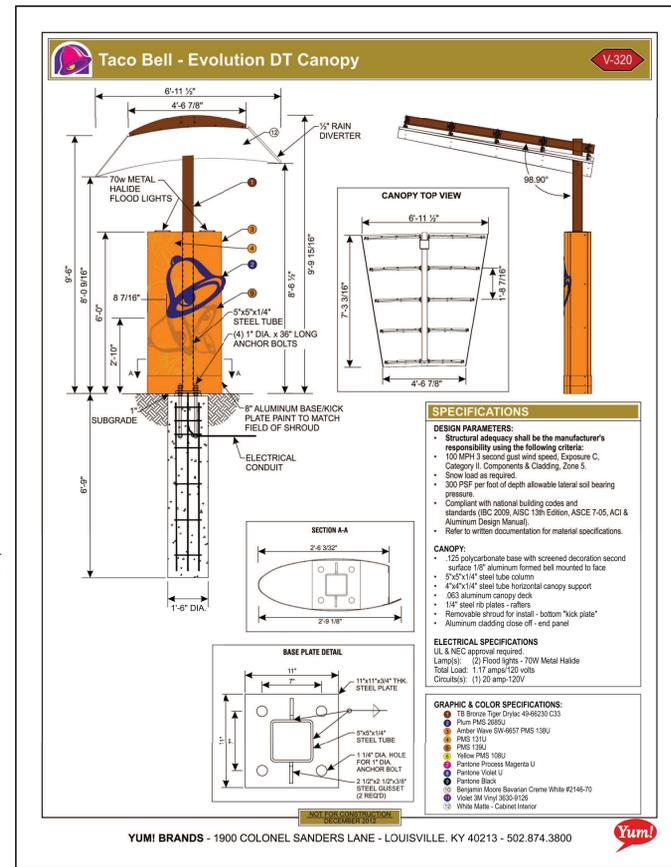
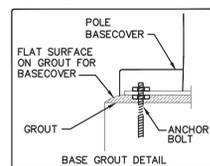
- NOTES:**
- ALL SIGNS ARE FORMED WITH PAN AND EMBOSSED FACES, AND IS TO BE INTERNALLY ILLUMINATED.
 - ALL ELECTRICAL SIGNAGE IS U.L. APPROVED
 - SEE ARCH. PLANS FOR BUILDING MOUNTED SIGNS LOCATION AND SIZE.

LOGO SIGN SIZE	48.2 SQ. FT.
A	8'-9 31/32"
B	6'-10"
C	1'-6 1/4"
D	5 23/64"
E	9 3/32"
F	11'
AMPS	8
CIRCUIT	(1) 20 AMP
DEPTH	10"
CRATED WEIGHT	350 LBS.

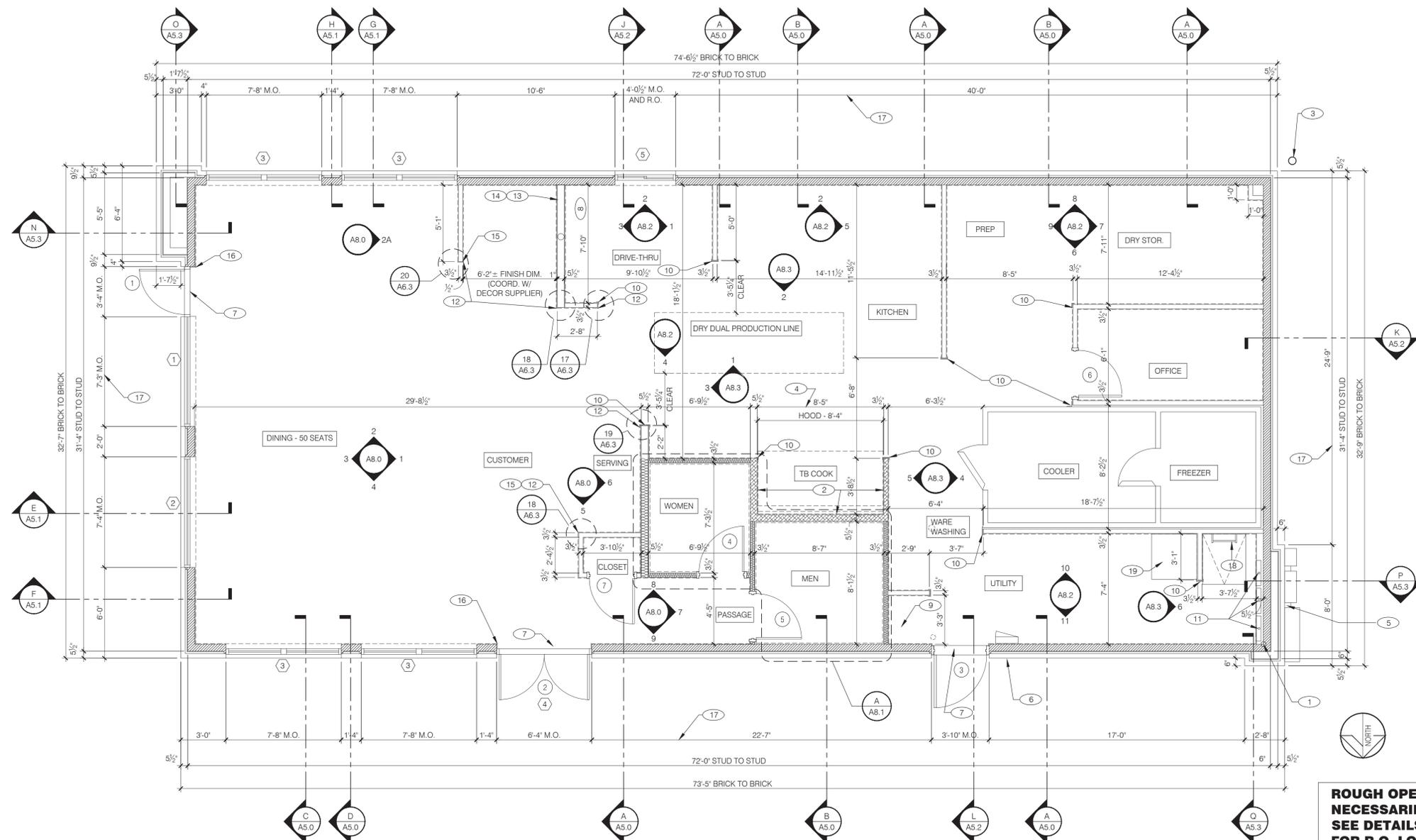


LIGHTPOLE DETAIL
NO SCALE

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" TO 50'-0"	130" (INCHES)	#6	12"



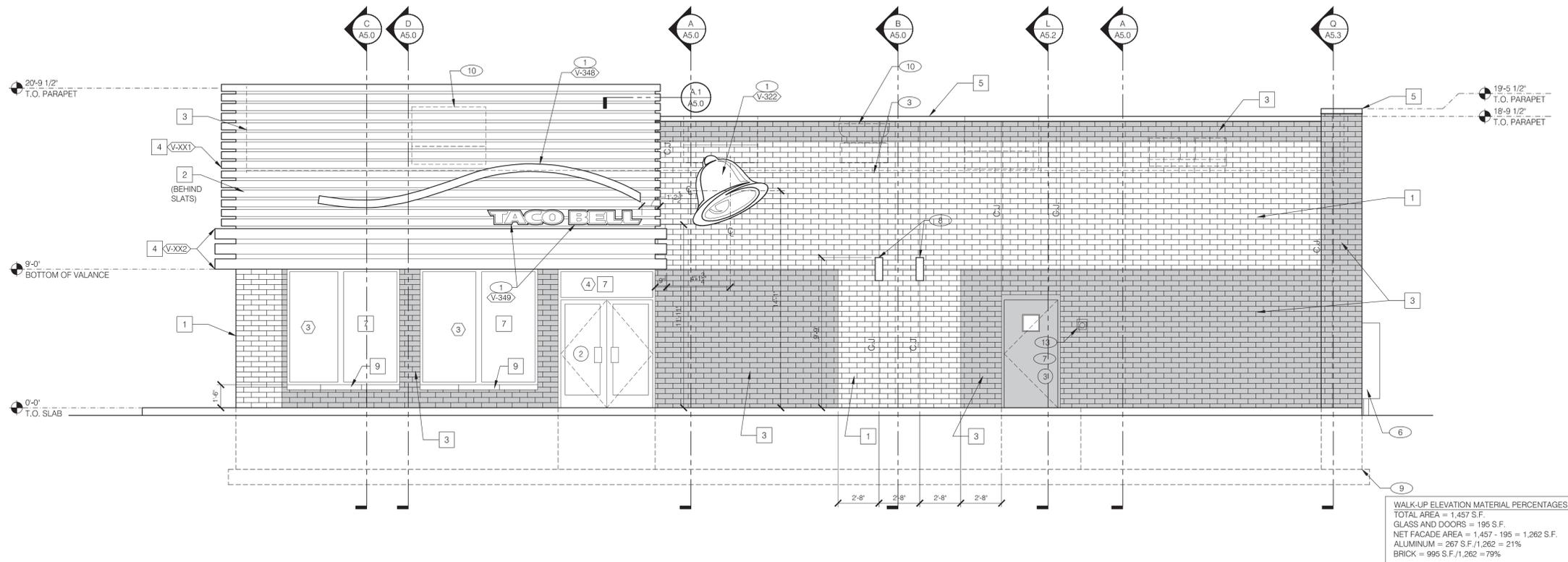
TACO BELL CORPORATE DETAILS
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



ROUGH OPENINGS ARE NOT NECESSARILY TO STUD. SEE DETAILS ON SHEET A6.1 FOR R.O. LOCATIONS.

FLOOR PLAN 1/4"=1'-0" **A**

<p>WALL LEGEND E</p> <p>TYPICAL EXTERIOR WALL: 4" STONE, OR BRICK, VENEER WITH AIRSPACE OVER 15# BLDG. PAPER, OR "TYVEK", VAPOR BARRIER ON 1/2" EXTERIOR GRADE APA RATED SHEATHING ON 2x6 WD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. (USE FOIL FACED FIBERGLASS BATT INSULATION WHERE EXPOSED TO THE INTERIOR OF THE BLDG.)</p> <p>INTERIOR SURFACES: 1/2" CDX PLYWOOD @ B.O.H. & OFFICE 1/2" GWB @ DINING ROOM EXCEPT SHEARWALLS & U.O.N. 1/2" MOISTURE RESISTANT GWB @ RESTROOM WALLS</p> <p>EXTERIOR SHEAR WALL: 4" STONE, OR BRICK, VENEER WITH AIRSPACE OVER 15# BLDG. PAPER, OR "TYVEK", VAPOR BARRIER ON 1/2" EXTERIOR GRADE APA RATED SHEATHING ON 2x6 WD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. (USE FOIL FACED FIBERGLASS BATT INSULATION WHERE EXPOSED TO THE INTERIOR OF THE BLDG.) PROVIDE 1/2" APA RATED SHEATHING ON INTERIOR FACE OVER ENTIRE LENGTH OF SHEAR WALL SURFACE. NAIL PER SHEAR WALL REQUIREMENTS AS INDICATED FOR SHEAR WALLS (SEE STRUCTURAL DRAWINGS). U.O.N. THIS NOTE DOES NOT APPLY TO GYP. BD. AND OTHER FINISHES SHALL BE APPLIED OVER STRUCTURAL PLYWD. WHERE OCCURS.</p> <p>TYPICAL INTERIOR WALL: 2x4 WD STUDS AT 16" O.C. (2x6 OR 2x8 WHERE NOTED). FRONT OF HOUSE: W/ 1/2" GYP. BD. SUBSTRATE U.O.N. USE MOISTURE RESISTANT GYP. BD. BEHIND ALL CERAMIC WALL TILE. U.O.N. BACK OF HOUSE: W/ 1/2" CDX PLYWOOD SHEATHING.</p> <p>INTERIOR SOUND-RATED WALL: CONSTRUCT TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.</p> <p>HOODWALL: METAL STUDS W/ 20 GAGE STAINLESS STL. PANEL OVER 1/2" CEMENT BOARD - SEE SCOPE OF WORK. PANEL TO COVER ENTIRE WALL FROM 18" ABOVE TOP OF HOOD DOWN TO TOP OF BASE TILE. NO EXPOSED SCREWS/ATTACHMENTS. REFER TO DETAIL 2/M2.0.</p> <p>DASHED LINE INDICATES SUBSTRATE LOCATION. ALL WALLS SHALL BE AS INDICATED EXCEPT FROM TOP OF SLAB TO 12" ABOVE SLAB SHALL BE 1/2" CEMENT BOARD, U.O.N. THIS NOTE DOES NOT APPLY TO EXTERIOR FACE OF EXTERIOR WALLS, AND PLYWOOD SHEAR CONDITIONS.</p>	<p>FLOOR PLAN NOTES D</p> <p>DIMENSIONS: A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.</p> <p>WINDOWS / DOORS: A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE. B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.</p> <p>FINISH SUBSTRATES: A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N. B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH NSF INTERNATIONAL APPROVED SEALANTS. C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.</p> <p>DECOR: A. SEE A2.0 FOR SEATING PLAN AND DETAILS. B. SEE A7.0 FOR FLOOR FINISHES. C. SEE A8.0 - A8.3 FOR WALL FINISHES. D. SEE A7.1 FOR CEILING FINISHES.</p> <p>GENERAL: A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT. B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE. C. ALL PENETRATIONS THROUGH BRICK SHALL BE SEALED.</p>	<p>KEY NOTES B</p> <p>1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS.)</p> <p>2 METAL STUDS REQUIRED, ALL 3 WALLS OF HOOD ALCOVE. USE INTERIOR SOUND - RATED INSULATION @ WALLS ADJACENT TO RESTROOMS. REFER TO HOOD WALL DESCRIPTION, THIS SHEET.</p> <p>3 PIPE BOLLARD. REFER TO CIVIL DWGS.</p> <p>4 HOOD WALL. SEE WALL LEGEND E ON THIS SHEET.</p> <p>5 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.</p> <p>6 CO2 FILL BOX LOCATION.</p> <p>7 METAL THRESHOLD.</p> <p>8 KEEP CLEAR FOR UTILITIES & SYRUP LINES.</p> <p>9 MOP SINK - SEE DETAIL 13/S4.0.</p> <p>10 S.S. CORNER GUARD / WALL CAP. TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.</p> <p>11 ELECT. PANELS RECESSED IN 2x6 WALL. REFER TO ELECT. DWGS.</p> <p>12 SCHLUTER STRIP.</p> <p>13 4" Ø PVC CHASE IN WALL (ABOVE). SEE DETAIL 8/A6.2.</p> <p>14 6"x6" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 7/A6.2.</p> <p>15 START OF CHAIR RAIL.</p> <p>16 CONTINUE CHAIR RAIL INTO JAMB - TYPICAL.</p> <p>17 DIMENSIONS IN THIS STRING ARE TO FINISH SURFACES.</p> <p>18 ROOF LADDER - SEE DETAIL 16/A6.0.</p> <p>19 6" THICK CONCRETE PAD FOR WATER HEATER, VERIFY SIZE WITH MODEL.</p>
--	---	--



WALK-UP (WEST) ELEVATION 1/4"=1'-0" **A**

BUILDING SIGNAGE REGULATIONS
 PERMITTED SIGNS BY MAXIMUM PERMITTED AREA AND DISTRICT
 THIS MAXIMUM PERMITTED AREA FOR ALL SIGNS ON A PREMISES EXCLUDING INCIDENTAL SIGNS, BUILDING MARKER SIGNS, AND FLAGS SHALL NOT EXCEED THE LESSER OF THE FOLLOWING:

Table 17.30C

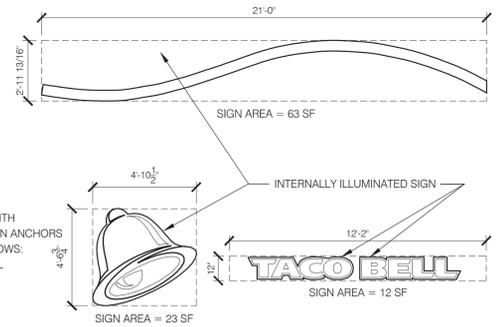
ZONING DISTRICTS	UC, CC, AV
SQUARE FEET OF SIGNAGE PER LINEAR FOOT OF FRONTAGE	1.5
MAX TOTAL SQUARE FEET	500

PERMITTED SIGNS BY NUMBERS, DIMENSIONS, AND LOCATION
 EACH INDIVIDUAL SIGN SHALL COMPLY WITH THE REGULATIONS FOR MAXIMUM QUANTITY, MAXIMUM SIZE, MINIMUM SETBACKS, AND HEIGHT LIMITS SHOWN IN THIS TABLE.

Table 17.30D

ZONING DISTRICTS	UC, CC, AV
ATTACHED SIGNS	
MAXIMUM SIZE* (SQ. FT.)	NA
% OF STREET FACADE	20%

SIGNAGE ATTACHMENT
 SECURE SIGNAGE TO BRICK WITH 3/16" X 2 1/2" CEMENT TAPCON ANCHORS WITH FLAT WASHERS AS FOLLOWS:
 USE 5 ANCHORS FOR THE BELL
 USE 2 ANCHORS PER LETTER



BUILDING SIGN REGULATIONS **G**

SYMBOL	AREA	MANUFACTURER	COLOR	NOTES	QUANTITY* (MIN.)
1	4" BRICK VENEER - MAIN WALL	GLEN-GERY	S21-22 BURNT ALMOND SMOOTH (UTILITY) (MATCH SHERWIN WILLIAMS SW6122)	TYPICAL MORTAR NOTE	1,564 S.F.*
2	GLAZED CONCRETE BLOCK - PURPLE ACCENT	TRENWYTH ASTRA GLAZE	LAVENDER (MATCH SHERWIN WILLIAMS SW6831)	TYPICAL MORTAR NOTE	625 S.F.* AND 18 CORNERS
3	4" BRICK VENEER - BROWN ACCENT	GLEN-GERY	S76 TUSCAN SERIES DARK BROWN (UTILITY) (MATCHES SHERWIN WILLIAMS SW2823)	TYPICAL MORTAR NOTE	1,402 S.F.*
4	SLAT WALL AND VALANCE BY VENDOR	SHERWIN WILLIAMS	SW 7034 "STATUS BRONZE"		
5	PRE-FINISHED METAL PARAPET CAP	DURA-LAST	"CHARCOAL GRAY"	SEE DETAIL #2/A6.0	
6	CALCIUM SILICATE MASONRY UNIT (CSMU)	ARRISCRAFT	CITADEL BUILDING STONE ALGONQUIN 09 4 - UNIT	TYPICAL MORTAR NOTE	330 S.F.*
7	CLEAR INSULATING GLASS IN DARK BRONZE ANODIZED ALUMINUM FRAMES.				
8	STEEL PIPE BOLLARD WITH PLASTIC SLEEVE	IDEAL SHIELD	D.O.T. YELLOW	SEE CIVIL DRAWINGS	
9	STONE SILL TRIM CALCIUM SILICATE MASONRY UNIT (CSMU)	ARRISCRAFT	C406 R		50 L.F.*
	TYPICAL MORTAR NOTE: 3/8" WIDE	DAVIS COLORS TRUE TONE	MC-54, SAND, DARKEST 6 LBS. PER 70 LBS.		

* QUANTITIES DO NOT INCLUDE ADJUSTMENTS FOR CORNERS, REQUIRED CUTS, OR SCAP.

NI-52 EXTERIOR FINISH SCHEDULE **H**

- KEY:
- 1) DOOR NUMBERS - SEE SHEET # A1.1.
 - 1) WINDOW NUMBERS - SEE SHEET # A1.1.

GENERAL NOTES:
 1) ALL ROOF TOP MECHANICAL EQUIPMENT IS SHIELDED FROM VIEW BY THE PARAPET WALLS.
 2) ALL LIGHTING SHALL BE DIRECTED DOWNWARD.
 3) C.J. = CONTROL JOINT/EXPANSION JOINT - SEE DETAIL #13/A6.1.

SEALERS (REFER TO SPECS):
 A) SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B) SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
 C) APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELLIS.

CRITICAL DIMENSIONS:
 REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

GENERAL NOTES **F**

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-350	1	TACO BELL DRIVE THRU CANOPY	X
V-348	1	TACO BELL "BUILDING ACCENT" (SWOOP)	X
V-XX1	1	SLAT WALL SYSTEM - SUPPLIED BY OWNER AND INSTALLED BY G.C.	
V-XX2	2	ALUMINUM VALANCE SYSTEM - SUPPLIED BY OWNER AND INSTALLED BY G.C.	

CANOPY AND BLDG. ACCENT SCHED. N.T.S. **E**

- 1) BUILDING SIGNAGE.
- 2) DRIVE THRU WINDOW. SEE SHEET A1.1.
- 3) ROOF BEYOND.
- 4) LAMB'S TONGUE ROOF OVERFLOW.
- 5) STEEL BOLLARD WITH PLASTIC SLEEVE - SEE CIVIL DRAWINGS.
- 6) ELECTRICAL SWITCH GEAR - PAINT TO MATCH BRICK.
- 7) HOLLOW METAL DOOR - PAINT TO MATCH BRICK.
- 8) LIGHT SCONCE. ALIGN BOTTOM OF FIXTURE'S MOUNTING BRACKET WITH CHANGE IN BRICK THICKNESS (CENTER OF BRACKET AT 9'-2" +/-).

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-349	2	TACO BELL LETTERS 12" HIGH, WHITE, FLAT FACED	X
V-322	2	TACO BELL "BELL" SIGN 4'-10 1/2" W X 4'-6 1/4" H	X

SIGN SCHEDULE N.T.S. **C**

- 9) FOOTINGS - SEE STRUCTURAL DRAWINGS.
- 10) ROOF TOP EQUIPMENT BEYOND.
- 11) GAS SERVICE.
- 12) CONTROL/EXPANSION JOINT.
- 13) CO2 FILLER VALVE & COVER. SEE DETAIL 19/A6.2 SIM.
- 14) INSTALL ADDRESS ON FRONT OF THE BUILDING. USE 9" BLOCK NUMBERS, 1 1/2" WIDE, IN A CONTRASTING COLOR. ADDRESS SHALL BE VISIBLE FROM THE STREET.

KEY NOTES **D**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMBLOT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-9800
 FAX: (920) 926-9801

Always a Better Plan

DESIGN PROFESSIONAL
 STAMP / SIGNATURE

OWNER:
 SUNDANCE, INC.
 7915 KENSINGTON COURT
 BRIGHTON, MICHIGAN 48116

PROJECT:
 TACO BELL
 A AVENUE WEST
 OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:

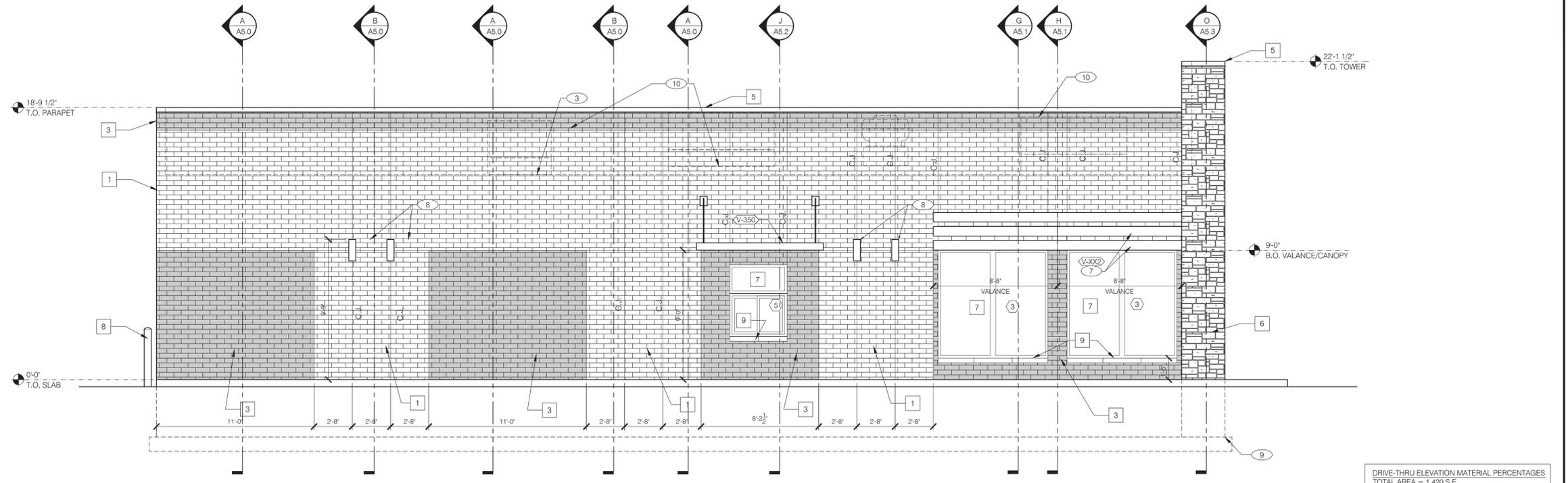
- OCTOBER 10, 2014
- OCTOBER 14, 2014
- NOVEMBER 5, 2014

JOB NUMBER:
 1409780

SHEET

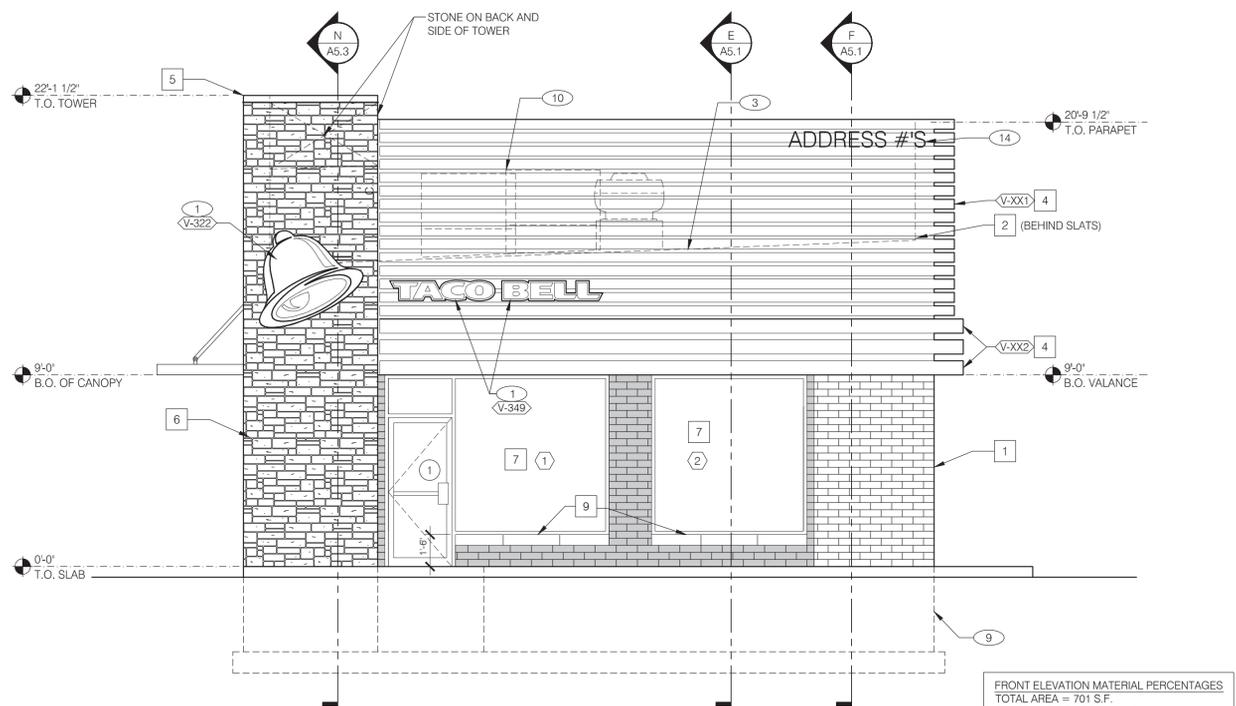
A4.0

2014 © EXCEL ENGINEERING, INC.



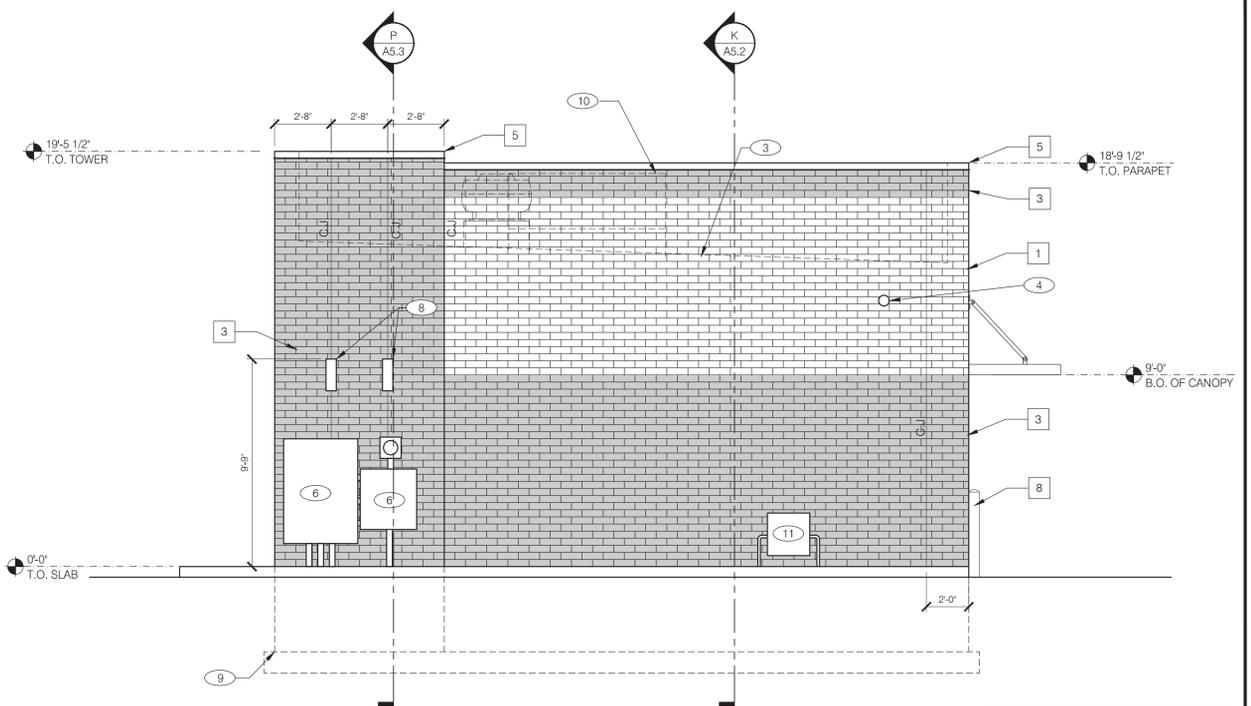
DRIVE-THRU ELEVATION MATERIAL PERCENTAGES
 TOTAL AREA = 1,420 S.F.
 GLASS = 135 S.F.
 NET FACADE AREA = 1,420 - 135 = 1,285 S.F.
 ALUMINUM = 46 S.F./1,285 = 4%
 BRICK AND STONE = 1,239 S.F./1,285 = 96%

DRIVE-THRU (EAST) ELEVATION 1/4" = 1'-0" **A**



FRONT ELEVATION MATERIAL PERCENTAGES
 TOTAL AREA = 701 S.F.
 GLASS AND DOORS = 140 S.F.
 NET FACADE AREA = 701 - 140 = 561 S.F.
 ALUMINUM = 241 S.F./561 = 43%
 BRICK AND STONE = 320 S.F./561 = 57%

FRONT (NORTH) ELEVATION 1/4" = 1'-0" **C**



REAR ELEVATION MATERIAL PERCENTAGES
 TOTAL AREA = 625 S.F.
 ALUMINUM = 11 S.F./625 = 2%
 BRICK = 614 S.F./625 = 98%

REAR (SOUTH) ELEVATION 1/4" = 1'-0" **B**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMBLOT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-9800
 FAX: (920) 926-9801

Always a Better Plan

DESIGN PROFESSIONAL
 STAMP / SIGNATURE

OWNER:
 SUNDANCE, INC.
 7915 KENSINGTON COURT
 BRIGHTON, MICHIGAN 48116

PROJECT:
 TACO BELL
 A AVENUE WEST
 OSKALOOSA, IA 52577

PRELIMINARY SHEET DATES:
 OCTOBER 10, 2014
 OCTOBER 14, 2014
 NOVEMBER 5, 2014

JOB NUMBER:
 1409780

SHEET

A4.1

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City Council
Communication

Meeting Date: November 17, 2014
Requested By: Public Works Dept.

Item Title:

Consider a site plan for the property at 814 North H Street for a three unit townhouse apartment complex.

Explanation:

Anthony Vermeer has submitted a site plan for a three unit apartment complex to be located at 814 North H Street. The site in consideration is 0.32 acres and the present zoning of this property is (R-2) Urban Family Residential district.

The applicant has submitted the required site plan for review through the city staff. The site plan illustrates a 3,045 square foot building with 3 separate dwelling units. The proposed site will have one entrance/exit from North H Street. The site indicates a total of 7 parking spaces, which includes 1 handicap accessible space. The proposed site will be connecting to existing sanitary sewer and water utilities.

At their meeting on November 10, 2014 the Planning and Zoning Commission, by a vote of 7 to 0, recommended approval of the site plan with the following stipulations:

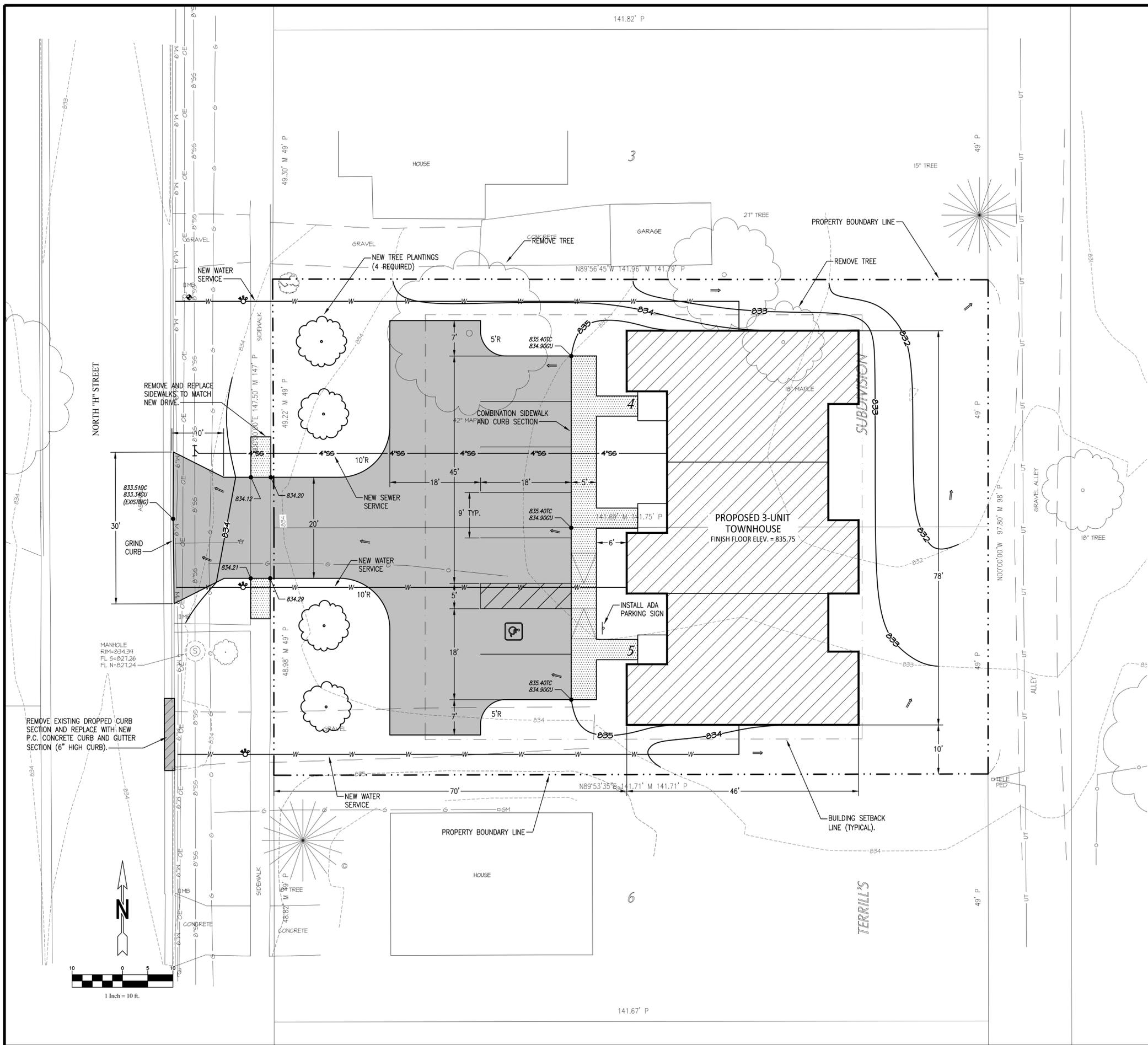
1. Provide a lighting plan to demonstrate lighting for the off-street parking

Budget Consideration: \$100.00 in application fees.

Attachments :

Site Plan and Application

C:\Projects\1014279 - TK Concrete - Site Planning Services for 3-Units at 814 North H St - Oskaloosa, IA\Drawings\Site Plan 1014279.dwg



MISCELLANEOUS INFORMATION

OWNER AND APPLICANT:
 ANTHONY VERMEER
 c/o TK CONCRETE, INC.
 1608 FIFIELD ROAD
 PELLA, IOWA 50219

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

ZONING: R-2 URBAN FAMILY RESIDENTIAL

PROPOSED USE: MULT-FAMILY HOUSING

AREA OF DEVELOPMENT: 0.32 ACRES

PROPOSED BUILDING AREA:
 3 UNITS AT 1,015 SF EACH = 3,045 SQUARE FEET (SINGLE STORY)

PARKING REQUIRED:
 TWO SPACES PER 2 BEDROOM UNIT.
 3 UNITS TIMES 2 SPACES PER UNIT = 6 SPACES.

PARKING PROVIDED:
 6 REGULAR SPACES AND 1 HANDICAP ACCESSIBLE SPACE = 7 TOTAL SPACES

BUILDING SETBACK REQUIREMENTS:
 FRONT YARD 30 FEET
 INTERIOR SIDE YARD 7 FEET
 REAR YARD 25 FEET

GREEN SPACE CALCULATION:
 GREEN AREA = 0.16 ACRES
 TOTAL AREA = 0.32 ACRES
 GREEN AREA = 50%

BENCH MARK:
 804 SPIKE IN POWER POLE AT NORTHWEST CORNER OF PROPERTY. ELEVATION = 834.37.

LEGAL DESCRIPTION:
 LOTS 4 & 5 OF TERRILL'S SUBDIVISION TO THE CITY OF OSKALOOSA, IOWA.

SIGNAGE:
 NO SIGNAGE PROPOSED

GARBAGE COLLECTION:
 INDIVIDUAL CURB SIDE PICKUP.

EXTERIOR SITE LIGHTING:
 NONE OTHER THAN LIGHTED ENTRYWAYS.

PAVING LEGEND

-  = 6" THICK P.C.C. PAVEMENT
-  = 4" THICK P.C.C. SIDEWALK

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

500 E. Taylor, Suite C
 P.O. Box 631
 Creston, Iowa 50801
 641.782.4005 Phone
 641.672.4091 Fax
 email@gardenassociates.net

1701 3rd Avenue East, Suite 1
 P.O. Box 451
 Oskaloosa, Iowa 52577
 641.672.4005 Phone
 641.672.4091 Fax
 800.491.2524 Iowa Toll Free

3 UNIT TOWNHOUSE
814 NORTH "H" STREET
OSKALOOSA, IOWA

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SHEET TITLE
 SITE PLAN

SCALE:
 1" = 10'

FIELD BOOK:
 --

DRAWN BY:
 TH/BN

APPROVED:
 --

REVISIONS:

DATE:
 11-06-2014

PROJECT NO.:
 9014279

SHEET NO.:
 1 OF 1

SITE PLAN APPLICATION
City of Oskaloosa
Public Works Department
804 South D Street
Oskaloosa, IA 52577
Phone number 641-673-7472

APPLICANT NAME: Anthony Vermeer

APPLICANT ADDRESS: 1608 Fifield Road, Pella, Iowa 50219

PHONE NUMBER: (641)628-4590

FAX NUMBER: (641)628-0064

EMAIL ADDRESS: kmrls@kdsi.net

OWNER NAME: Same as applicant

ADDRESS OF PROPERTY: 814 North "H" Street, Oskaloosa, Iowa

LEGAL DESCRIPTION: Lots 4 & 5 of Terrill's Subdivision to the City of Oskaloosa, Iowa

ZONING OF PROPERTY: R-2 Urban Family Housing

CURRENT USE OF LAND: Single family residential.

INDICATE THE NATURE AND OPERATING CHARACTERISTICS FOR THE SITE PLAN CHANGE AND THE PROPOSED USE: Change from single family use to multi-family.

NOTE: ANY GRAPHIC INFORMATION, INCLUDING SITE PLANS, ELEVATIONS, OTHER DRAWINGS, OR OTHER MATERIALS DETERMINED BY ZONING ADMINISTRATOR TO BE NECESSARY TO DESCRIBE THE PROPOSED USE TO THE PLANNING AND ZONING COMMISSION AND/OR THE CITY COUNCIL WILL BE INCLUDED WITH THIS APPLICATION. *PROVIDE 15 COPIES OF REQUESTED DOCUMENTS*

PLEASE SUBMIT THE \$100.00 APPLICATION FEE WITH THIS REQUEST.

Anthony J. Vermeer
SIGNATURE OF OWNER

DATE: 11-4-14

**** PROPERTY OWNER LETTER OF APPROVAL FOR CHANGE IN SITE REQUIRED IF APPLICANT IS NOT OWNER****



City Council Communication

Meeting Date: November 17, 2014
Requested By: Public Works Dept.

Item Title:

Consider a request to approve the final plat for the College Heights Plat 4 Subdivision and to waive the preliminary plat.

Explanation:

Mahaska Community Recreation Foundation (MCRF) is requesting approval of the final plat of the College Heights Plat 4 Subdivision of 0.97 acres into 7 lots. The purpose of this request is to transfer these parcels to the adjacent property owners and dispose of excess property that was purchased for the recreational trail. The subject property is zoned (R-1) Single Family Residential district. These lots are located north of Sheriff Avenue between North Market Street and North 3rd Street.

The proposed lots have existing utility services and the ability to connect to any future improvements. A storm and sanitary sewer easement will be required with this plat. Staff is requesting to waive the preliminary plat. Staff recommended that the proposed lots be combined with existing parcels to avoid nonconforming residential development that does not meet the zoning requirements for lot size regulations.

The Planning & Zoning Commission considered this item at their November 10, 2014 meeting and recommended by a vote of 7 to 0 that city council approve the final plat with the stipulation that the proposed lots be combined with existing parcels and waive the preliminary plat.

Budget Consideration: Revenue of \$85.00 for the final plat application fee.

Attachments :

Application, Final Plat, and Resolution

RESOLUTION NO. _____

RESOLUTION APPROVING THE FINAL PLAT FOR THE COLLEGE HEIGHTS PLAT 4
SUBDIVISION

WHEREAS, the Planning and Zoning Commission of the City of Oskaloosa, Iowa, has reviewed and considered the preliminary plat/final plat application for College Heights Plat 4 Subdivision legally described as follows:

Beginning at the Northeast corner of Lot 14 of Subdivision No. 3 of College Heights Addition to the City of Oskaloosa, Mahaska County, Iowa; thence S $82^{\circ} 03' 55''$ W 120.00' along the North line of said Lot 14 to the Northwest corner thereof; thence N $85^{\circ} 27' 00''$ W 152.27' along the North line of said Subdivision No. 3 of College Heights Addition; thence N $64^{\circ} 28' 10''$ W 443.50' along said North line to the Northwest corner of Lot 20 of said Subdivision No. 3 of College Heights Addition; thence S $79^{\circ} 55' 05''$ E 403.60' thence S $67^{\circ} 00' 45''$ E 297.05' to the Point of Beginning containing 0.967 acres. The North line of said Lot 14 is assumed to bear S $82^{\circ} 03' 55''$ W for the purposes of this description.

WHEREAS, the City Council of Oskaloosa, Iowa, has approved waiving the requirement for a preliminary plat for the stated College Heights Plat 4 Subdivision,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oskaloosa, Iowa that the final plat of the College Heights Plat 4 Subdivision, be, and the same hereby approved subject to applicable fees.

BE IT FURTHER RESOLVED the property owners are required to combine the proposed lots from the final plat of the College Heights Plat 4 Subdivision with the adjacent parcels from Subdivision No. 3 of College Heights Addition.

PASSED AND APPROVED this _____ day of _____, 2014.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk

COLLEGE HEIGHTS - PLAT 4 SUB-DIVISION OF

E. 1/2 OF
The SE 1/4 of Section 12 Township 75 North, Range 16 West of the 5th P.M.

Beginning at the Northeast corner of Lot 14 of Subdivision No. 3 of College Heights Addition to the City of Oskaloosa, Mahaska County, Iowa; thence S 82° 03' 55" W 120.00' along the North line of said Lot 14 to the Northwest corner thereof; thence N 85° 27' 00" W 152.27' along the North line of said Subdivision No. 3 of College Heights Addition; thence N 64° 28' 10" W 443.50' along said North line to the Northwest corner of Lot 20 of said Subdivision No. 3 of College Heights Addition; thence S 79° 55' 05" E 403.60'; thence S 67° 00' 45" E 297.05' to the Point of Beginning containing 0.967 acres. The North line of said Lot 14 is assumed to bear S 82° 03' 55" W for the purposes of this description.

MISCELLANEOUS INFORMATION:

DEVELOPER:
MAHASKA COMMUNITY RECREATION FOUNDATION
2055 238TH STREET
OSKALOOSA, IA 52577

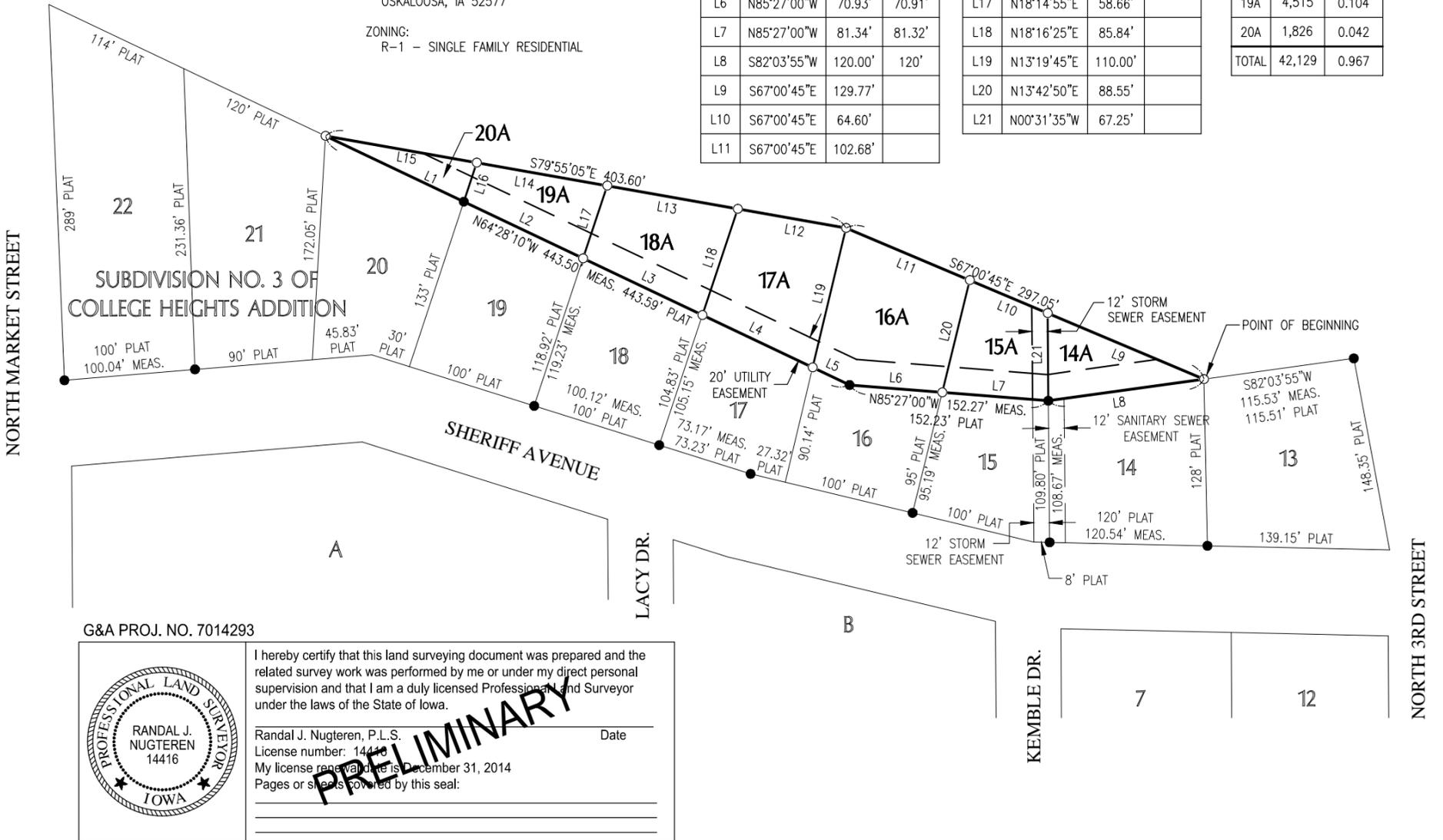
SURVEYOR:
GARDEN AND ASSOCIATES, LTD.
PO BOX 451
OSKALOOSA, IA 52577

ZONING:
R-1 - SINGLE FAMILY RESIDENTIAL

LINE	BEARING	MEAS.	PLAT
L1	N64°28'10"W	117.00'	117'
L2	N64°28'10"W	100.97'	101'
L3	N64°28'10"W	100.97'	101'
L4	N64°28'10"W	93.32'	93.35'
L5	N64°28'10"W	31.24'	31.24'
L6	N85°27'00"W	70.93'	70.91'
L7	N85°27'00"W	81.34'	81.32'
L8	S82°03'55"W	120.00'	120'
L9	S67°00'45"E	129.77'	
L10	S67°00'45"E	64.60'	
L11	S67°00'45"E	102.68'	

LINE	BEARING	MEAS.	PLAT
L12	S79°55'05"E	83.95'	
L13	S79°55'05"E	101.22'	
L14	S79°55'05"E	101.22'	
L15	S79°55'05"E	117.21'	
L16	N18°10'40"E	31.48'	
L17	N18°14'55"E	58.66'	
L18	N18°16'25"E	85.84'	
L19	N13°19'45"E	110.00'	
L20	N13°42'50"E	88.55'	
L21	N00°31'35"W	67.25'	

LOT	SQ. FT.	ACRES
14A	4,001	0.092
15A	5,547	0.127
16A	10,419	0.239
17A	8,584	0.197
18A	7,237	0.166
19A	4,515	0.104
20A	1,826	0.042
TOTAL	42,129	0.967



G&A PROJ. NO. 7014293

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

Randal J. Nugteren, P.L.S. _____ Date _____
 License number: 14416
 My license renewal date is December 31, 2014
 Pages or sheets covered by this seal: _____

FILED FOR RECORD _____
 at _____ o'clock _____ M.
 No. _____ FEE _____
 Auditor's Fee _____
 Recorder _____

Entered for taxation this _____
 day of _____

 County Auditor

STATE OF IOWA, MAHASKA COUNTY -- ss
 I hereby certify the forgoing survey and plat to be correct, to be the best of my knowledge and belief.
 Date _____

 Mahaska County, Iowa

_____ hereby certify _____ of Section _____
 Township _____ North, Range _____ West of 5th P.M. as appears on this plat, is with the free consent and in accordance with the desire of the undersigned owner _____ and proprietor _____ thereof.
 Dated _____ A.D., _____

STATE OF IOWA, MAHASKA COUNTY, ss.
 On this _____ day of _____, A.D., _____, before me a Notary Public in and for said County appeared _____
 to me personally known to be the identical person _____ whose name _____ affixed to the foregoing instrument and acknowledged the execution of the same be _____ voluntary act and deed.
 Witness my hand and seal the date above written.

Notary Public

(SEAL)



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:

Sheriff Avenue between North Market Street and North 3rd Street

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition:

See copy of Recorder's Plat attached.

(attach description if lengthy)

1. Mahaska Community Recreation Foundation

Name of Applicant (to be used on legal documents)

Telephone No. (641)672-2499

2. 2055 238th Street, Oskaloosa, Iowa 52577

Address of Applicant

Fax No. None

sherry.vavra@mcrf.mahaska.org

Email Address of Applicant

3. Garden & Associates, Ltd.

Name of Consultant

Telephone No. (641)672-2526

4. P.O. Box 451, 1701 3rd Ave. East - Suite 1, Oskaloosa, Iowa 52577

Address of Consultant

Fax No.

5. Same as applicant.

Name of Property Owner

6. Same as applicant.

Address of Property Owner

Telephone No. (641)672-2499

7. R-1 Single Family Residential



CITY OF OSKALOOSA
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Revised 07.01.2011

Current Zoning	Proposed Zoning (if applicable)
8. Residential	

Present Use	Proposed Use (if applicable)
9. \$ 85.00	

Preliminary plat fee: \$30.00 + \$5.00 per lot;
 Final plat fee: \$50.00 + \$5.00 per lot

Received By

10. Location Map of Property(ies) Involved Attached?
 None

Current Description(s) and Survey Attached?
 Recorder's Plat Attached

Revised Description(s) and Survey Attached?
 Recorder's Plat Attached

11. Project Description:
 Transfer of excess land purchased for the recreation trail to adjacent land owners.

DO NOT FILL IN THIS BOX (ADMINISTRATIVE USE ONLY)

12. Planning Commission Action: _____ Date: _____

13. City Council Action: _____ Date: _____

14. Conditions or Requirements:



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

Revised 07.01.2011

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.

Sherry Vaara
 MCRF Executive Director
 Signature of Applicant

Mahaska Community Recreation Foundation (MCRF)
Sherry Vaara, MCRF Executive Director
 Signature of Property Owner

10/31/14
 Date

Date 10/31/14



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title:

Consider appointment of up to five individuals to the Mahaska County Solid Waste Management Commission with two of the applicants appointed to the Ad Hoc Recycling Committee.

Explanation:

Aaron Ver Steeg, Janet VanDerBeek, Wayne Hook and Alven Meppelink are interested in being reappointed to the Mahaska County Solid Waste Management Commission, and Aaron Ver Steeg and Wayne Hook are willing to accept reappointment to the Ad Hoc Recycling Committee. The city can have five representatives on the board. No other applications have been received. Terms are for one year. Currently three males and one female serve on the Mahaska County Solid Waste Management Commission with one vacancy. Appointments to the commission are made by the City Council and must be sent to the Mahaska County Solid Waste Management Commission by November 30, 2014.

Recommended Action: Appoint Aaron Ver Steeg, Janet VanDerBeek, Wayne Hook and Alven Meppelink to the Mahaska County Solid Waste Management Commission and reappoint Aaron Ver Steeg and Wayne Hook to the Ad Hoc Recycling Committee to terms that end December 31, 2015.

Budget Consideration:

None.

Attachments:

Applications from Aaron Ver Steeg, Janet VanDerBeek, Wayne Hook and Alven Meppelink.



BOARD, COMMITTEE AND COMMISSION APPLICATION

(Applicants must be registered voters in Oskaloosa with the exception of rural Library Board members)

NAME: Aaron Van Fleet DATE: 7.25.14

ADDRESS: 412 N C St

PHONE NO. (Day) 641-672-2132 (Evening) 641-660-0485

BOARD OR COMMISSION APPLYING FOR: Muskego Cnty Solid Waste

WOULD YOU LIKE TO BE INTERVIEWED FOR THIS POSITION? Yes No

WHY INTERESTED: Past Member

EXPERIENCE BENEFICIAL TO BOARD OR COMMISSION: 8 years on Commission

OTHER CIVIC EXPERIENCE: _____

PLEASE RETURN TO THE CITY CLERK'S OFFICE

Application for Board or Commission

Board or commission applying for (choose one from list):*

Mahaska County Solid Waste Managment Commission

Board or commission not listed above:

Name of applicant:*

Address of Applicant*

Phone number (day)*

Phone number (evening)

Email address:*

Would you like to be interviewed for this position?*

Yes

No

Why are you interested in this position?*

Your experience that would be beneficial to the board or commission:*

Other civic experience:

* indicates required fields.

Application for Board or Commission

Board or commission applying for (choose one from list):*

Mahaska County Solid Waste Management Commission

Board or commission not listed above:

Name of applicant:*

Address of Applicant*

Phone number (day)*

Phone number (evening)

Email address:*

Would you like to be interviewed for this position?*

Yes

No

Why are you interested in this position?*

Your experience that would be beneficial to the board or commission:*

Other civic experience:

* indicates required fields.

Application for Board or Commission

Board or commission applying for (choose one from list):*

Mahaska County Solid Waste Management Commission

Board or commission not listed above:

Name of applicant:*

Address of Applicant*

Phone number (day)*

Phone number (evening)

Email address:*

Would you like to be interviewed for this position?*

Yes

No

Why are you interested in this position?*

Your experience that would be beneficial to the board or commission:*

Other civic experience:

* indicates required fields.



City Council Communication

Meeting Date: November 17, 2014

Requested By: PUBLIC WORKS DEPT.

Item Title:

Consider appointments to the Building Code Board of Appeals.

Explanation :

There are three vacancies on the Building Code Board of Appeals. Commission members serve at the pleasure of the Mayor. This is a five member commission that typically meets as needed. Currently two males serve on the board with three vacancies. Applications for appointment have been received from Pamela Blomgren and Perry T. Murry. Appointments to the Building Code Board of Appeals are made by the Mayor with City Council approval.

Recommended Action: Consider appointment of Pam Blomgren and Perry T. Murry to the Building Code Board of Appeals.

Budget Consideration:

Not applicable.

Attachments :

Applications from Pamela Blomgren and Perry T. Murry.

Application for Board or Commission

Board or commission applying for (choose one from list):*

Building Code Board of Appeals

Board or commission not listed above:

Name of applicant:*

Address of Applicant*

Phone number (day)*

Phone number (evening)

Email address:*

Would you like to be interviewed for this position?*

Yes

No

Why are you interested in this position?*

Your experience that would be beneficial to the board or commission:*

Other civic experience:

* indicates required fields.

Application for Board or Commission

Board or commission applying for (choose one from list):*

Building Code Board of Appeals

Board or commission not listed above:

Name of applicant:*

Address of Applicant*

Phone number (day)*

Phone number (evening)

Email address:*

Would you like to be interviewed for this position?*

Yes

No

Why are you interested in this position?*

Your experience that would be beneficial to the board or commission:*

Other civic experience:

* indicates required fields.



City Council Communication

Meeting Date: November 17, 2014

Requested By: City Manager's Office

Item Title:

Consider a resolution stating support for the Oskaloosa Water and Wastewater Working Committee and their pursuit of creating a joint management agreement for the provision of utility services.

Explanation :

The Water and Wastewater Working Committee (WWWC) was formed in the fall of 2014 for the purpose of reopening discussions and exploring partnership opportunities between the city of Oskaloosa and the Oskaloosa Municipal Water Department. The WWWC is committed to efficient and effective utility service provision for the betterment of the Oskaloosa rate and tax payers.

Members of the WWWC include: Mayor Krutzfeldt, Council Member Jimenez, Council Member Yates, Water Trustee Ryan, Water Trustee Vore, and staff Coon and Schrock.

The WWWC is at a critical point in its discussions and is seeking input from the City Council via a formal vote on the following recommendations:

1. Create a Management Agreement for services between the city of Oskaloosa and the Oskaloosa Municipal Water Department;
 - a. Management Agreement creates the Service Management & Delivery Team (as noted below), outlines minimum services levels, creates performance measures, and formalizes future relationship between the city of Oskaloosa and Oskaloosa Municipal Water Department
 - b. Dictates that wastewater services will be provided as a unified service with water via specific contract terms
2. Expand the Oskaloosa Municipal Water Department membership from three to five appointees;
3. Designate up to two City Council Members and the City Manager to serve as ex-officio (nonvoting) members who will assist the five member Water Board, by consensus building, in managing operations on behalf of the city of Oskaloosa as the "Service Management and Delivery Team;"
4. Establish a director level position with the authority to oversee, plan, and direct the long term vision as well as the day-to-day operations of the water and wastewater utilities; and
5. **Continue developing the Management Agreement between the city of Oskaloosa and Oskaloosa Municipal Water Department (recognized by formal resolution adoption of City Council).**

Conceptual Leadership Structure:

Budget Consideration:

There is no financial impact anticipated with the approval of this resolution of support. Any action associated with the adoption of a formal Management Agreement would occur at a future meeting as a separate item. That item could carry long term operational and capital implications.

Attachments :

1. Memorandum from the Water and Wastewater Working Committee
2. Resolution

To: Mayor and City Council
From: Water and Wastewater Working Committee
Date: November 10, 2014
Re: Committee Information



The Water and Wastewater Working Committee (WWWC) was formed in the fall of 2014 for the purpose of reopening discussions and exploring partnership opportunities between the city of Oskaloosa and the Oskaloosa Municipal Water Department. The WWWC is committed to efficient and effective utility service provision for the betterment of the Oskaloosa rate and tax payers.

Members of the WWWC include: Mayor Krutzfeldt, Council Member Jimenez, Council Member Yates, Water Trustee Ryan, Water Trustee Vore, and staff Coon and Schrock.

The WWWC is at a critical point in its discussions and is seeking input from the City Council via a formal vote on the following recommendations:

1. Create a Management Agreement for services between the city of Oskaloosa and the Oskaloosa Municipal Water Department;
 - a. Management Agreement creates the Service Management & Delivery Team (as noted below), outlines minimum services levels, creates performance measures, and formalizes future relationship between the city of Oskaloosa and Oskaloosa Municipal Water Department
 - b. Dictates that wastewater services will be provided as a unified service with water via specific contract terms
2. Expand the Oskaloosa Municipal Water Department membership from three to five appointees;
3. Designate up to two City Council Members and the City Manager to serve as ex-officio (nonvoting) members who will assist the five member Water Board, by consensus building, in managing operations on behalf of the city of Oskaloosa as the "Service Management and Delivery Team;"
4. Establish a director level position with the authority to oversee, plan, and direct the long term vision as well as the day-to-day operations of the water and wastewater utilities; and
5. **Continue developing the Management Agreement between the city of Oskaloosa and Oskaloosa Municipal Water Department (recognized by formal resolution adoption of City Council) .**

Conceptual Leadership Structure:

RESOLUTION NO. _____

RESOLUTION STATING SUPPORT FOR THE OSKALOOSA WATER AND
WASTEWATER WORKING COMMITTEE AND THEIR PURSUIT OF
CREATING A JOINT MANAGEMENT AGREEMENT FOR THE PROVISION OF
UTILITY SERVICES

WHEREAS, the Water and Wastewater Working Committee (WWWC) was formed in the fall of 2014 for the purpose of reopening discussions and exploring partnership opportunities between the city of Oskaloosa and the Oskaloosa Municipal Water Department; and

WHEREAS, the WWWC is committed to efficient and effective utility service provision for the betterment of the Oskaloosa rate and tax payers; and

WHEREAS, the members of the WWWC include: Mayor Krutzfeldt, Council Member Jimenez, Council Member Yates, Water Trustee Ryan, Water Trustee Vore, and staff Coon and Schrock; and

WHEREAS, the WWWC is at a critical point in its discussions and is seeking input and support from the City Council via adoption of this resolution specifically on the following recommendations:

1. Create a Management Agreement for services between the city of Oskaloosa and the Oskaloosa Municipal Water Department;
2. Expand the Oskaloosa Municipal Water Department's board membership from three to five appointees;
3. Designate up to two City Council Members and the City Manager to serve as ex-officio (nonvoting) members who will assist the five member Water Board, by consensus building, in managing operations on behalf of the city of Oskaloosa as the "Service Management and Delivery Team;"
4. Establish a director level position with the authority to oversee, plan, and direct the long term vision as well as the day-to-day operations of the water and wastewater utilities; and
5. Continue developing the Management Agreement between the city of Oskaloosa and Oskaloosa Municipal Water Department.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Oskaloosa, Iowa is hereby supportive of the WWWC's efforts to create more effective and efficient utility services for the community through the creation of a Management Services Agreement and expects additional work to continue so it can be formally presented to each respective board for adoption as recommended.

PASSED AND APPROVED the ____ day of _____ 2014.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk



City Council
Communication

Meeting Date: November 17, 2014

Requested By: Council Appointed
Staff

Item Title: Report on Items from City Staff

- a) City Manager.
 - i. Progress report on the city's response to the Emerald Ash Borer
- 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 :

Oskaloosa Tree Plan

Emerald Ash Borer Progress

The City of Oskaloosa is removing ash trees from the public right of way and city parks because of the Emerald Ash Borer. The city has removed 17 trees and stumps at a cost of \$11,107 in the fall of 2014. The city will need to remove an additional 141 from the city right of way and 53 from Edmundson Park. The trees are removed based on a criteria moving the least desirable trees to the top. The criteria is based on a tree's current condition, proximity to power lines, and if it is causing damage to the sidewalk or the road. The city is working with residents to replant trees whether being on their property or in a city park. As of this fall, only three trees have been replanted. The city works with Oskaloosa Trees Forever on informing residents about MidAmerican's Plant Some Shade Program which allows residents to purchase an 8'-10' tree for a reduced price. If residents do not participate in the Plant Some Shade Program, the city will provide them with a 2'-3' tree.

The city is proposing in its FY2016 Capital Improvements Program (CIP) \$40,000 a year until FY2019. The proposed funding will be used for removal and replanting of trees. Trees in the right of way will be contracted out, and trees in city parks will be removed by city staff. Ash trees are removed in early spring or late fall to prevent further spread of EAB.

Tree Grant

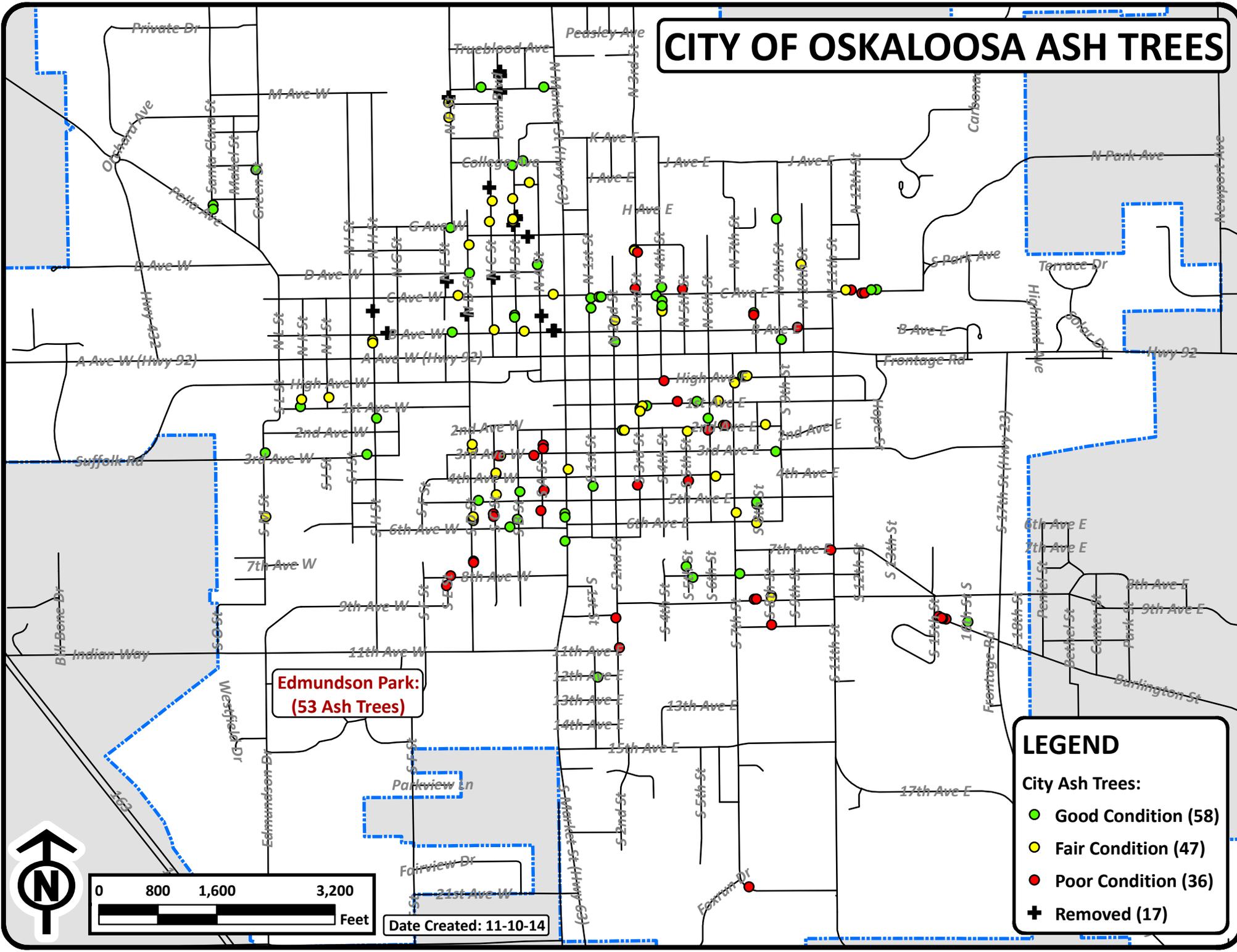
The City has been awarded the Sustainable Community Forestry Assistance and Training Grant from the Iowa Department of Natural Resources (DNR). The program includes 40 hours of intensive training taught by the DNR on the following topics:

- Tree Identification
- Technology Training
- Tree Health
- Tree Inventory
- Tree Planting
- Pruning & Maintenance
- Benefits of Urban Trees
- Tree Ordinances
- Community Outreach

Through these classes, the city will be aided in developing an urban forest management plan. This plan will help the city determine tree canopy goals, tree code updates, and the location and selection of tree species for parks and public right of way. The city will create a tree inventory with the help of the DNR and Oskaloosa Trees Forever.

The training will start in November of 2014 and finish in December of 2016. Classes will be attended by city staff, Oskaloosa Trees Forever, and community volunteers. With assistance from this grant, the City of Oskaloosa will be able to create a responsive and successful urban forest management plan.

CITY OF OSKALOOSA ASH TREES





City Council Communication

Meeting Date: November 17, 2014

Requested By: Mayor & 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.

Attachments :

None.