



NOTICE OF PUBLIC MEETING

The Adel City Council will meet in regular session in the Adel Public Library Community Room, 303 S. 10th St., Adel, Iowa, Tuesday, April 9, 2019, at 6:00 PM

AGENDA

PROCLAMATION

1. Arbor Day – Friday, April 26, 2019

PUBLIC HEARING

1. Amendment of Southbridge PUD Located at the Intersection of HWY 169 and 302nd Place
2. Rezoning of Cramer & Associates' Land Located Southeast of the HWY 169 – 302nd Place Intersection Between HWY 169 and Old Portland Road from A-1 to R-1

COMMENTS FROM THE PUBLIC

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated March 12, 2019
- b) Consider Approval of City Council Minutes Dated March 25, 2019
- c) Consider Approval of March Bills and March 31, 2019 Treasurer's Report
- d) Consider Approval of Ahlers & Cooney, P.C. March 2019 Invoice to be Applied to Retainer
- e) Consider Approval of Class E Liquor License, Class B Wine Permit, Class C Beer Permit (Carryout Beer) for Fareway Stores, Inc.
- f) Consider Approval of Pay Estimate No. 01 for the Adel Water Utility Improvements Project – Bryan and Rapids Street Water Main Replacement
- g) Consider Approval of Pay Estimate No. 02 for the Adel Water Utility Improvements Project – Phase 1 – Part B, Section 1 – Raw Water Transmission Main
- h) Consider Approval of Pay Estimate No. 02 for the Adel Water Utility Improvements Project – Phase 1 – Part B, Section 3 – Wells 5 & 6 – Site Work, Well House, and Equipment
- i) Consider Approval of Pay Estimate No. 02 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 2 – Sanitary Sewer and Force Main
- j) Consider Approval of Special Event Application – Adel Partners Chamber of Commerce, 2019 Sweet Corn Festival – August 9 & 10, 2019
- k) Consider Approval of Setting a Public Hearing Date for Fiscal Year 2018-2019 Budget Amendments – May 14, 2019 at 6:00 p.m.
- l) Consider Approval of Setting a Public Hearing Date for a Sign Moratorium – May 14, 2019 at 6:00 p.m.
- m) Consider Approval of Resolution No. 19-27, Approving Budget Transfers for City Attorney Services

DEPARTMENT HEAD REPORT

Second Council Meeting – April 22, 2019 at 6:00 p.m.

NEW BUSINESS

- a) Consider Approval of Ordinance No. 335, Amending the Zoning Ordinance of the City of Adel, Iowa, by Amending the PUD Ordinance for Property Located at the Intersection of HWY 169 and 302nd Place, City of Adel, Dallas County, Iowa (Cramer & Associates – Southbridge PUD) – First Reading
- b) Discussion / Possible Action of Ordinance No. 336, Amending the Zoning Ordinance of the City of Adel, Iowa, by Changing the Zoning Classification of Property Located Southeast of the HWY 169 – 302nd Place Intersection Between HWY 169 and Old Portland Road, City of Adel, Dallas County, Iowa, from A-1 (Existing Agriculture District) to R-1 (Single Family Residential – High Density) – First Reading
- c) Discussion / Possible Action of Setting a Public Hearing to Rezone a Portion of Cramer & Associates' Land from A-1 to R-1 – May 14, 2019 at 6:00 p.m.
- d) Consider Approval of Resolution No. 19-28, Approving Preliminary Plat – Sargent's Second Addition
- e) Consider Approval of Resolution No. 19-29, Approving a Water Leak Credit Policy
- f) Consider Approval of Resolution No. 19-30, Ordering Construction of Certain Public Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor – Water Systems Improvements 2017, Water Treatment Plant
- g) Consider Approval of Resolution No. 19-31, Authorizing an Interfund Loan to the Local Option Sales Tax Fund – Purchase of Land from Stephen H. McCalley for Evans Park Addition
- h) Consider Approval of Resolution No. 19-32, Approving Construction Contract and Bond on the Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
- i) Consider Approval of Engagement Agreement with Ahlers & Cooney, P.C. – 2019 Public Improvement Contract Proceedings (2019 Adel City Hall Window Replacement Project)
- j) Consider Approval of Resolution No. 19-33, Ordering Construction of the 2019 Adel City Hall Window Replacement Project, and Fixing a Date for Hearing Thereon and Taking Bids Therefor
- k) Consider Approval of Change Order No. 002 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station
- l) Consider Approval of Pay Estimate No. 01 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station

OTHER BUSINESS

4/5/2019 2:36:57 PM



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AGENDA

PROCLAMATION

1. Arbor Day – Friday, April 26, 2019

PUBLIC HEARING

1. Amendment of Southbridge PUD Located at the Intersection of HWY 169 and 302nd Place

This public hearing was set last month. As of Friday, April 5, no written or oral comments have been received.

2. Rezoning of Cramer & Associates' Land Located Southeast of the HWY 169 – 302nd Place Intersection Between HWY 169 and Old Portland Road from A-1 to R-1

This public hearing was set last month. As of Friday, April 5, no written or oral comments have been received.

COMMENTS FROM THE PUBLIC

CONSENT AGENDA

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- l) Consider Approval of Setting a Public Hearing Date for a Sign Moratorium – May 14, 2019 at 6:00 p.m.
- m) Consider Approval of Resolution No. 19-27, Approving Budget Transfers for City Attorney Services

After conferring with Mayor Jim Peters, the consent agenda has been expanded to include additional items that City staff believe are relatively routine and/or non-controversial. If a council member would like to discuss a consent agenda item, it may be pulled from the consent agenda upon request. City staff is recommending approval of the entire consent agenda.

DEPARTMENT HEAD REPORT

Second Council Meeting – April 22, 2019 at 6:00 p.m.

A second council meeting has been scheduled for Monday, April 22, 2019 at 6:00 p.m. in the council chambers. Agenda items are still being developed.

NEW BUSINESS

- a) Consider Approval of Ordinance No. 335, Amending the Zoning Ordinance of the City of Adel, Iowa, by Amending the PUD Ordinance for Property Located at the Intersection of HWY 169 and 302nd Place, City of Adel, Dallas County, Iowa (Cramer & Associates – Southbridge PUD) – First Reading

This ordinance amends the Cramer & Associates' Southbridge Plat 3 / Planned Unit Development (PUD), which is located just south of 302nd Place in between HWY 169 and Old Portland Road. The original PUD and ordinance were approved in August 2018. Both the plat and the ordinance have changed slightly. The City's Planning & Zoning Commission reviewed these changes and recommended approval on February 13. City staff is recommending approval.

- b) Discussion / Possible Action of Ordinance No. 336, Amending the Zoning Ordinance of the City of Adel, Iowa, by Changing the Zoning Classification of Property Located Southeast of the HWY 169 – 302nd Place Intersection Between HWY 169 and Old Portland Road, City of Adel, Dallas County, Iowa, from A-1 (Existing Agriculture District) to R-1 (Single Family Residential – High Density) – First Reading

This ordinance amends the zoning of Cramer & Associates' approximately 248 acres just south of the Southbridge PUD between HWY 169 and Old Portland Road. The proposed rezoning is from A-1 (Existing Agriculture District) to R-1 (Single Family Residential – High Density).

At its February 13 meeting, the City's Planning & Zoning (P&Z) Commission recommended leaving the land as A-1 until a preliminary plat is brought forth for development. Because P&Z did not recommend this rezoning, this ordinance will require a $\frac{3}{4}$ vote of approval (i.e., at least four council members) to pass.

However, City staff is recommending approval of the rezoning for the following reasons:

- Preliminary plats are not required for rezoning.
 - o When a proposed preliminary plat is presented for this area, it will be thoroughly reviewed by City staff, McClure Engineering, and other consultants as appropriate.
- The City annexed this land in April 2018 with an awareness of the developer's master plan concept. That concept included residential development for this area.
- R-1 meets the City's 2018 Future Land Use Plan.
 - o Using the Plan's Narrative, the R-1 zoning category falls under the Map's Residential (Single Family) and Residential (Medium Density). The Map also calls for Park/Open Space in this area, which would be addressed if a preliminary plat were presented.
- The Iowa Department of Transportation will be closely involved with access points and traffic considerations for HWY 169. The City has specific requirements for developers contributing to gravel road improvements like Old Portland.

Because this is an ordinance, City staff is recommending the first reading be approved on April 9, the second reading be approved on April 22, and the third and final reading be approved on May 14.

- c) Discussion / Possible Action of Setting a Public Hearing to Rezone a Portion of Cramer & Associates' Land from A-1 to R-1 – May 14, 2019 at 6:00 p.m.

This item is related to item “b.” If item “b” is not approved, the developer has requested a smaller rezoning consideration for a public hearing on May 14, 2019 at 6:00 p.m. City staff is recommending approval if item “b” does not pass with the ¾ vote.

- d) Consider Approval of Resolution No. 19-28, Approving Preliminary Plat – Sargent's Second Addition

This resolution is for a preliminary plat in Dallas County but inside the City's two-mile territory. The plat is east of the river and southwest of 303rd Place along Puckerbrush Road. The City's Planning & Zoning Commission recommended approval of this plat contingent sanitary sewer service as recommended by McClure Engineering and Public Works Director Kip Overton.

The City's Water & Sewer Committee is planning to discuss this item in detail on April 8. The council packet includes correspondence from the developer's engineer about the sanitary sewer proposal.

- e) Consider Approval of Resolution No. 19-29, Approving a Water Leak Credit Policy

This resolution approves a water leak credit policy that City staff can use when customers encounter water leaks. The policy was drafted by City staff after researching other metro-area communities. The City's Water & Sewer Committee is planning to discuss this item in detail on April 8.

- f) Consider Approval of Resolution No. 19-30, Ordering Construction of Certain Public Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor – Water Systems Improvements 2017, Water Treatment Plant

This resolution, which was prepared by Ahlers & Cooney, begins the bidding process for the City's upcoming Water Treatment Plant Project. The resolution also sets a public hearing for May 14 at 6:00 p.m. City staff is recommending approval.

- g) Consider Approval of Resolution No. 19-31, Authorizing an Interfund Loan to the Local Option Sales Tax Fund – Purchase of Land from Stephen H. McCalley for Evans Park Addition

This resolution creates an interfund loan to the City's Local Option Sales Tax Fund to finance the purchase of approximately two acres adjacent to Evans Park. The council approved the purchase agreement last month. The closing date is scheduled for April 10. City staff is recommending approval.

- h) Consider Approval of Resolution No. 19-32, Approving Construction Contract and Bond on the Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project

This resolution, which was prepared by Ahlers & Cooney, considers approval of the construction contract and bond for the fourth USDA storm water project on N. 15th Street. City staff is recommending approval.

- i) Consider Approval of Engagement Agreement with Ahlers & Cooney, P.C. – 2019 Public Improvement Contract Proceedings (2019 Adel City Hall Window Replacement Project)

This agreement engages Ahlers & Cooney for the contract proceedings for the Adel City Hall window project. This project was delayed from last summer. McClure Engineering has adjusted the project to provide several bid alternates. This project was budgeted in the FY18-19 Budget. City staff is recommending approval.

- j) Consider Approval of Resolution No. 19-33, Ordering Construction of the 2019 Adel City Hall Window Replacement Project, and Fixing a Date for Hearing Thereon and Taking Bids Therefor

This resolution, which was prepared by Ahlers & Cooney, begins the process for the Adel City Hall window project. Item “j” is related. The resolution also sets a public hearing for May 14 at 6:00 p.m. City staff is recommending approval.

- k) Consider Approval of Change Order No. 002 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station

This change order is for the lift station portion of the East Annex Sanitary Utility Improvements Project. McClure Engineering has reviewed the change order. City staff is recommending approval.

- l) Consider Approval of Pay Estimate No. 01 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station

This pay estimate is for the lift station portion of the East Annex Sanitary Utility Improvements Project. This item is not in the consent agenda due to the change order (i.e., item “l”). McClure Engineering and City staff are recommending approval.

OTHER BUSINESS

4/5/2019 4:10:11 PM



City of Adel

P.O. Box 248
301 S. 10th Street
Adel, Iowa 50003

P: (515) 993-4525
F: (515) 993-4527
www.adeliowa.org

2019 ARBOR DAY PROCLAMATION

WHEREAS, trees are one of Iowa's most valuable natural resources that clean our air and water, create employment for over 7,000 Iowans, help to conserve our soil and energy resources provide critical wildlife habitat for over 300 different species, yield bountiful outdoor recreation opportunities and make our communities a more pleasant place to live and work, and

WHEREAS, insects, diseases, stormy weather and pollutants have damaged and continue to threaten our trees, creating the need for reforestation and management programs toward ensuring the future of Iowa's trees and forests, and

WHEREAS, each year, during Arbor Day, the people of Iowa pay special attention to the benefits of our trees and dedicate themselves to the planting and management of all of Iowa's trees and forests and,

WHEREAS, the City of Adel, specifically has planted more than 60 trees in the past year and finds them to be beautiful, energy efficient, and a benefit to the community.

NOW, THEREFORE, I, James F. Peters, Mayor of the City of Adel, Iowa, do hereby Proclaim Friday, April 26th, 2019 as Arbor Day in the City of Adel, and urge our citizens to participate in tree planting and maintenance programs that will ensure a more beautiful City and State, and to nurture, protect and wisely use Iowa's natural wonder of trees.



James F Peters, Mayor

Attest:

Angela Leopard, City Clerk

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Council of the City of Adel, Iowa, will hold a public hearing on the 9th day of April 2019, at 6:00 P.M., in the Community Room, Adel Public Library, 303 S. 10th Street, Adel, Iowa. During the public hearing, the Council will consider Amending the PUD Ordinance for Southbridge PUD/Plat 3.

Legal description for the portion being considered is as follows:

A PART OF GOVERNMENT LOTS 5, 6, 11 AND 12 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 89°00'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1919.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 4°13'55" EAST ALONG SAID CENTERLINE, 251.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 477.50 FEET, WHOSE ARC LENGTH IS 254.21 FEET AND WHOSE CHORD BEARS SOUTH 20°57'02" EAST, 251.22 FEET; THENCE SOUTH 35°36'59" EAST CONTINUING ALONG SAID CENTERLINE, 323.11 FEET; THENCE SOUTH 35°45'11" EAST CONTINUING ALONG SAID CENTERLINE, 262.71 FEET; THENCE SOUTH 54°14'49" WEST, 40.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 33.77 FEET AND WHOSE CHORD BEARS NORTH 74°27'15" WEST, 31.26 FEET; THENCE SOUTH 60°09'54" WEST, 88.40 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.80 FEET AND WHOSE CHORD BEARS SOUTH 12°08'57" WEST, 37.10 FEET; THENCE SOUTH 54°14'49" WEST, 60.00 FEET; THENCE NORTH 35°45'11" WEST, 11.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.74 FEET AND WHOSE CHORD BEARS NORTH 77°51'03" WEST, 33.52 FEET; THENCE SOUTH 60°03'04" WEST, 537.51 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 52.23 FEET AND WHOSE CHORD BEARS SOUTH 10°10'25" WEST, 45.88 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 8.95 FEET AND WHOSE CHORD BEARS SOUTH 39°34'40" EAST, 8.95 FEET; THENCE SOUTH 50°32'55" WEST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 29.66 FEET AND WHOSE CHORD BEARS NORTH 39°52'57" WEST, 29.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 41.70 FEET AND WHOSE CHORD BEARS NORTH 80°07'53" WEST, 38.42 FEET; THENCE SOUTH 60°03'04" WEST, 52.76 FEET; THENCE NORTH 29°56'56" WEST, 60.00 FEET; THENCE NORTH 60°03'04" EAST, 26.86 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 54.45 FEET AND WHOSE CHORD BEARS NORTH 8°03'20" EAST, 47.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 162.67 FEET AND WHOSE CHORD BEARS NORTH 46°18'20" WEST, 162.62 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 121.83 FEET AND WHOSE CHORD BEARS NORTH 42°05'10" WEST, 121.56 FEET; THENCE SOUTH 79°23'04" WEST, 404.05 FEET; THENCE NORTH 71°29'15" WEST, 40.06 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 127.38 FEET AND WHOSE CHORD BEARS NORTH 78°47'10" WEST, 127.04 FEET; THENCE NORTH 86°05'05" WEST, 220.24 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 276.88 FEET AND WHOSE CHORD BEARS SOUTH 78°03'04" WEST, 273.36 FEET;

THENCE SOUTH 62°11'13" WEST, 197.52 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 23.34 FEET AND WHOSE CHORD BEARS SOUTH 75°33'34" WEST, 23.13 FEET; THENCE SOUTH 89°55'49" WEST, 71.87 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 12; THENCE NORTH 0°04'14" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOTS 12 AND 5, A DISTANCE OF 1325.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.64 ACRES (2,554,262 SQUARE FEET).

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the Council will, at this meeting or at any adjournment thereof, take additional action for the authorization of said amendment described above or will abandon the proposal.

This Notice is given by order of the Council of the City of Adel, Iowa, pursuant to Section 362.3 of the Code of Iowa.

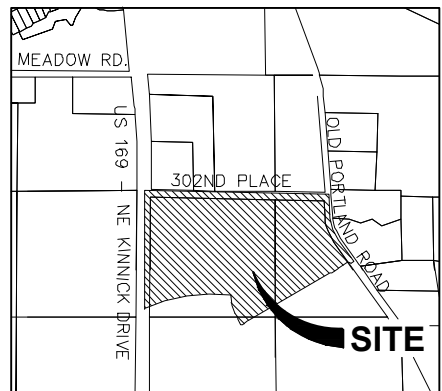
Dated this 28th day of March 2019.

Angela Leopard
City Clerk, Adel, Iowa

FILE: H:\2016\180313\180313-PUD EXHIBIT.DWG
PLG DATE: 1/24/19 DATE PLOTTED: 1/24/2019 2:58 PM
DRAWN BY: DOUG MANDERNACH
COMMENTS: ENR



VICINITY MAP (1"=1000')



ADEL, IOWA

OWNER/DEVELOPER

CRAMER & ASSOCIATES
3100 BROOKSIDE DRIVE
GRIMES, IA 50111
CONTACT: ROBERT CRAMER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: DOUG MANDERNACH

ZONING

EXISTING: A-1 AGRICULTURAL

PROPOSED: SOUTHBRIDGE PUD

SITE ADDRESS

HWY 169, 302ND PLACE

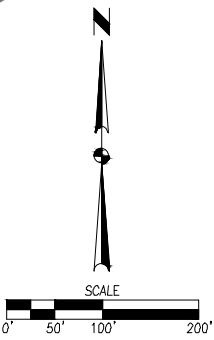
NOTES:

1. REFER TO SOUTHBRIDGE P.U.D. MASTERPLAN FOR BULK REGULATIONS AND ARCHITECTURAL REQUIREMENTS.

PROPERTY DESCRIPTION

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REVISIONS		DATE
ADDITIONAL ACREAGE TO SOUTH	1-22-19	
ADDITIONAL ACREAGE TO SOUTH	11-13-18	
900' HWY 169 ENTRANCE SPACING	6-19-18	
SECOND SUBMITTAL	5-21-18	
FIRST SUBMITTAL	4-20-18	

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

ENGINEER: GLR
EI: JJN

SOUTHBRIDGE
PUD - DEVELOPMENT PLAN

1/1
1803.113

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Council of the City of Adel, Iowa, will hold a public hearing on the 9th day of April, 2019, at 6:00 P.M., in the Community Room, Adel Public Library, 303 S. 10th Street, Adel, Iowa. During the public hearing, the Council will consider the rezoning request by Cramer & Associates Land from the current zoning A-1 (Existing Agriculture District) to R-1 (Single Family Residential – High Density).

Legal description for the portion being considered is as follows:

ALL OF GOVERNMENT LOTS 13, 14 AND 19 AND A PART OF GOVERNMENT LOTS 5, 6, 10, 11, 12, 15, 18 AND 20, ALL BEING IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 12; THENCE NORTH 0°04'14" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 1293.46 FEET; THENCE NORTH 89°55'49" EAST, 71.87 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 23.34 FEET AND WHOSE CHORD BEARS NORTH 75°33'34" EAST, 23.13 FEET; THENCE NORTH 62°11'13" EAST, 197.52 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 276.88 FEET AND WHOSE CHORD BEARS NORTH 78°03'04" EAST, 273.36 FEET; THENCE SOUTH 86°05'05" EAST, 220.24 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 127.38 FEET AND WHOSE CHORD BEARS SOUTH 78°47'10" EAST, 127.04 FEET; THENCE SOUTH 71°29'15" EAST, 40.06 FEET; THENCE NORTH 79°23'04" EAST, 404.05 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 121.83 FEET AND WHOSE CHORD BEARS SOUTH 42°05'10" EAST, 121.56 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 162.67 FEET AND WHOSE CHORD BEARS SOUTH 46°18'20" EAST, 162.62 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 54.45 FEET AND WHOSE CHORD BEARS SOUTH 8°03'20" WEST, 47.28 FEET; THENCE SOUTH 60°03'04" WEST, 26.86 FEET; THENCE SOUTH 29°56'56" EAST, 60.00 FEET; THENCE NORTH 60°03'04" EAST, 52.76 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 41.70 FEET AND WHOSE CHORD BEARS SOUTH 80°07'53" EAST, 38.42 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 29.66 FEET AND WHOSE CHORD BEARS SOUTH 39°52'57" EAST, 29.66 FEET; THENCE NORTH 50°32'55" EAST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 8.95 FEET AND WHOSE CHORD BEARS NORTH 39°34'40" WEST, 8.95 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 52.23 FEET AND WHOSE CHORD BEARS NORTH 10°10'25" EAST, 45.88 FEET; THENCE NORTH 60°03'04" EAST, 537.51 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.74 FEET AND WHOSE CHORD BEARS SOUTH 77°51'03" EAST, 33.52 FEET; THENCE SOUTH 35°45'11" EAST, 11.18 FEET; THENCE NORTH 54°14'49" EAST, 60.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.80 FEET AND WHOSE CHORD BEARS NORTH 12°08'57" EAST, 37.10 FEET; THENCE NORTH 60°09'54" EAST, 88.40 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY

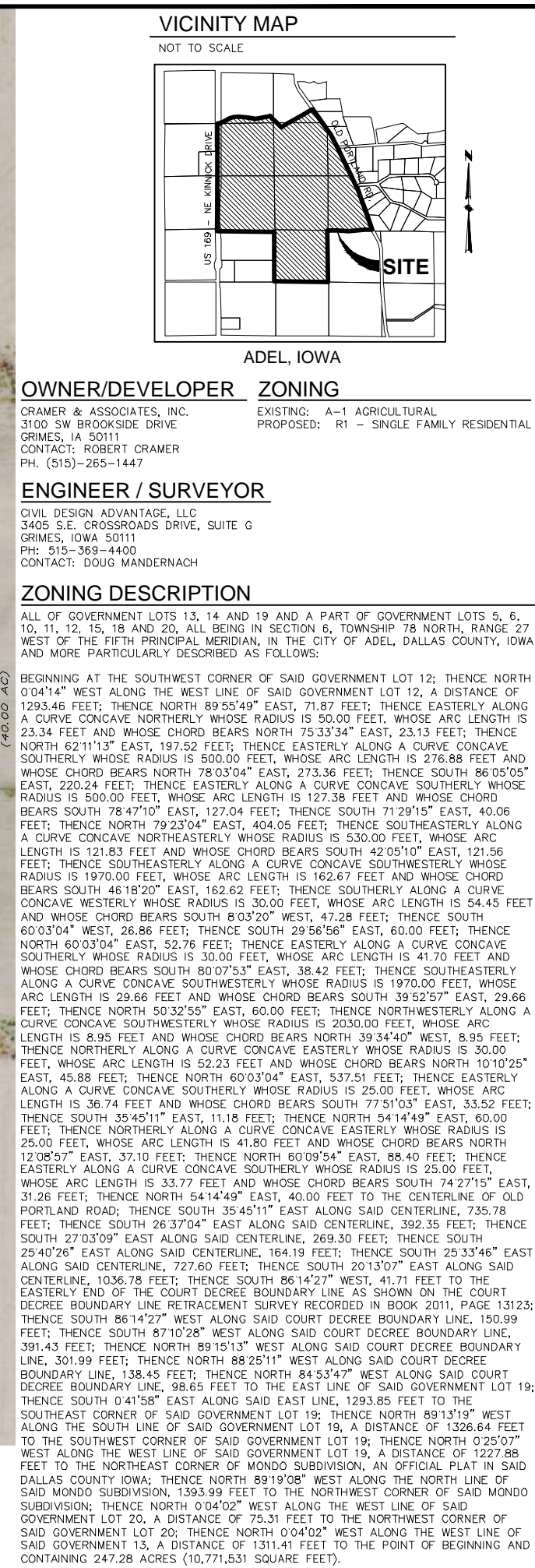
WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 33.77 FEET AND WHOSE CHORD BEARS SOUTH 74°27'15" EAST, 31.26 FEET; THENCE NORTH 54°14'49" EAST, 40.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 35°45'11" EAST ALONG SAID CENTERLINE, 735.78 FEET; THENCE SOUTH 26°37'04" EAST ALONG SAID CENTERLINE, 392.35 FEET; THENCE SOUTH 27°03'09" EAST ALONG SAID CENTERLINE, 269.30 FEET; THENCE SOUTH 25°40'26" EAST ALONG SAID CENTERLINE, 164.19 FEET; THENCE SOUTH 25°33'46" EAST ALONG SAID CENTERLINE, 727.60 FEET; THENCE SOUTH 20°13'07" EAST ALONG SAID CENTERLINE, 1036.78 FEET; THENCE SOUTH 86°14'27" WEST, 41.71 FEET TO THE EASTERLY END OF THE COURT DECREE BOUNDARY LINE AS SHOWN ON THE COURT DECREE BOUNDARY LINE RETRACEMENT SURVEY RECORDED IN BOOK 2011, PAGE 13123; THENCE SOUTH 86°14'27" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 150.99 FEET; THENCE SOUTH 87°10'28" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 391.43 FEET; THENCE NORTH 89°15'13" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 301.99 FEET; THENCE NORTH 88°25'11" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 138.45 FEET; THENCE NORTH 84°53'47" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 98.65 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 19; THENCE SOUTH 0°41'58" EAST ALONG SAID EAST LINE, 1293.85 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 19; THENCE NORTH 89°13'19" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 1326.64 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 19; THENCE NORTH 0°25'07" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 1227.88 FEET TO THE NORTHEAST CORNER OF MONDO SUBDIVISION, AN OFFICIAL PLAT IN SAID DALLAS COUNTY IOWA; THENCE NORTH 89°19'08" WEST ALONG THE NORTH LINE OF SAID MONDO SUBDIVISION, 1393.99 FEET TO THE NORTHWEST CORNER OF SAID MONDO SUBDIVISION; THENCE NORTH 0°04'02" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 20, A DISTANCE OF 75.31 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 20; THENCE NORTH 0°04'02" WEST ALONG THE WEST LINE OF SAID GOVERNMENT 13, A DISTANCE OF 1311.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 247.28 ACRES (10,771,531 SQUARE FEET).

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the Council will, at this meeting or at any adjournment thereof, take additional action for the authorization of said rezoning described above or will abandon the proposal.

This Notice is given by order of the Council of the City of Adel, Iowa, pursuant to Section 362.3 of the Code of Iowa.

Dated this 28th day of March, 2019.

Angela Leopard
City Clerk, Adel, Iowa





SOUTHBRIDGE PLAT 4

REZONING

1
—
1

1810.577



ADLER, IOWA

CIVIL DESIGN ADVANTAGE



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

ENGINEER: _____ TECH: _____



REVISIONS

DATE



Adel City Council
March 12th, 2019 - Meeting Minutes

The Adel City Council met in regular session at the Adel City Hall, 301 S. 10th St., Adel, Iowa, on Tuesday, March 12, 2019, at 6:01 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Christensen, McAdon, Miller, and Selby.

Staff Present: City Attorney Stone, City Administrator Brown, City Clerk Leopard, Finance Director Sandquist, Police Chief Shepherd, Public Works Director Overton, Parks & Rec Director Schenck, and Fire Chief Nemechek

PROCLAMATION

1. Honey Bee Day February 27th

PUBLIC HEARING

1. FY 2019-2020 Budget

Motion by Christensen, seconded by Ockerman, to open the public hearing.

Roll: Ayes – Unanimous. Motion carried.

No written or oral comments were received.

Motion by Christensen, seconded by Ockerman, to close the public hearing.

Roll: Ayes – Unanimous. Motion carried.

COMMENTS FROM THE PUBLIC

1. Jim Cobb with James R. Cobb Photography – Aerial Photo of Adel
2. Brooke Ramsey with HIRTA – Presentation

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated February 12, 2019
- b) Consider Approval of City Council Minutes Dated February 28, 2019
- c) Consider Approval of February Bills and February 28, 2019 Treasurer's Report
- d) Consider Approval of Ahlers & Cooney, P.C. February 2019 Invoice to be Applied to Retainer
- e) Consider Approval of Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for Brickyard Burgers and Brews, Pending Dram
- f) Consider Approval of Adel Rotary's Bike Rodeo Event in the City Hall Parking Lot – Saturday, May 4, 2019 (Close parking lot on Friday, May 3 at 5:00 p.m. and re-open on Saturday, May 4 at 1:00 p.m. Rain date is Sunday, May 5 and parking lot would re-open at 1:00 p.m.)

Motion by Ockerman, seconded by McAdon, to approve consent agenda.

Roll: Ayes – Unanimous. Motion Carried.

DEPARTMENT HEAD REPORT

Second Council Meeting – March 25 at 6:00 p.m. in the Adel Public Library Community Room.

Council will review the Street Committee's recommendation for the Hwy 169 Growth & Safety Project.

NEW BUSINESS

- a) Consider Approval of Resolution No. 19-16, Authorizing Purchase of Land from Stephen H. McCalley
Motion by Miller, seconded by Selby, to approve Resolution No. 19-16.
Roll: Ayes – Unanimous. Motion carried.
- b) Consider Approval of Setting a Public Hearing to Rezone Cramer & Associates' Land from A-1 to R-1 – April 9, 2019 at 6:00 p.m.
Motion by Ockerman, seconded by McAdon to set public hearing date of April 9, 2019 at 6:00pm to rezone Cramer & Associates Land from A-1 to R-1.
Roll: Ayes – Unanimous. Motion carried.

Kirk Feher, 1933 Roebling Rd. Adel, spoke against the rezoning. He also suggested updates be made to the recent P&Z meeting minutes.

- c) Consider Approval of Resolution No. 19-17, Approving Fiscal Year 2019-2020 Budget
Motion by Ockerman, seconded by Christensen to approve Resolution No. 19-17.
Roll: Ayes – Unanimous. Motion carried.
- d) Consider Approval of Resolution No. 19-18, Designating Low Bidder on the Public Improvement Project Designated Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Ockerman, seconded by Selby, to defer action on Resolution No. 19-18 to the next Council Meeting on March 25, 2019 at 6:00 p.m.
Roll: Ayes – Unanimous. Motion carried.
- e) Consider Approval of Resolution No. 19-19, Making Award of Construction Contract on the Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Christensen, seconded by Miller, to defer action on Resolution No. 19-19 to the next Council Meeting on March 25, 2019 at 6:00 p.m.
Roll: Ayes – Unanimous. Motion carried.
- f) Consider Approval of Resolution No. 19-20, Accepting Public Improvements – Storm Water Utility Improvements Project – Phase 1, Section 1
Motion by Ockerman, seconded by Selby, to approve Resolution No. 19-20.
Roll: Ayes – Unanimous. Motion carried.
- g) Consider Approval of Resolution No. 19-21, Accepting Public Improvements – Storm Water Utility Improvements Project – Phase 1, Section 2
Motion by Ockerman, seconded by McAdon, to approve Resolution No. 19-21.
Roll: Ayes – Unanimous. Motion carried.
- h) Consider Approval of Resolution No. 19-22, Accepting Public Improvements – Storm Water Utility Improvements Project – Phase 1, Section 3
Motion by Ockerman, seconded by Selby, to approve Resolution No. 19-22.
Roll: Ayes – Unanimous. Motion carried.
- i) Consider Approval of Soil Boring Bid from Terracon Consultants for Waste Water Treatment Plant Project
Motion by Ockerman, seconded by Christensen, to approve Soil Boring Bid from Terracon Consultants.
Roll: Ayes – Unanimous. Motion carried.
- j) Consider Approval of Change Order No. 001 for the East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station
Motion by Selby, seconded by Ockerman, to approve Change Order No. 001 for the EASUIP – Bid Package No. 1 – Lift Station.
Roll: Ayes – Unanimous. Motion carried.
- k) Consider Approval of Pay Estimate No. 01 for Adel Water Utility Improvements – Phase 1 – Part B, Section 1
Motion by McAdon, seconded by Ockerman, to approve Pay Estimate No. 01 for Adel WUI – Phase 1 – Part B, Section 1.
Roll: Ayes – Unanimous. Motion carried.
- l) Consider Approval of Pay Estimate No. 01 for Adel Water Utility Improvements – Phase 1 – Part B, Section 3
Motion by McAdon, seconded by Selby, to approve Pay Estimate No. 01 for Adel WUI – Phase 1 – Part B, Section 3.
Roll: Ayes – Unanimous. Motion carried.

- m) Consider Approval of Pay Estimate No. 01 for Adel East Annex Sanitary Utility Improvements – Bid Package No. 2
Motion by Christensen, seconded by McAdon, to approve Pay Estimate No. 01 for Adel EASUI – Bid Package No. 2
Roll: Ayes – Unanimous. Motion carried.
- n) Consider Approval of Personnel Committee’s Recommendation of Updated Street Superintendent Job Description
Motion by Miller, seconded by Selby, to approve Personnel Committee’s Recommendation of Updated Street Superintendent Job Description.
Roll: Ayes – Unanimous. Motion carried.
- o) Resolution No. 19-23, approving the First Amendment to Site Lease Agreement between the City of Adel and New Cingular Wireless, PCS, LLC
Motion by Ockerman, seconded by Selby, to Approve Resolution No. 19-23.
Roll: Ayes – Unanimous. Motion carried.
- p) Consider Approval of the Dissolution of the Adel-Dallas Co. Public Corporation
Motion by Christensen, seconded by McAdon, to approve the Dissolution of the Adel-Dallas Co. Public Corporation.
Roll: Ayes – Unanimous. Motion carried.
- q) Consider Approval of Parks & Recreation Board Recommendation for Farm Lease of City Land
Motion by Ockerman, seconded by McAdon, to approve Parks & Rec Board Recommendation for Farm Lease of City Land.
Roll: Ayes – Unanimous. Motion carried.
- r) Consider Approval of Planning & Zoning Commission’s Recommendation to Set a Public Hearing to Amend the PUD Ordinance for Southbridge PUD / Plat 3 – April 9, 2019 at 6:00 p.m.
Motion by Ockerman, seconded by McAdon, to set public hearing date of April 9, 2019 at 6:00pm to Amend the PUD Ordinance for Southbridge PUD/Plat 3.
Roll: Ayes – Unanimous. Motion carried.
- s) Consider Approval of Special Event Application – Market to Market – May 11, 2019
Motion by Christensen, seconded by McAdon, to approve Special Event Application – Market to Market for May 11, 2019.
Roll: Ayes – Unanimous. Motion carried.
- t) Consider Approval of Special Event Application – Rock’n Friday – May 17, June 21, July 19, and August 16, 2019
Motion by McAdon, seconded by Selby, to Approve Special Event Application – Rock’n Friday for May 17, June 21, July 19, and August 16.
Roll: Ayes – Unanimous. Motion carried.
- u) Consider Approval of Resolution No. 19-24, Approving Budget Transfers for City Attorney Services
Motion by Selby, seconded by Miller, to approve Resolution No. 19-24.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS

1. Council member McAdon shared the following information:
 - Landfill, after working with the DNR, they now have site specific standards.
 - League City Scape Magazine – has podcasts available on their website.

- Chamber Activities Updates – Avail. Spaces, Local Business updates.
2. Meeting adjourned at 6:52 p.m.

James F. Peters, Mayor

Attest: _____
Angela Leopard, City Clerk

3/14/2019 11:51:07 AM

Adel City Council
March 25th, 2019 - Meeting Minutes

The Adel City Council met in regular session at the Adel Public Library Community Room, 303 S. 10th St., Adel, Iowa, on Monday, March 25, 2019, at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Christensen, McAdon, Miller, and Selby.

Staff Present: City Attorney Stone, City Administrator Brown, City Clerk Leopard, Finance Director Sandquist, Police Chief Shepherd, and Public Works Director Overton.

COMMENTS FROM THE PUBLIC

NEW BUSINESS

- a) Consider Approval of Resolution No. 19-25, Designating Low Bidder on the Public Improvement Project Designated Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Ockerman, seconded by Christensen, to approve Resolution No. 19-25
Roll: Ayes – Unanimous. Motion carried.

- b) Consider Approval of Resolution No. 19-26, Making Award of Construction Contract on the Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Ockerman, seconded by Selby, to approve Resolution No. 19-26
Roll: Ayes – Unanimous. Motion carried.

- c) Discussion / Possible Action Regarding Street Committee's Recommendation to Consider Overall HWY 169 Growth & Safety Projects, Including Focus Group's Recommendation
The council discussed the projects, which are detailed on Adel169.com. The Citizen Focus Group's recommendation of the Roundabout Concept was discussed alongside the Traditional Turn Lane Concept. The Meadow Road project was set aside until the ADM School District determines a location for a new school. Mayor Peters asked if anyone in the audience would like to speak about this item, but no comments were received.

Motion by Christensen, seconded by Miller, to forward both recommendations of the Citizen Focus Group to DOT for consideration, with Council endorsement of the roundabouts, including the underpass and excluding the sidewalks and trails.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS

- 1. Meeting adjourned at 6:32 p.m.

James Peters, Mayor

Attest: _____
Angela Leopard, City Clerk

3/26/2019 4:43:25 PM

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
(Titan Machinery) - Productivity Plus	3/22/19	REPLACE HYD TANK ON BACK H	GENERAL FUND	Parks	365.56
	3/22/19	REPLACE HYD TANK ON BACK H	ROAD USE TAX	Road Use Tax	365.57
	3/22/19	REPLACE HYD TANK ON BACK H	WATER UTILITY	Water	365.57
	3/22/19	REPLACE HYD TANK ON BACK H	SEWER UTILITY FUND	Sewer	365.57
	3/22/19	REPLACE HYD TANK ON BACK H	STORM WATER UTILIT	STORM WATER UTILITY	365.57
				TOTAL:	1,827.84
ASSURITY LIFE INSURANCE COMPANY	3/20/19	PY - ASSURITY PRE TAX	GENERAL FUND	NON-DEPARTMENTAL	20.22
	3/20/19	PY - ASSURITY AFTER TAX	GENERAL FUND	NON-DEPARTMENTAL	89.66
	3/20/19	PY - ASSURITY AFTER TAX	ROAD USE TAX	NON-DEPARTMENTAL	3.20
	3/20/19	PY - ASSURITY AFTER TAX	SEWER UTILITY FUND	NON-DEPARTMENTAL	2.58
	3/20/19	PY - ASSURITY AFTER TAX	STORM WATER UTILIT	NON-DEPARTMENTAL	1.29
	4/05/19	PY - ASSURITY PRE TAX	GENERAL FUND	NON-DEPARTMENTAL	20.22
	4/05/19	PY - ASSURITY AFTER TAX	GENERAL FUND	NON-DEPARTMENTAL	89.66
	4/05/19	PY - ASSURITY AFTER TAX	ROAD USE TAX	NON-DEPARTMENTAL	2.83
	4/05/19	PY - ASSURITY AFTER TAX	SEWER UTILITY FUND	NON-DEPARTMENTAL	2.83
	4/05/19	PY - ASSURITY AFTER TAX	STORM WATER UTILIT	NON-DEPARTMENTAL	1.41
				TOTAL:	233.90
Adel TV & Appliance	3/22/19	LABOR TO REPLACE PRES SWIT	GENERAL FUND	Museum	69.95
				TOTAL:	69.95
Ahlers & Cooney, P.C.	3/25/19	2019 2ND QTR RETAINER	GENERAL FUND	Finance	15,000.00
	3/27/19	LEGAL FEES - LOST	GENERAL FUND	Finance	75.00
	3/29/19	URBAN RENEWAL/TIF	INDUSTRIAL PARK PR	Capital Projects	180.00
	3/25/19	USDA #4 - GENERAL	EAST ANNEX SAN UTI	CAPITAL PROJECTS	41.00
	3/20/19	LEGAL FEES HWY 169 WIDENIN	ADEL HWY 169 IMPRO	CAPITAL PROJECTS	7,181.70
	4/03/19	PERSONNEL LEGAL FEES	GENERAL FUND	Police Department	22.50
	4/03/19	LEGAL FEES - HANDBOOK REVI	GENERAL FUND	Police Department	504.00
	4/03/19	LEGAL FEES - HANDBOOK REVI	GENERAL FUND	Library	141.75
	4/03/19	LEGAL FEES - HANDBOOK REVI	GENERAL FUND	Parks	283.50
	4/03/19	PERSONNEL LEGAL FEES	GENERAL FUND	Finance	202.50
	4/03/19	LEGAL FEES - HANDBOOK REVI	GENERAL FUND	Finance	78.75
	4/03/19	LEGAL FEES - HANDBOOK REVI	ROAD USE TAX	Road Use Tax	157.50
	4/03/19	LEGAL FEES - HANDBOOK REVI	WATER UTILITY	Water	189.00
	4/03/19	LEGAL FEES - HANDBOOK REVI	SEWER UTILITY FUND	Sewer	189.00
	4/03/19	LEGAL FEES - HANDBOOK REVI	STORM WATER UTILIT	STORM WATER UTILITY	31.50
				TOTAL:	24,277.70
Alley Auto Sales	4/05/19	TIRE REPAIR CAR #7 RIGHT R	GENERAL FUND	Police Department	25.00
				TOTAL:	25.00
Angela Leopard	3/22/19	Lunch Reimb. GCMOA Luncheo	GENERAL FUND	Finance	12.00
	3/22/19	34.8 Round Trip Mileage Re	GENERAL FUND	Finance	20.19
				TOTAL:	32.19
Anthony Brown	3/22/19	Mileage Reimb. Metro Mgrs	GENERAL FUND	Finance	26.91
				TOTAL:	26.91
Arnold Motor Supply	3/22/19	Gloves	GENERAL FUND	Fire Department	79.74
	3/22/19	Threadlock, 2" disc	GENERAL FUND	Fire Department	13.77
	3/22/19	Degreaser, Adapter, Etc	ROAD USE TAX	Road Use Tax	100.01
	3/22/19	Purchase Credit - RUT	ROAD USE TAX	Road Use Tax	134.99
				TOTAL:	58.53
BSN Sports	3/22/19	YOUTH SOFTBALL EQUIPMENT	GENERAL FUND	Recreation	579.76

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/22/19	YOUTH BASEBALL EQUIPMENT	GENERAL FUND	Recreation	1,060.11
				TOTAL:	1,639.87
Base	4/05/19	MAY HRA & FLEX	ROAD USE TAX	Road Use Tax	11.75
	4/05/19	MAY HRA & FLEX	ROAD USE TAX	Road Use Tax	3.90
	4/05/19	MAY HRA & FLEX	TRUST AND AGENCY	General Government	64.08
	4/05/19	MAY HRA & FLEX	TRUST AND AGENCY	General Government	12.30
	4/05/19	MAY HRA & FLEX	WATER UTILITY	Water	17.09
	4/05/19	MAY HRA & FLEX	WATER UTILITY	Water	6.60
	4/05/19	MAY HRA & FLEX	SEWER UTILITY FUND	Sewer	12.82
	4/05/19	MAY HRA & FLEX	SEWER UTILITY FUND	Sewer	6.90
	4/05/19	MAY HRA & FLEX	STORM WATER UTILIT	STORM WATER UTILITY	1.06
	4/05/19	MAY HRA & FLEX	STORM WATER UTILIT	STORM WATER UTILITY	0.30
				TOTAL:	136.80
Big Green Umbrella Media, Inc.	4/05/19	MARCH 2019 ADEL LIVING/NEW	GENERAL FUND	Finance	223.34
	4/05/19	MARCH 2019 ADEL LIVING/NEW	WATER UTILITY	Water	223.33
	4/05/19	MARCH 2019 ADEL LIVING/NEW	SEWER UTILITY FUND	Sewer	223.33
				TOTAL:	670.00
Brittany Sandquist	3/22/19	Meal Reimb. GCMOA Luncheon	GENERAL FUND	Finance	12.00
				TOTAL:	12.00
CITY OF ADEL (FLEX SPENDING ACCOUNTS)	3/20/19	PY-FLEX SPENDING W/H	GENERAL FUND	NON-DEPARTMENTAL	105.18
	3/20/19	PY-DCAP W/H	GENERAL FUND	NON-DEPARTMENTAL	19.76
	3/20/19	PY-FLEX SPENDING W/H	ROAD USE TAX	NON-DEPARTMENTAL	42.81
	3/20/19	PY-DCAP W/H	ROAD USE TAX	NON-DEPARTMENTAL	20.80
	3/20/19	PY-FLEX SPENDING W/H	WATER UTILITY	NON-DEPARTMENTAL	29.10
	3/20/19	PY-DCAP W/H	WATER UTILITY	NON-DEPARTMENTAL	31.20
	3/20/19	PY-FLEX SPENDING W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	48.79
	3/20/19	PY-DCAP W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	31.20
	3/20/19	PY-FLEX SPENDING W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	1.95
	3/20/19	PY-DCAP W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	1.04
	4/05/19	PY-FLEX SPENDING W/H	GENERAL FUND	NON-DEPARTMENTAL	105.18
	4/05/19	PY-DCAP W/H	GENERAL FUND	NON-DEPARTMENTAL	19.76
	4/05/19	PY-FLEX SPENDING W/H	ROAD USE TAX	NON-DEPARTMENTAL	42.81
	4/05/19	PY-DCAP W/H	ROAD USE TAX	NON-DEPARTMENTAL	20.80
	4/05/19	PY-FLEX SPENDING W/H	WATER UTILITY	NON-DEPARTMENTAL	29.10
	4/05/19	PY-DCAP W/H	WATER UTILITY	NON-DEPARTMENTAL	31.20
	4/05/19	PY-FLEX SPENDING W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	48.79
	4/05/19	PY-DCAP W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	31.20
	4/05/19	PY-FLEX SPENDING W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	1.95
	4/05/19	PY-DCAP W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	1.04
				TOTAL:	663.66
Capital City Equipment Co	4/03/19	HANDLE FOR 2016 KUBOTA DOO	GENERAL FUND	Island Park	39.29
				TOTAL:	39.29
Cargill Inc.	4/03/19	SALT FOR PLAN	WATER UTILITY	Water	4,437.23
				TOTAL:	4,437.23
CenturyLink	4/05/19	TELEPHONE SERVICE 3/28-4/2	WATER UTILITY	Water	57.52
				TOTAL:	57.52
Chief Supply Corporation	4/05/19	FIELD TEST KITS	GENERAL FUND	Police Department	109.75
				TOTAL:	109.75

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Christian Printers	3/22/19	ACTIVITY GUIDES	GENERAL FUND	Parks	357.51
	3/22/19	ACTIVITY GUIDES	GENERAL FUND	Pool	357.51
	3/22/19	ACTIVITY GUIDES	GENERAL FUND	Recreation	3,577.12
	4/05/19	FOLD/INSERT APRIL 2019	WATER UTILITY	Water	142.50
	4/05/19	FOLD/INSERT APRIL 2019	SEWER UTILITY FUND	Sewer	142.50
				TOTAL:	4,577.14
Cintas Corporation	3/29/19	MED KIT SERVICE	ROAD USE TAX	Road Use Tax	24.91
	3/29/19	MED KIT SERVICE	SEWER UTILITY FUND	Sewer	24.91
	3/29/19	MED KIT SERVICE	STORM WATER UTILIT	STORM WATER UTILITY	24.92
	4/03/19	UPDATING FIRST AID KIT	GENERAL FUND	Cemetery	47.46
				TOTAL:	122.20
Temporary Vendo DEFRANCISCO, ABBY	3/22/19	01-08790-03	WATER UTILITY	Water	59.04
				TOTAL:	59.04
Collections Services Center	3/20/19	CHILD SUPPORT W/H	ROAD USE TAX	Road Use Tax	274.80
	4/05/19	CHILD SUPPORT W/H	ROAD USE TAX	Road Use Tax	274.80
				TOTAL:	549.60
Confluence	4/05/19	COMPREHENSIVE PLAN UPDATE	GENERAL FUND	Zoning/Compliance/Perm	2,709.00
				TOTAL:	2,709.00
Delta Dental Plan of Iowa	3/20/19	PY-INSURANCE PREMIUM DELTA	GENERAL FUND	NON-DEPARTMENTAL	145.72
	3/20/19	PY-INSURANCE PREMIUM DELTA	ROAD USE TAX	NON-DEPARTMENTAL	9.42
	3/20/19	APR '19 DENTAL PREMIUMS	ROAD USE TAX	Road Use Tax	167.98
	3/20/19	APR '19 DENTAL PREMIUMS	TRUST AND AGENCY	General Government	1,194.46
	3/20/19	PY-INSURANCE PREMIUM DELTA	WATER UTILITY	NON-DEPARTMENTAL	33.73
	3/20/19	APR '19 DENTAL PREMIUMS	WATER UTILITY	Water	242.62
	3/20/19	PY-INSURANCE PREMIUM DELTA	SEWER UTILITY FUND	NON-DEPARTMENTAL	22.23
	3/20/19	APR '19 DENTAL PREMIUMS	SEWER UTILITY FUND	Sewer	242.62
	3/20/19	PY-INSURANCE PREMIUM DELTA	STORM WATER UTILIT	NON-DEPARTMENTAL	0.91
	3/20/19	APR '19 DENTAL PREMIUMS	STORM WATER UTILIT	STORM WATER UTILITY	18.66
	4/05/19	PY-INSURANCE PREMIUM DELTA	GENERAL FUND	NON-DEPARTMENTAL	145.72
	4/05/19	PY-INSURANCE PREMIUM DELTA	ROAD USE TAX	NON-DEPARTMENTAL	9.08
	4/05/19	PY-INSURANCE PREMIUM DELTA	ROAD USE TAX	NON-DEPARTMENTAL	4.15-
	4/05/19	PY-INSURANCE PREMIUM DELTA	WATER UTILITY	NON-DEPARTMENTAL	33.91
	4/05/19	PY-INSURANCE PREMIUM DELTA	WATER UTILITY	NON-DEPARTMENTAL	0.73-
	4/05/19	PY-INSURANCE PREMIUM DELTA	SEWER UTILITY FUND	NON-DEPARTMENTAL	22.36
	4/05/19	PY-INSURANCE PREMIUM DELTA	SEWER UTILITY FUND	NON-DEPARTMENTAL	0.31-
	4/05/19	PY-INSURANCE PREMIUM DELTA	STORM WATER UTILIT	NON-DEPARTMENTAL	0.94
				TOTAL:	2,285.17
Des Moines - Winterset Memorials	3/29/19	CEMETERY VASE OAKDALE	GENERAL FUND	Cemetery	140.00
				TOTAL:	140.00
Des Moines Stamp Mfg Co	4/03/19	NOTARY STAMP	GENERAL FUND	Library	32.40
				TOTAL:	32.40
Eagle Engraving	3/25/19	(7 ea) Namebar w/year & FF	GENERAL FUND	Fire Department	207.95
				TOTAL:	207.95
FIRE SERVICE TRAINING BUREAU	3/22/19	T.MORLAN TRAINING	GENERAL FUND	Fire Department	115.00
	3/22/19	J. KITZINGER TRAINING	GENERAL FUND	Fire Department	85.00
	3/22/19	J. KITZINGER TRAINING MATE	GENERAL FUND	Fire Department	15.00
				TOTAL:	215.00

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Feld Fire Equip. Co.	3/22/19	WATEROUS & HOSE REEL PARTS	GENERAL FUND	Fire Department	1,350.83
	3/25/19	VALVE SERVICE KIT	GENERAL FUND	Fire Department	50.00
	3/25/19	(5) HYDROTEST SCBA BOTTLES	GENERAL FUND	Fire Department	175.00
				TOTAL:	1,575.83
Ferguson Waterworks #2516	4/05/19	LF 3/4 STR MTR	WATER UTILITY	Water	307.68
				TOTAL:	307.68
Fun Express, LLC	4/03/19	SUMMER READING SUPPLIES	FRIENDS/FOUNDATION	Library	128.55
				TOTAL:	128.55
Gale Cengage Learning	4/03/19	LARGE PRINT BOOKS	GENERAL FUND	Library	37.08
				TOTAL:	37.08
Graphic Edge	4/05/19	2019 ADULT VB SHIRTS	GENERAL FUND	Recreation	425.96
				TOTAL:	425.96
Grimes Asphalt	3/22/19	5.61 Tons Cold Patch Mix	ROAD USE TAX	Road Use Tax	819.06
				TOTAL:	819.06
HOPKINS & HUEBNER PC	3/22/19	LEGAL FEE ADEL V. ADEL CAS	GENERAL FUND	Zoning/Compliance/Perm	4,761.00
				TOTAL:	4,761.00
Hach Co.	3/22/19	Chlorine, Fluoride, Iron	WATER UTILITY	Water	978.66
				TOTAL:	978.66
Harvey's Greenhouse	4/03/19	MULCH FOR DOG PARK 6 BAGS	GENERAL FUND	Parks	30.00
				TOTAL:	30.00
IOWA RETIREMENT INVESTORS' CLUB (RIC)	3/20/19	RIC PRETAX CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	100.00
	3/20/19	RIC ROTH CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	224.20
	3/20/19	RIC ROTH CONTRIBUTION	ROAD USE TAX	NON-DEPARTMENTAL	213.26
	3/20/19	RIC ROTH CONTRIBUTION	WATER UTILITY	NON-DEPARTMENTAL	198.74
	3/20/19	RIC ROTH CONTRIBUTION	SEWER UTILITY FUND	NON-DEPARTMENTAL	197.40
	3/20/19	RIC ROTH CONTRIBUTION	STORM WATER UTILIT	NON-DEPARTMENTAL	6.40
	4/05/19	RIC PRETAX CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	100.00
	4/05/19	RIC ROTH CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	224.20
	4/05/19	RIC ROTH CONTRIBUTION	ROAD USE TAX	NON-DEPARTMENTAL	198.25
	4/05/19	RIC ROTH CONTRIBUTION	WATER UTILITY	NON-DEPARTMENTAL	209.25
	4/05/19	RIC ROTH CONTRIBUTION	SEWER UTILITY FUND	NON-DEPARTMENTAL	201.90
	4/05/19	RIC ROTH CONTRIBUTION	STORM WATER UTILIT	NON-DEPARTMENTAL	6.40
				TOTAL:	1,880.00
IPERS	3/20/19	PY-IPERS REG	GENERAL FUND	NON-DEPARTMENTAL	1,170.92
	3/20/19	PY-POLICE IPERS	GENERAL FUND	NON-DEPARTMENTAL	1,256.59
	3/20/19	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	446.63
	3/20/19	PY-IPERS REG	ROAD USE TAX	Road Use Tax	670.31
	3/20/19	PY-IPERS REG	TRUST AND AGENCY	General Government	1,757.30
	3/20/19	PY-POLICE IPERS	TRUST AND AGENCY	General Government	1,883.99
	3/20/19	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	467.05
	3/20/19	PY-IPERS REG	WATER UTILITY	Water	700.94
	3/20/19	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	492.27
	3/20/19	PY-IPERS REG	SEWER UTILITY FUND	Sewer	738.79
	3/20/19	PY-IPERS REG	STORM WATER UTILIT	NON-DEPARTMENTAL	51.75
	3/20/19	PY-IPERS REG	STORM WATER UTILIT	STORM WATER UTILITY	77.66
	4/05/19	PY-IPERS REG	GENERAL FUND	NON-DEPARTMENTAL	1,125.27

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	4/05/19	PY-POLICE IPERS	GENERAL FUND	NON-DEPARTMENTAL	1,270.40
	4/05/19	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	413.90
	4/05/19	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	121.63
	4/05/19	PY-IPERS REG	ROAD USE TAX	Road Use Tax	621.18
	4/05/19	PY-IPERS REG	ROAD USE TAX	Road Use Tax	182.55
	4/05/19	PY-IPERS REG	TRUST AND AGENCY	General Government	1,688.79
	4/05/19	PY-POLICE IPERS	TRUST AND AGENCY	General Government	1,904.68
	4/05/19	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	493.33
	4/05/19	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	21.29
	4/05/19	PY-IPERS REG	WATER UTILITY	Water	740.39
	4/05/19	PY-IPERS REG	WATER UTILITY	Water	31.95
	4/05/19	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	515.75
	4/05/19	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	9.12
	4/05/19	PY-IPERS REG	SEWER UTILITY FUND	Sewer	774.04
	4/05/19	PY-IPERS REG	SEWER UTILITY FUND	Sewer	13.69
	4/05/19	PY-IPERS REG	STORM WATER UTILIT	NON-DEPARTMENTAL	53.81
	4/05/19	PY-IPERS REG	STORM WATER UTILIT	STORM WATER UTILITY	80.75
				TOTAL:	19,776.72
IRONTON GLOBAL	4/05/19	TRUNK SUBSCRIPTION 3/1-3/3	GENERAL FUND	Finance	47.85
				TOTAL:	47.85
Iowa Dept of Natural Resources	3/27/19	NPDES Permit Fee	SEWER UTILITY FUND	Sewer	85.00
				TOTAL:	85.00
J.W. Tree Service	3/29/19	TREE REMOVAL KF PARK	GENERAL FUND	Parks	600.00
	3/29/19	TREE REMOVAL CEMETERY	GENERAL FUND	Cemetery	1,000.00
				TOTAL:	1,600.00
Jet's Outdoor Power	3/29/19	GOLF CART REPAIR	GENERAL FUND	Cemetery	86.92
				TOTAL:	86.92
Jetco, Inc.	3/22/19	Service/Labor/Mileage Sun.	WATER UTILITY	Water	501.45
				TOTAL:	501.45
John Terpkosh	3/29/19	30 YOUTH TENNIS RAQUETS	GENERAL FUND	Recreation	300.00
				TOTAL:	300.00
Keystone Laboratories, Inc.	3/22/19	FEB MONTHLY SAMPLING	WATER UTILITY	Water	62.50
	3/22/19	FEB TESTING	SEWER UTILITY FUND	Sewer	1,119.20
				TOTAL:	1,181.70
Kylie Brandt	4/05/19	TRAVEL FOR PARKS & REC CON	GENERAL FUND	Parks	32.48
	4/05/19	TRAVEL FOR PARKS & REC CON	GENERAL FUND	Recreation	32.48
				TOTAL:	64.96
Linda Johnson	4/03/19	MARCH 2019 CLEANING SRVCS	GENERAL FUND	Police Department	216.00
	4/03/19	MARCH 2019 CLEANING SRVCS	GENERAL FUND	Finance	297.00
				TOTAL:	513.00
Mainstay Systems Inc.	4/05/19	QTLY MAINT APRIL/MAY/JUNE	GENERAL FUND	Parks	166.72
	4/05/19	QTLY MAINT APRIL/MAY/JUNE	GENERAL FUND	Recreation	166.72
	4/05/19	QTLY MAINT APRIL/MAY/JUNE	GENERAL FUND	Finance	166.72
	4/05/19	QTLY MAINT APRIL/MAY/JUNE	GENERAL FUND	Zoning/Compliance/Perm	166.71
	4/05/19	QTLY MAINT APRIL/MAY/JUNE	ROAD USE TAX	Road Use Tax	166.71
	4/05/19	QTLY MAINT APRIL/MAY/JUNE	WATER UTILITY	Water	166.71

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	4/05/19	QTLY MAINT APRIL/MAY/JUNE	SEWER UTILITY FUND	Sewer	166.71
				TOTAL:	1,167.00
Martin Marietta Materials	3/22/19	ROAD STONE FOR SALT SHED	ROAD USE TAX	Road Use Tax	608.83
	3/22/19	S Base Rock for Gravel Roa	ROAD USE TAX	Road Use Tax	912.26
				TOTAL:	1,521.09
McClure Engineering Company	3/25/19	SUBDIVISION REVIEW - 302ND	GENERAL FUND	Zoning/Compliance/Perm	145.00
	3/25/19	STORM WATER IMPROV P1	STORMWATER UTIL IM	CAPITAL PROJECTS	410.00
	3/25/19	WTR UTIL IMPROV P1	WATER UTIL IMPROV	CAPITAL PROJECTS	13,958.00
	3/25/19	WTR TREATMENT PLANT	NEW WATER TREATMEN	CAPITAL PROJECTS	41,557.50
	3/25/19	WWTP	NEW WASTEWTR TRTMN	CAPITAL PROJECTS	85,373.33
	3/25/19	E ANNEX CONSTRUCTION PHASE	EAST ANNEX SAN UTI	CAPITAL PROJECTS	41,234.94
	3/25/19	HWY 169 IMPROV	ADEL HWY 169 IMPRO	CAPITAL PROJECTS	18,627.12
	4/05/19	CITY HALL WINDOWS	GENERAL FUND	Finance	1,980.00
	4/05/19	SARGENTS SECOND	GENERAL FUND	Zoning/Compliance/Perm	1,335.00
	4/05/19	SWU IMPROV PHASE 1	STORMWATER UTIL IM	CAPITAL PROJECTS	2,040.00
	4/05/19	WTR IMPROV 2 PHASE 1	WATER UTIL IMPROV	CAPITAL PROJECTS	21,337.00
	4/05/19	WTR IMPROV PHASE 2 WTP	NEW WATER TREATMEN	CAPITAL PROJECTS	11,795.00
	4/05/19	WWTP	NEW WASTEWTR TRTMN	CAPITAL PROJECTS	88,493.27
	4/05/19	EAST ANNEX SEWER EXT	EAST ANNEX SAN UTI	CAPITAL PROJECTS	40,770.00
	4/05/19	ADEL HWY 169 IMPROV	ADEL HWY 169 IMPRO	CAPITAL PROJECTS	13,308.48
				TOTAL:	382,364.64
Mediacom	4/05/19	INTERNET/ PHONE SRVC 4/8-5	GENERAL FUND	Police Department	130.80
	4/05/19	INTERNET/ PHONE SRVC 4/8-5	GENERAL FUND	Library	130.80
	4/05/19	INTERNET/ PHONE SRVC 4/8-5	GENERAL FUND	Pool	43.44
	4/05/19	INTERNET/ PHONE SRVC 4/8-5	GENERAL FUND	Finance	100.85
	4/05/19	INTERNET/ PHONE SRVC 4/8-5	GENERAL FUND	Internet	581.13
				TOTAL:	987.02
MicroMarketing LLC	4/05/19	BOOKS ON CD	GENERAL FUND	Library	95.00
				TOTAL:	95.00
Mid-Iowa Solid Waste Equipment Co., In	3/22/19	Work on Sewer Jetter	SEWER UTILITY FUND	Sewer	468.53
				TOTAL:	468.53
Midwest Alarm Services	3/27/19	Parts for Service Call	GENERAL FUND	Finance	35.97
				TOTAL:	35.97
Minger Construction Companies, Inc.	3/29/19	East Annex - Bid Package 2	EAST ANNEX SAN UTI	CAPITAL PROJECTS	342,731.50
				TOTAL:	342,731.50
NORTHERN LIGHTS DISPLAY	3/26/19	HOLIDAY LIGHTS	HOLIDAY LIGHTS	COMMUNITY BEAUTIFICATI	465.56
				TOTAL:	465.56
Nationwide Office Cleaners LLC	4/03/19	CLEANING	GENERAL FUND	Library	652.96
	4/03/19	CLEANING OF RR & 1ST FLOOR	FRIENDS/FOUNDATION	Library	303.10
				TOTAL:	956.06
PRINCIPAL LIFE INSURANCE CO - SBD GRAN	3/20/19	PY - PRINCIPAL VOLUNTARY L	GENERAL FUND	NON-DEPARTMENTAL	129.24
	3/20/19	PY - PRINCIPAL VOLUNTARY L	ROAD USE TAX	NON-DEPARTMENTAL	14.01
	3/20/19	APR '19 LIFE & DISABILITY	TRUST AND AGENCY	General Government	560.36
	3/20/19	PY - PRINCIPAL VOLUNTARY L	WATER UTILITY	NON-DEPARTMENTAL	22.98
	3/20/19	APR '19 LIFE & DISABILITY	WATER UTILITY	Water	99.79
	3/20/19	PY - PRINCIPAL VOLUNTARY L	SEWER UTILITY FUND	NON-DEPARTMENTAL	25.53

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/20/19	APR '19 LIFE & DISABILITY	SEWER UTILITY FUND	Sewer	99.79
	3/20/19	PY - PRINCIPAL VOLUNTARY L	STORM WATER UTILIT	NON-DEPARTMENTAL	3.04
	3/20/19	APR '19 LIFE & DISABILITY	STORM WATER UTILIT	STORM WATER UTILITY	7.67
	4/05/19	PY - PRINCIPAL VOLUNTARY L	GENERAL FUND	NON-DEPARTMENTAL	129.24
	4/05/19	PY - PRINCIPAL VOLUNTARY L	ROAD USE TAX	NON-DEPARTMENTAL	13.27
	4/05/19	PY - PRINCIPAL VOLUNTARY L	WATER UTILITY	NON-DEPARTMENTAL	22.98
	4/05/19	PY - PRINCIPAL VOLUNTARY L	SEWER UTILITY FUND	NON-DEPARTMENTAL	26.02
	4/05/19	PY - PRINCIPAL VOLUNTARY L	STORM WATER UTILIT	NON-DEPARTMENTAL	3.29
				TOTAL:	1,157.21
People's Bank	3/20/19	PY-STATE W/H	GENERAL FUND	NON-DEPARTMENTAL	1,376.29
	3/20/19	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	284.89
	3/20/19	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	301.61
	3/20/19	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	320.99
	3/20/19	PY-STATE W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	30.22
	4/05/19	PY-STATE W/H	GENERAL FUND	NON-DEPARTMENTAL	1,366.29
	4/05/19	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	262.92
	4/05/19	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	449.60
	4/05/19	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	321.82
	4/05/19	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	78.68
	4/05/19	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	339.43
	4/05/19	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	33.72
	4/05/19	PY-STATE W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	31.54
				TOTAL:	5,198.00
Peoples Trust & Savings	3/20/19	PY-W/H FED TAXES	GENERAL FUND	NON-DEPARTMENTAL	2,901.98
	4/05/19	PY-W/H FED TAXES	GENERAL FUND	NON-DEPARTMENTAL	2,874.70
	3/20/19	PY-FICA W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	2,197.47
	4/05/19	PY-FICA W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	2,158.28
	3/20/19	PY-MC W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	513.94
	4/05/19	PY-MC W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	504.76
	3/20/19	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	660.14
	4/05/19	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	613.48
	4/05/19	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	1,096.14
	3/20/19	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	428.07
	4/05/19	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	396.14
	4/05/19	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	484.06
	3/20/19	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	100.13
	4/05/19	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	92.68
	4/05/19	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	113.21
	3/20/19	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	428.09
	4/05/19	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	396.17
	4/05/19	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	484.06
	3/20/19	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	100.13
	4/05/19	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	92.66
	4/05/19	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	113.21
	3/20/19	PY-FICA W/H & MATCH	TRUST AND AGENCY	General Government	2,197.48
	4/05/19	PY-FICA W/H & MATCH	TRUST AND AGENCY	General Government	2,158.29
	3/20/19	PY-MC W/H & MATCH	TRUST AND AGENCY	General Government	513.96
	4/05/19	PY-MC W/H & MATCH	TRUST AND AGENCY	General Government	504.78
	3/20/19	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	658.75
	4/05/19	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	719.70
	4/05/19	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	191.83
	3/20/19	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	433.80
	4/05/19	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	459.53
	4/05/19	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	84.71

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/20/19	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	101.45
	4/05/19	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	107.46
	4/05/19	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	19.81
	3/20/19	PY-FICA W/H & MATCH	WATER UTILITY	Water	433.81
	4/05/19	PY-FICA W/H & MATCH	WATER UTILITY	Water	459.54
	4/05/19	PY-FICA W/H & MATCH	WATER UTILITY	Water	84.71
	3/20/19	PY-MC W/H & MATCH	WATER UTILITY	Water	101.46
	4/05/19	PY-MC W/H & MATCH	WATER UTILITY	Water	107.47
	4/05/19	PY-MC W/H & MATCH	WATER UTILITY	Water	19.81
	3/20/19	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	754.46
	4/05/19	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	813.47
	4/05/19	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	82.21
	3/20/19	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	463.00
	4/05/19	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	486.02
	4/05/19	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	36.31
	3/20/19	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	108.29
	4/05/19	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	113.67
	4/05/19	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	8.49
	3/20/19	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	462.99
	4/05/19	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	486.00
	4/05/19	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	36.31
	3/20/19	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	108.28
	4/05/19	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	113.67
	4/05/19	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	8.49
	3/20/19	PY-W/H FED TAXES	STORM WATER UTILIT	NON-DEPARTMENTAL	62.14
	4/05/19	PY-W/H FED TAXES	STORM WATER UTILIT	NON-DEPARTMENTAL	65.29
	3/20/19	PY-FICA W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	50.09
	4/05/19	PY-FICA W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	52.09
	3/20/19	PY-MC W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	11.71
	4/05/19	PY-MC W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	12.17
	3/20/19	PY-FICA W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	50.06
	4/05/19	PY-FICA W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	52.06
	3/20/19	PY-MC W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	11.69
	4/05/19	PY-MC W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	12.16
				TOTAL:	30,568.97
Peoples Trust & Savings Bank	3/29/19	RATE CHANGE DIFF. PD PO BO	GENERAL FUND	Police Department	26.00
	3/29/19	FIREGROUND ID TAGS/LOCKER	GENERAL FUND	Fire Department	56.20
	3/29/19	LIBRARY BOOKS	GENERAL FUND	Library	609.67
	3/29/19	LIBRARY PROGRAM PRIZES	GENERAL FUND	Library	50.00
	3/29/19	LIBRARY SUBSCRIPTIONS	GENERAL FUND	Library	29.91
	3/29/19	LIBRARY SUPPLIES	GENERAL FUND	Library	225.34
	3/29/19	LIBRARY POSTAGE	GENERAL FUND	Library	66.57
	3/29/19	LIBRARY BOOKS	GENERAL FUND	Library	169.92
	3/29/19	LIBRARY POSTAGE	GENERAL FUND	Library	86.04
	3/29/19	IDPH REGULATORY PROGRAMS	GENERAL FUND	Pool	140.00
	3/29/19	BIG GROVE - LUNCH @ TRAINI	GENERAL FUND	Pool	10.01
	3/29/19	BRICK ST BAKERY - REF. DON	GENERAL FUND	Recreation	9.63
	3/29/19	AMAZON - PITCHING MACHINE	GENERAL FUND	Recreation	159.16
	3/29/19	AMAZON - DYNAREX COLD PATC	GENERAL FUND	Recreation	15.41
	3/29/19	POSTAGE/CERT. MAIL	GENERAL FUND	Finance	43.70
	3/29/19	NAME PLATE - E.LIGHT	GENERAL FUND	Finance	17.06
	3/29/19	IA CRIM CHECK - CH	GENERAL FUND	Finance	15.00
	3/29/19	ZENWORK - TAX SUPPORT	GENERAL FUND	Finance	26.10
	3/29/19	IA LEAGUE OF CITIES CONF (GENERAL FUND	Finance	250.00
	3/29/19	MENARDS -CAR ICE SCRAPER	GENERAL FUND	Finance	1.88

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/29/19	MICROSOFT ACCT SRVCS	GENERAL FUND	Finance	189.68
	3/29/19	2019 IA EMPLOY. SPRING CON	GENERAL FUND	Finance	310.00
	3/29/19	MICROSOFT EMAIL ACCT SRVCS	GENERAL FUND	Finance	2.84
	3/29/19	NAME PLATE - BOARD MEMBER	GENERAL FUND	Zoning/Compliance/Perm	17.06
	3/29/19	NORTHER TOOL EQUIP. SUPPLI	ROAD USE TAX	Road Use Tax	385.92
	3/29/19	BEST WESTERN HOTEL CHASE T	SEWER UTILITY FUND	Sewer	145.60
				TOTAL:	3,058.70
Postmaster -Adel Post Office	3/22/19	March '19 Util. Bills (2,0	WATER UTILITY	Water	944.18
	3/22/19	1 mo. credit Util Bill Mai	SEWER UTILITY FUND	Sewer	944.18
				TOTAL:	1,888.36
RD McKinney	4/05/19	MACHINE & OPERATOR	WATER UTILITY	Water	1,225.00
				TOTAL:	1,225.00
Radar Road Tec	4/05/19	RADAR CERTIFICATION 7 @ \$3	GENERAL FUND	Police Department	245.00
				TOTAL:	245.00
Register Media	4/05/19	ADVERTISEMENT OF JOB OPENIN	GENERAL FUND	Police Department	989.00
				TOTAL:	989.00
Ricoh USA, Inc.	3/29/19	PD COPIER RENT/ADD. IMAGES	GENERAL FUND	Police Department	197.65
				TOTAL:	197.65
SOFT TOUCH BASES	3/22/19	SOFTBALL BASES	GENERAL FUND	Recreation	68.70
	3/22/19	BASEBALL BASES	GENERAL FUND	Recreation	68.71
	3/22/19	BASES FOR BALL FIELDS	TRUST AND AGENCY	Recreation Donations	2,708.00
				TOTAL:	2,845.41
South Dallas Co. Landfill	4/05/19	March 2019 Per Capita	GARBAGE/RECYCLING	Garbage	1,326.00
	4/05/19	App. Stickers 3/5 - 4/5/19	GARBAGE/RECYCLING	Garbage	50.00
				TOTAL:	1,376.00
Staples Advantage	3/25/19	PD Brown Paper Bags/Paper/	GENERAL FUND	Police Department	77.75
	3/25/19	PD Brown Paper Bags/Paper/	GENERAL FUND	Police Department	8.07
	3/27/19	LIB. PAPER, BATTERIES, INK	GENERAL FUND	Library	278.92
	3/25/19	CH Post Its,Binder Clips,	GENERAL FUND	Parks	11.24
	3/25/19	CH Post Its,Binder Clips,	GENERAL FUND	Recreation	11.24
	3/25/19	CH Post Its,Binder Clips,	GENERAL FUND	Finance	11.24
	3/25/19	CH Post Its,Binder Clips,	GENERAL FUND	Zoning/Compliance/Perm	11.24
	3/25/19	CH Post Its,Binder Clips,	ROAD USE TAX	Road Use Tax	11.25
	3/25/19	CH Post Its,Binder Clips,	WATER UTILITY	Water	11.25
	3/25/19	CH Post Its,Binder Clips,	SEWER UTILITY FUND	Sewer	11.25
				TOTAL:	427.31
Stivers Ford Inc	4/05/19	DIAGNS STEER & ALIGN CAR #	GENERAL FUND	Police Department	1,485.46
	4/05/19	RPLCED TRANS & BATTERY CAR	GENERAL FUND	Police Department	1,228.93
	4/05/19	REPLC #6 COIL, SPRK PLG. C	GENERAL FUND	Police Department	445.18
	4/05/19	OIL CHANGE FOR ESCAPE	GENERAL FUND	Cemetery	42.13
				TOTAL:	3,201.70
Suzi Parron	4/03/19	FEE FOR SPEAKER & MILEAGE	FRIENDS/FOUNDATION	Library	350.00
				TOTAL:	350.00
T.C. & B Corporate Wearables, Inc.	4/03/19	BASEBALL HAT 2019 SEASON	GENERAL FUND	Recreation	1,497.62
	4/03/19	SOFTBALL VISORS 2019 SEASO	GENERAL FUND	Recreation	807.10

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	2,304.72
THORPE WATER DEVELOPMENT CO	3/25/19	RAW WTR TRANSMISSION MAIN	WATER UTIL IMPROV	CAPITAL PROJECTS	191,840.66
				TOTAL:	191,840.66
Teamsters Local 238	3/20/19	PD-UNION DUES	GENERAL FUND	NON-DEPARTMENTAL	119.74
	4/05/19	PD-UNION DUES	GENERAL FUND	NON-DEPARTMENTAL	119.74
				TOTAL:	239.48
Treasurer State of Iowa - Sales Tax	3/19/19	FEB '19 SALES TAX	GENERAL FUND	Pool	116.00
	3/19/19	FEB '19 WET TAX	WATER UTILITY	Water	4,721.00
	3/19/19	FEB '19 SALES TAX	SEWER UTILITY FUND	Sewer	274.00
				TOTAL:	5,111.00
Trophies Plus	3/22/19	NAME PLATE FOR VOLLEYBALL	GENERAL FUND	Recreation	4.21
				TOTAL:	4.21
USA Blue Book	3/22/19	Insultated Storm Hip Boots	WATER UTILITY	Water	815.73
				TOTAL:	815.73
VanWall Powersports	4/03/19	SEASONAL MAINT. ON FLD GRO	GENERAL FUND	Recreation	915.57
				TOTAL:	915.57
Verizon Wireless	3/29/19	PD PHONE SRVC 3/12-4/11/19	GENERAL FUND	Police Department	417.78
	3/27/19	Phone Srvc 3/16/19 - 4/15	GENERAL FUND	Parks	52.13
	3/27/19	Phone Srvc 3/16/19 - 4/15	GENERAL FUND	Pool	33.56
	3/27/19	Phone Srvc 3/16/19 - 4/15	GENERAL FUND	Recreation	70.71
	3/27/19	Phone Srvc 3/16/19 - 4/15	GENERAL FUND	Finance	52.13
	3/27/19	Phone Srvc 3/16/19 - 4/15	GENERAL FUND	Zoning/Compliance/Perm	31.59
	3/27/19	Phone Srvc 3/16/19 - 4/15	ROAD USE TAX	Road Use Tax	53.75
	3/27/19	Phone Srvc 3/16/19 - 4/15	WATER UTILITY	Water	68.78
	3/27/19	Phone Srvc 3/16/19 - 4/15	SEWER UTILITY FUND	Sewer	72.70
	3/27/19	Phone Srvc 3/16/19 - 4/15	STORM WATER UTILIT	STORM WATER UTILITY	25.00
				TOTAL:	878.13
WRH, Inc.	3/25/19	WELLS 5 & 6 WORK	WATER UTIL IMPROV	CAPITAL PROJECTS	89,399.75
				TOTAL:	89,399.75
Waste Solutions of IA	4/05/19	MONTHLY SRVC CHRQ PORT-A	GENERAL FUND	Parks	80.00
				TOTAL:	80.00
Webspec Design	4/05/19	SUP UPDATE ON WEBSITE	GENERAL FUND	Finance	56.66
	4/05/19	WEBHOSTING APRIL 2019	GENERAL FUND	Finance	33.34
	4/05/19	SUP UPDATE ON WEBSITE	WATER UTILITY	Water	56.67
	4/05/19	WEBHOSTING APRIL 2019	WATER UTILITY	Water	33.33
	4/05/19	SUP UPDATE ON WEBSITE	SEWER UTILITY FUND	Sewer	56.67
	4/05/19	WEBHOSTING APRIL 2019	SEWER UTILITY FUND	Sewer	33.33
				TOTAL:	270.00
Wellmark/BCBS of Iowa	3/20/19	PY-INSURANCE PREMIUM BCBS	GENERAL FUND	NON-DEPARTMENTAL	1,467.55
	3/20/19	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	123.14
	3/20/19	APR '19 PREMIUMS	ROAD USE TAX	Road Use Tax	1,824.70
	3/20/19	APR '19 PREMIUMS	TRUST AND AGENCY	General Government	12,975.62
	3/20/19	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	334.18
	3/20/19	APR '19 PREMIUMS	WATER UTILITY	Water	2,635.67
	3/20/19	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	256.59

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/20/19	APR '19 PREMIUMS	SEWER UTILITY FUND	Sewer	2,635.67
	3/20/19	PY-INSURANCE PREMIUM BCBS	STORM WATER UTILIT	NON-DEPARTMENTAL	11.28
	3/20/19	APR '19 PREMIUMS	STORM WATER UTILIT	STORM WATER UTILITY	202.74
	4/05/19	PY-INSURANCE PREMIUM BCBS	GENERAL FUND	NON-DEPARTMENTAL	1,467.55
	4/05/19	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	117.81
	4/05/19	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	63.31-
	4/05/19	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	336.95
	4/05/19	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	11.08-
	4/05/19	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	258.69
	4/05/19	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	4.75-
	4/05/19	PY-INSURANCE PREMIUM BCBS	STORM WATER UTILIT	NON-DEPARTMENTAL	11.74
				TOTAL:	24,580.74
Wex Bank	4/03/19	MAR '19 FUEL	GENERAL FUND	Police Department	1,285.21
	4/03/19	MAR '19 FUEL	GENERAL FUND	Fire Department	92.37
	4/03/19	MAR '19 FUEL	GENERAL FUND	Parks	194.30
	4/03/19	MAR '19 FUEL	GENERAL FUND	Recreation	108.67
	4/03/19	MAR '19 FUEL	GENERAL FUND	Zoning/Compliance/Perm	73.93
	4/03/19	MAR '19 FUEL	ROAD USE TAX	Road Use Tax	315.72
	4/03/19	MAR '19 FUEL	WATER UTILITY	Water	274.99
	4/03/19	MAR '19 FUEL	SEWER UTILITY FUND	Sewer	200.24
				TOTAL:	2,545.43
**PAYROLL EXPENSES	3/14/2019 -	4/05/2019	GENERAL FUND	Police Department	40,837.51
			GENERAL FUND	Library	12,916.58
			GENERAL FUND	Parks	2,324.44
			GENERAL FUND	Island Park	1,735.27
			GENERAL FUND	Cemetery	1,030.67
			GENERAL FUND	Pool	3,674.21
			GENERAL FUND	Recreation	4,963.47
			GENERAL FUND	Finance	3,457.96
			GENERAL FUND	Zoning/Compliance/Perm	3,031.18
			ROAD USE TAX	Road Use Tax	21,421.02
			WATER UTILITY	Water	16,622.64
			SEWER UTILITY FUND	Sewer	16,606.39
			STORM WATER UTILIT	STORM WATER UTILITY	1,678.47
				TOTAL:	130,299.81

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
===== FUND TOTALS =====					
001		GENERAL FUND	153,074.84		
110		ROAD USE TAX	37,581.46		
112		TRUST AND AGENCY	30,124.09		
317		INDUSTRIAL PARK PROJECT	180.00		
330		STORMWATER UTIL IMPROV P1	2,450.00		
331		WATER UTIL IMPROV P1	316,535.41		
332		NEW WATER TREATMENT PLANT	53,352.50		
333		NEW WASTEWTR TRTMNT PLNT	173,866.60		
334		EAST ANNEX SAN UTIL EXT	424,777.44		
335		ADEL HWY 169 IMPROV	39,117.30		
600		WATER UTILITY	43,708.94		
610		SEWER UTILITY FUND	32,617.42		
615		STORM WATER UTILITY	3,113.76		
670		GARBAGE/RECYCLING UTILITY	1,376.00		
951		FRIENDS/FOUNDATION	781.65		
955		HOLIDAY LIGHTS	465.56		
GRAND TOTAL:			1,313,122.97		

TOTAL PAGES: 12

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-ADEL
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 3/14/2019 THRU 4/05/2019
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 3/14/2019 THRU 4/05/2019

PRINT OPTIONS

PRINT DATE: Item Date
SEQUENCE: By Vendor Name
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

	Balance 3-1-19	RECEIPTS	TRANSFERS IN	DISBURSEMENTS	TRANSFERS OUT	Accounts Payable	BALANCE 3-31-19
General Funds							
General	963,062.34	(100,833.17)	129.03	174,838.58			687,539.62
Nite Kinnick Fund	7,535.50						7,535.50
SPEC RESERVE	485,535.81	5.72					485,541.53
Emergency Levv	34,004.75	629.03					34,633.78
Police Academy	8,625.17						8,625.17
Police cops fast	10.00						10.00
Island Park Improvements	1,297.12						1,297.12
Fire	10,595.61						10,595.61
Refunds	28,307.08						28,307.08
CP - Fire Equipment Upgrade	385.14						385.14
CP - Capital Improvement Park	2,660.57						2,660.57
CP - Industrial Park	131,748.31			180.00			131,568.31
Donations - Rec	2,708.00			2,708.00			-
Oakdale Pride	(53.69)						(53.69)
Friends/Foundation	14,992.72			1,058.54			13,934.18
Historic Pres Plaques	90.05						90.05
Kinnick Feller Monument	209.93						209.93
Holiday Lights	-	1,000.00		465.56			534.44
Total	1,691,734.41	(99,198.42)	129.03	179,250.68	-	-	1,413,414.34
Special Revenue Funds							
Road Use Tax	338,561.60	32,428.68		54,615.89			316,372.39
Urban Renewal Tax Increment	396,092.25	9,581.04					405,673.29
Employee Benefits/HRA	26,447.05	8,374.29		47,937.28			(13,115.94)
LOST FUNDS	870,668.69	54,852.47					925,521.16
Library Memorial	10,298.02	1,062.00					11,360.02
Police DARE	894.05	111.25					1,005.30
Historical Museum	16.00						16.00
POLICE FORFEITURE FUND	236.20						236.20
Total	1,643,213.86	106,407.73	-	102,553.17	-	-	1,647,068.42
Capital Project Funds							
CP - Brownfield Project	2,359.33						2,359.33
CP - 2008 Flood Repair	2,949.18						2,949.18
CP - 2010 St Project	2,691.88						2,691.88
CP - Sidewalk Project	(16,043.00)						(16,043.00)
CP - 2006 Street Improvement	(10,483.83)						(10,483.83)
DS - 2002 Street	31,595.00						31,595.00
2010 Brick St Spec Assess	20,880.73						20,880.73
Adel Brick Streets 2017	0.00						0.00
2017 Brick St Spec Assess	135,425.62						135,425.62
Adel Hwy 169 Improv	(149,020.80)	147,910.13		25,808.82	37.40		(26,956.89)
2018 Adel Street Resurf	369,413.25			(40,401.60)			409,814.85
Total	389,767.34	147,910.13	-	(14,592.78)	37.40	-	552,232.85
Debt Service Fund							
Debt Service-Property Tax	88,664.62	5,267.19					93,931.81
	88,664.62	5,267.19					93,931.81
Internal Service Funds							
Flex Plan	(2,720.56)	663.66		1,734.31			(3,791.21)
CP - Building Maintenance	41,840.51						41,840.51
	39,119.95	663.66	-	1,734.31	-	-	38,049.30
Enterprise Funds							
Water	121,378.45	58,919.32		59,168.82			121,128.95
Sinking Bond & Interest	43,540.85	6,944.80					50,485.65
Improvement	761,908.36						761,908.36
Bond Reserve	87,237.50						87,237.50
CWI	288,331.90	22,345.07					310,676.97
Water Deposits	142,390.30	3,165.20		860.00			144,695.50
CP - Water Upgrades	20,218.55						20,218.55
CP - New Water Treatment Plant	(474,505.00)	474,505.00		41,557.50			(41,557.50)
CP - Water Utility Improvements - Phase 1	(89,629.34)	406,615.73		336,937.85			(19,951.46)
Sewer	271,835.47	51,561.34		44,335.37			279,061.44
USDA #1 Bond Reserve	4,589.00	353.00					4,942.00
USDA #1 Short Lived Asset Reserve	16,666.72	833.34					17,500.06
Improvement	547,233.50	12,556.35					559,789.85
CSJ	268,596.10	22,989.98		3,685.25			287,900.83
CP - Sewer Upgrades	167,079.43						167,079.43
CP - East Annex Sanitary Utility Extension	(509,856.89)	852,697.39		384,121.44	91.63		(41,372.57)
CP - New Wastewater Treatment Plant	(160,067.90)			85,373.33			(245,441.23)
Storm Water	208,868.77	11,588.75		5,764.97			214,692.55
USDA #2 Bond Reserve	1,488.00	496.00					1,984.00
USDA #2 Short Lived Asset Reserve	1,000.00	125.00					1,125.00
CSWI	131,541.25	12,484.08					144,025.33
CP - Storm Water Upgrade	50,902.03						50,902.03
CP - Stormwater Utility Improvements - Phase 1	-			410.00			(410.00)
Garbage / Recycling	138,294.26	28,879.64		56,486.56			110,687.34
	2,039,041.31	1,967,059.99	-	1,018,701.09	91.63	-	2,967,308.58
Total	5,691,541.49	2,128,110.28	129.03	1,287,646.47	129.03	-	6,732,005.30
CASH							
Certificate of Deposit - RVB	100,000.00						
Peoples Bank Balance	5,658,020.55						
Peoples Bank - Mainstreet Project							
Peoples Bank - Storm Water Project							
Peoples Bank - Water Util Improv	463,690.73						
Peoples Bank - East Sewer Ext	666,474.39						
Wells Fargo Balance	381,956.12						
IPAT	373,228.35						
Total CIB	7,643,370.14	Outstanding (911,354.84)		Total 6,732,005.30			

CITY OF ADEL
MONTH TO DATE TREASURERS REPORT
AS OF: MARCH 31ST, 2019

FUND	BEGINNING CASH BALANCE	MTD REVENUES	MTD EXPENSES	ACCOUNTS PAYABLE	ENDING CASH BALANCE	TOTAL INVESTMENTS	TOTAL CASH & INVESTMENTS
GENERAL FUND	970,446.66	(100,704.14)	174,838.58	0.00	694,903.94	0.00	694,903.94
SPECIAL RESERVE TRANSFER	485,535.81	5.72	0.00	0.00	485,541.53	0.00	485,541.53
ROAD USE TAX	338,561.60	32,426.68	54,615.89	0.00	316,372.39	0.00	316,372.39
TRUST AND AGENCY	263,554.97	14,005.43	53,239.59	0.00	224,320.81	0.00	224,320.81
TIF	396,092.25	9,581.04	0.00	0.00	405,673.29	0.00	405,673.29
2010 BRICK ST SPEC ASSES	20,880.73	0.00	0.00	0.00	20,880.73	0.00	20,880.73
2002 ST/UTIL-SPEC ASSESS	31,595.00	0.00	0.00	0.00	31,595.00	0.00	31,595.00
2017 BRICK ST SPEC ASSESS	135,425.62	0.00	0.00	0.00	135,425.62	0.00	135,425.62
DEBT SERVICE	88,664.62	5,267.19	0.00	0.00	93,931.81	0.00	93,931.81
CAPITAL IMPRV BLDG MAINT	41,840.51	0.00	0.00	0.00	41,840.51	0.00	41,840.51
WATER UPGRADE FUND	20,218.55	0.00	0.00	0.00	20,218.55	0.00	20,218.55
SEWER UPGRADE FUND	167,079.43	0.00	0.00	0.00	167,079.43	0.00	167,079.43
2006 STREET IMP PROJECT	(10,483.83)	0.00	0.00	0.00	(10,483.83)	0.00	(10,483.83)
BROWNFIELD PROJECT	2,359.33	0.00	0.00	0.00	2,359.33	0.00	2,359.33
STORM SEWER PROJECT	50,902.03	0.00	0.00	0.00	50,902.03	0.00	50,902.03
2008 FLOOD REPAIR PROJEC	2,949.18	0.00	0.00	0.00	2,949.18	0.00	2,949.18
2010 STREET PROJECT	2,691.86	0.00	0.00	0.00	2,691.86	0.00	2,691.86
SIDEWALK PROJECT	(16,043.00)	0.00	0.00	0.00	(16,043.00)	0.00	(16,043.00)
INDUSTRIAL PARK PROJECT	131,748.31	0.00	180.00	0.00	131,568.31	0.00	131,568.31
FIRE EQUIP UPGRADE	385.14	0.00	0.00	0.00	385.14	0.00	385.14
CAPITAL IMPROV-PARKS	2,660.57	0.00	0.00	0.00	2,660.57	0.00	2,660.57
LOST FUNDS - AQUATIC CEN	870,668.69	54,852.47	0.00	0.00	925,521.16	0.00	925,521.16
STORMWATER UTIL IMPROV P1	0.00	0.00	410.00	0.00	(410.00)	0.00	(410.00)
WATER UTIL IMPROV P1	(89,629.34)	406,615.73	336,937.85	0.00	(19,951.46)	0.00	(19,951.46)
NEW WATER TREATMENT PLANT	(474,505.00)	474,505.00	41,557.50	0.00	(41,557.50)	0.00	(41,557.50)
NEW WASTEWTR TRTMENT PLNT	(160,067.90)	0.00	85,373.33	0.00	(245,441.23)	0.00	(245,441.23)
EAST ANNEX SAN UTIL EXT	(509,856.89)	852,697.39	384,213.07	0.00	(41,372.57)	0.00	(41,372.57)
ADEL HWY 169 IMPROV	(149,020.80)	147,910.13	25,846.22	0.00	(26,956.89)	0.00	(26,956.89)
2018 ADEL STREET RESURF	369,413.25	0.00	(40,401.60)	0.00	409,814.85	0.00	409,814.85
WATER UTILITY	1,302,124.71	88,209.19	59,168.82	0.00	1,331,165.08	0.00	1,331,165.08
SEWER UTILITY FUND	1,108,915.74	88,294.01	48,020.62	0.00	1,149,189.13	0.00	1,149,189.13
STORM WATER UTILITY	342,894.34	24,693.83	5,764.97	0.00	361,823.20	0.00	361,823.20
GARBAGE/RECYCLING UTILITY	138,300.34	28,879.64	56,486.56	0.00	110,693.42	0.00	110,693.42
OAKDALE PRIDE	(53.69)	0.00	0.00	0.00	(53.69)	0.00	(53.69)
FRIENDS/FOUNDATION	14,992.72	0.00	1,058.54	0.00	13,934.18	0.00	13,934.18
HISTORIC PRES PLAQUES	90.05	0.00	0.00	0.00	90.05	0.00	90.05
KINNICK FELLER MONUMENT	209.93	0.00	0.00	0.00	209.93	0.00	209.93
HOLIDAY LIGHTS	0.00	1,000.00	465.56	0.00	534.44	0.00	534.44
GRAND TOTAL	5,891,541.49	2,128,239.31	1,287,775.50	0.00	6,732,005.30	0.00	6,732,005.30

*** END OF REPORT ***

CITY OF ADEL
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: MARCH 31ST, 2019

REVENUES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
001-GENERAL FUND	2,241,706	2,241,706 {	100,704.14}	1,238,561.86	1,684,095.74	1,003,144.14	44.75
002-SPECIAL RESERVE TRANS	20,000	20,000	5.72	3,340.51	82,413.97	16,659.49	83.30
110-ROAD USE TAX	483,299	483,299	32,426.68	472,612.46	396,892.87	10,686.54	2.21
112-TRUST AND AGENCY	587,242	587,242	14,005.43	339,090.15	296,602.50	248,151.85	42.26
125-TIF	641,069	641,069	9,581.04	368,025.93	363,888.03	273,043.07	42.59
133-2010 BRICK SPEC ASSES	1,766	1,766	0.00	2,309.00	1,844.00 {	543.00}	30.75-
134-2002 ST/UTIL-SPEC ASS	3,171	3,171	0.00	2,170.00	3,133.00	1,001.00	31.57
135-2017 BRICK ST SPEC AS	18,466	18,466	0.00	28,356.50	100,596.95 {	9,890.50}	53.56-
200-DEBT SERVICE	975,977	975,977	5,267.19	172,908.08	873,278.03	803,068.92	82.28
305-2006 STREET IMP PROJE	0	0	0.00	0.00	672.00	0.00	0.00
317-INDUSTRIAL PARK PROJE	138,549	138,549	0.00	0.00	113,428.00	138,549.00	100.00
321-FIRE EQUIP UPGRADE	0	0	0.00	0.00	6,916.31	0.00	0.00
322-CAPITAL IMPROV-PARKS	55,000	55,000	0.00	1,648.00	2,952.00	53,352.00	97.00
324-LOST FUNDS - AQUATIC	600,000	600,000	54,852.47	553,142.14	360,910.02	46,857.86	7.81
329-ADEL BRICK STREETS 20	0	0	0.00	0.00	1,159,960.53	0.00	0.00
330-STORMWATER UTIL IMPRO	0	0	0.00	610,868.52	161,766.70 {	610,868.52}	0.00
331-WATER UTIL IMPROV P1	425,000	425,000	406,615.73	849,097.34	0.00 {	424,097.34}	99.79-
332-NEW WATER TREATMENT P	2,545,000	2,545,000	474,505.00	615,384.40	0.00	1,929,615.60	75.82
333-NEW WASTEWTR TRTMT P	200,000	200,000	0.00	0.00	0.00	200,000.00	100.00
334-EAST ANNEX SAN UTIL E	6,935,000	6,935,000	852,697.39	977,221.39	0.00	5,957,778.61	85.91
335-ADEL HWY 169 IMPROV	0	0	147,910.13	147,910.13	0.00 {	147,910.13}	0.00
336-2018 ADEL STREET RESU	0	0	0.00	451,125.51	0.00 {	451,125.51}	0.00
600-WATER UTILITY	1,107,371	1,107,371	88,209.19	938,415.36	785,476.14	168,955.64	15.26
610-SEWER UTILITY FUND	948,462	948,462	88,294.01	829,926.26	2,076,879.64	118,535.74	12.50
615-STORM WATER UTILITY	258,562	258,562	24,693.83	1,229,827.67	140,858.46 {	971,265.67}	375.64-
670-GARBAGE/RECYCLING UTI	347,000	347,000	28,879.64	254,889.40	232,437.78	92,110.60	26.54
950-OAKDALE PRIDE	0	0	0.00	0.00	11,968.83	0.00	0.00
951-FRIENDS/FOUNDATION	0	0	0.00	12,340.00	33,000.00 {	12,340.00}	0.00
952-HISTORIC PRES PLAQUES	0	0	0.00	30.00	0.00 {	30.00}	0.00
954-KINNICK FELLER MONUME	0	0	0.00	2,495.37	0.00 {	2,495.37}	0.00
955-HOLIDAY LIGHTS	0	0	1,000.00	1,000.00	0.00 {	1,000.00}	0.00
TOTAL REVENUES	18,532,640	18,532,640	2,128,239.31	10,102,695.98	8,889,971.50	8,429,944.02	45.49

CITY OF ADEL
STATEMENT OF EXPENDITURES - BUDGET vs ACTUAL
AS OF: MARCH 31ST, 2019

EXPENDITURES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXP.+ ENCUMB.	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
001-GENERAL FUND	2,207,713	2,207,713	174,838.58	1,583,205.16	1,554,907.85	624,507.84	28.29
002-SPECIAL RESERVE TRANS	61,673	61,673	0.00	0.00	5,000.00	61,673.00	100.00
110-ROAD USE TAX	510,674	510,674	54,615.89	414,048.91	310,084.53	96,625.09	18.92
112-TRUST AND AGENCY	572,000	572,000	53,239.59	343,961.77	359,651.77	228,038.23	39.87
125-TIF	641,069	641,069	0.00	0.00	647,348.00	641,069.00	100.00
133-2010 BRICK SPEC ASSES	1,766	1,766	0.00	0.00	1,472.00	1,766.00	100.00
134-2002 ST/UTIL-SPEC ASS	3,171	3,171	0.00	0.00	2,745.00	3,171.00	100.00
135-2017 BRICK ST SPEC AS	18,466	18,466	0.00	0.00	0.00	18,466.00	100.00
200-DEBT SERVICE	968,168	968,168	0.00	121,583.75	122,408.76	846,584.25	87.44
302-WATER UPGRADE FUND	0	0	0.00	27,190.36	2,547.50	27,190.36	0.00
317-INDUSTRIAL PARK PROJE	138,549	138,549	180.00	37,207.00	25,864.00	101,342.00	73.15
321-FIRE EQUIP UPGRADE	0	0	0.00	13,931.00	11,611.00	13,931.00	0.00
322-CAPITAL IMPROV-PARKS	55,000	55,000	0.00	0.00	1,157.00	55,000.00	100.00
324-LOST FUNDS - AQUATIC	457,888	457,888	0.00	0.00	408,858.00	457,888.00	100.00
327-2013 SEWER PROJECT	0	0	0.00	0.00	197,544.03	0.00	0.00
328-FIRE TRUCK 2014	2,285	2,285	0.00	0.00	1,536.38	2,285.00	100.00
329-ADEL BRICK STREETS 20	0	0	0.00	451,125.51	2,384,617.74	451,125.51	0.00
330-STORMWATER UTIL IMPRO	0	0	410.00	609,778.52	127,646.70	609,778.52	0.00
331-WATER UTIL IMPROV P1	425,000	425,000	336,937.85	561,167.19	148,338.61	136,167.19	32.04
332-NEW WATER TREATMENT P	2,545,000	2,545,000	41,557.50	516,062.50	386,353.68	2,028,937.50	79.72
333-NEW WASTEWTR TRTMT P	200,000	200,000	85,373.33	193,582.48	7,307.50	6,417.52	3.21
334-EAST ANNEX SAN UTIL E	6,935,000	6,935,000	384,213.07	944,551.96	288,178.79	5,990,448.04	86.38
335-ADEL HWY 169 IMPROV	0	0	25,846.22	174,867.02	0.00	174,867.02	0.00
336-2018 ADEL STREET RESU	0	0	40,401.60	41,310.66	0.00	41,310.66	0.00
600-WATER UTILITY	959,503	959,503	59,168.82	572,830.86	500,248.38	386,672.14	40.30
610-SEWER UTILITY FUND	746,563	746,563	48,020.62	571,949.56	1,570,182.11	174,613.44	23.39
615-STORM WATER UTILITY	212,489	212,489	5,764.97	1,136,080.52	46,422.71	923,591.52	434.65
670-GARBAGE/RECYCLING UTI	351,000	351,000	56,486.56	245,732.32	229,002.28	105,267.68	29.99
950-OAKDALE PRIDE	0	0	0.00	609.22	17,291.98	609.22	0.00
951-FRIENDS/FOUNDATION	0	0	1,058.54	14,563.77	19,477.58	14,563.77	0.00
952-HISTORIC PRES PLAQUES	0	0	0.00	2,179.95	0.00	2,179.95	0.00
953-ROTARY BIKE RACK	0	0	0.00	3,212.00	0.00	3,212.00	0.00
954-KINNICK FELLER MONUME	0	0	0.00	2,285.44	0.00	2,285.44	0.00
955-HOLIDAY LIGHTS	0	0	465.56	465.56	0.00	465.56	0.00
TOTAL EXPENDITURES	18,012,977	18,012,977	1,287,775.50	8,583,482.99	9,377,803.88	9,429,494.01	52.35
REVENUE OVER/(UNDER) EXPENDITURES	519,663	519,663	840,463.81	1,519,212.99	487,832.38	999,549.99	2,670.49



AHLERS COONEY
ATTORNEYS

AHLERS & COONEY, P.C.
100 COURT AVENUE, SUITE 600
DES MOINES, IOWA 50309-2231
515-243-7611

FEDERAL ID 42-1323559

March 21, 2019

CITY OF ADEL, IOWA
CITY ADMINISTRATOR
P.O. BOX 248
301 S. TENTH STREET
ADEL, IA 50003

Invoice #: 761401
Client #: 10113
Billing Attorney: KRS

INVOICE SUMMARY

RE: ADEL, IOWA; CITY OF

For professional services rendered and costs advanced through March 19, 2019:

MATTER #	MATTER DESCRIPTION	FEES	COSTS	TOTAL
1000	GENERAL CITY ATTORNEY SERVICES	3,769.00	1.20	3,770.20
1001	DEVELOPMENT / ZONING MATTERS	187.00	.00	187.00
1002	MEETING ATTENDANCE AND TRAVEL	750.00	66.12	816.12
1003	MEETING AGENDA / PACKET REVIEW	130.90	.00	130.90
TOTAL		4,836.90	67.32	4,904.22

TOTAL THIS INVOICE \$ 4,904.22

Trust Funds Held on Account \$ 10,236.36

Applicant License Application (LE0002125)

Name of Applicant: Fareway Stores, Inc.

Name of Business (DBA): Fareway Stores, Inc. #124

Address of Premises: 804 Nile Kinnick Drive

City Adel

County: Dallas

Zip: 50003

Business (515) 993-2074

Mailing 2300 Industrial Park Road

City Boone

State IA

Zip: 50036

Contact Person

Name Tracey Wilson

Phone: (515) 433-5336

Email

twilson@farewaystores.com

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 05/01/2019

Expiration Date: 04/30/2020

Privileges:

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: XXXXXXXXXX

Federal Employer ID XXXXXXXXXX

Ownership

Fred E. Vitt Control Trust

First Name: Fred E. Vitt

Last Name: Control Trust

City: Boone

State: Iowa

Zip: 50036

Position: Trust

% of Ownership: 10.87%

U.S. Citizen: Yes

Garrett S Piklapp

First Name: Garrett S

Last Name: Piklapp

City: Huxley

State: Iowa

Zip: 50124

Position: Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

Fareway Control Trust

First Name: Fareway

Last Name: Control Trust

City: Boone

State: Iowa

Zip: 50036

Position: Trust

% of Ownership: 55.88%

U.S. Citizen: Yes

Various Individuals & Trust each

~~holding less than 5%~~

First Name: Various Individuals & Trust Last Name: each holding less than 5%

City: Unknown

State: Iowa

Zip: 55555

Position: Stockholders

% of Ownership: 33.25%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Merchants Bonding Company

Policy Effective Date: 05/01/2019

Policy Expiration 01/01/1900

Bond Effective 2

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Contractor's Application for Payment No.				1 (ONE)	
Application Period: 12/19/2018		3/29/2019		Application Date: 4/1/2019	
To (Owner):	City of Adel, IA 301 South 10th Street, Adel, IA 50003	From (Contractor):	Crow River Construction 21 1st Avenue SW, New London, MN 56273	Via (Engineer):	McClure Engineering Company 1360 NW 121st Street, Clive, IA 50325
Owner's USDA-RD Number:	-	Contractor's Contract Number:	31	Engineer's Contract Number:	20718098-00
Project:	Adel Water Utility Improvements, Phase 1		Contract:	Bryan and Rapids Street Water Main Replacement	

Application For Payment - Change Order Summary		
Approved Change Orders		
Number	Additions	Deductions
Totals:	\$ -	\$ -
Net Change by Change Order:	\$ -	

1. Original Contract Price.....	\$ 674,462.50
2. Net change by Change Orders.....	\$ -
3. Current Contract Price (Line 1 ± 2).....	\$ 674,462.50
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$ 35,150.00
5. Retainage	
a. 5.0% X \$ 35,150.00 Work Completed.....	\$ 1,757.50
b. 5.0% X \$ - Stored Material.....	\$ -
c. Total Retainage (Line 5a + Line 5b).....	\$ 1,757.50
6. Amount Eligible to Date (Line 4 - Line 5c).....	\$ 33,392.50
7. Less Previous Payments (Line 6 from prior Application).....	\$ -
8. Amount Due This Application.....	\$ 33,392.50
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$ 641,070.00

Contractor's Certification	
The undersigned Contractor certifies, to the best of its knowledge, the following:	
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;	
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and	
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.	
By: <i>Devon Lien</i>	Date: April 1, 2019

Payment of:	\$33,392.50	
	(Line 8 or other - attach explanation of the other amount)	
is recommended by:	<i>[Signature]</i>	4/3/19
	(Engineer)	(Date)
Payment of:		
	(Line 8 or other - attach explanation of the other amount)	
is approved by:		
	(Owner)	(Date)
Approved by:		
	Funding Agency (if applicable)	(Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	Bryan and Rapids Street Water Main Replacement						Application Number:		1 (ONE)		
Application Period:	12/19/2018		to	3/29/2019			Application Date:		4/1/2019		
A				B		C	D	E	F		G
Item		Bid Item Quantity	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
Bid Item Number	Description										
1.01	TRAFFIC CONTROL	1.00	LS	\$ 7,500.00	\$ 7,500.00	0.00	\$ -		\$ -	0.00%	\$ 7,500.00
1.02	REMOVE AND REINSTALL SIGNS	1.00	LS	\$ 2,500.00	\$ 2,500.00	0.00	\$ -		\$ -	0.00%	\$ 2,500.00
1.03	MOBILIZATION	1.00	LS	\$100,000.00	\$ 100,000.00	0.25	\$ 25,000.00		\$ 25,000.00	25.00%	\$ 75,000.00
2.01	TOPSOIL, ON-SITE	490.00	CY	\$ 12.00	\$ 5,880.00	0.00	\$ -		\$ -	0.00%	\$ 5,880.00
2.02	CLEAR AND GRUB	203.00	UNIT	\$ 50.00	\$ 10,150.00	203.00	\$ 10,150.00		\$ 10,150.00	100.00%	\$ -
2.03	COMPACTION TESTING	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -		\$ -	0.00%	\$ 5,000.00
3.01	TRENCH FOUNDATION	143.00	TON	\$ 30.00	\$ 4,290.00	0.00	\$ -		\$ -	0.00%	\$ 4,290.00
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	575.00	CY	\$ 8.00	\$ 4,600.00	0.00	\$ -		\$ -	0.00%	\$ 4,600.00
4.01	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	10.00	LF	\$ 85.00	\$ 850.00	0.00	\$ -		\$ -	0.00%	\$ 850.00
4.02	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	20.00	LF	\$ 350.00	\$ 7,000.00	0.00	\$ -		\$ -	0.00%	\$ 7,000.00
4.03	STORM SEWER, TRENCHED, PVC C900, 10 IN. DIA.	10.00	LF	\$ 70.00	\$ 700.00	0.00	\$ -		\$ -	0.00%	\$ 700.00
4.04	STORM SEWER, TRENCHED, PVC C900, 18 IN. DIA.	20.00	LF	\$ 85.00	\$ 1,700.00	0.00	\$ -		\$ -	0.00%	\$ 1,700.00
4.05	STORM SEWER, TRENCHED, PVC C900, 24 IN. DIA.	340.00	LF	\$ 125.00	\$ 42,500.00	0.00	\$ -		\$ -	0.00%	\$ 42,500.00
4.06	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 24 IN. DIA.	385.00	LF	\$ 10.00	\$ 3,850.00	0.00	\$ -		\$ -	0.00%	\$ 3,850.00
4.07	REMOVAL OF STORM SEWER, GREATER THAN 24 IN. DIA.	20.00	LF	\$ 15.00	\$ 300.00	0.00	\$ -		\$ -	0.00%	\$ 300.00
4.08	VIDEO INSPECTION OF SANITARY AND STORM SEWER	400.00	LF	\$ 1.50	\$ 600.00	0.00	\$ -		\$ -	0.00%	\$ 600.00
5.01	WATER MAIN, TRENCHED, PVC, 6 IN. DIA.	2,115.00	LF	\$ 50.00	\$ 105,750.00	0.00	\$ -		\$ -	0.00%	\$ 105,750.00
5.02	WATER MAIN, TRENCHED, RJ PVC, 6 IN. DIA. W/CASING	32.00	LF	\$ 585.00	\$ 18,720.00	0.00	\$ -		\$ -	0.00%	\$ 18,720.00
5.03	FITTING, DUCTILE IRON	2,190.00	LB	\$ 10.00	\$ 21,900.00	0.00	\$ -		\$ -	0.00%	\$ 21,900.00
5.04	1 IN. CU WATER SERVICE (TRENCHED)	223.00	LF	\$ 40.00	\$ 8,920.00	0.00	\$ -		\$ -	0.00%	\$ 8,920.00

A					B	C	D	E	F		G
Item		Bid Item Quantity		Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description										
5.05	1 IN. CU WATER SERVICE (BORED)	249.00	LF	\$ 85.00	\$ 21,165.00	0.00	\$ -		\$ -	0.00%	\$ 21,165.00
5.06	CORP STOP, 1 IN.	36.00	EA	\$ 500.00	\$ 18,000.00	0.00	\$ -		\$ -	0.00%	\$ 18,000.00
5.07	CURB STOP AND BOX, 1 IN.	6.00	EA	\$ 500.00	\$ 3,000.00	0.00	\$ -		\$ -	0.00%	\$ 3,000.00
5.08	WATER SERVICE CONNECTION	36.00	EA	\$ 700.00	\$ 25,200.00	0.00	\$ -		\$ -	0.00%	\$ 25,200.00
5.09	VALVE, GATE, 6 IN. DIA.	9.00	EA	\$ 1,500.00	\$ 13,500.00	0.00	\$ -		\$ -	0.00%	\$ 13,500.00
5.1	TAPPING VALVE ASSEMBLY, 10" X 6"	1.00	EA	\$ 5,500.00	\$ 5,500.00	0.00	\$ -		\$ -	0.00%	\$ 5,500.00
5.11	FIRE HYDRANT ASSEMBLY	5.00	EA	\$ 6,500.00	\$ 32,500.00	0.00	\$ -		\$ -	0.00%	\$ 32,500.00
5.12	WATER MAIN CONNECTION	7.00	EA	\$ 1,000.00	\$ 7,000.00	0.00	\$ -		\$ -	0.00%	\$ 7,000.00
5.13	TEMPORARY WATER MAIN	1.00	LS	\$ 8,500.00	\$ 8,500.00	0.00	\$ -		\$ -	0.00%	\$ 8,500.00
5.14	REMOVE FIRE HYDRANT ASSEMBLY	2.00	EA	\$ 1,000.00	\$ 2,000.00	0.00	\$ -		\$ -	0.00%	\$ 2,000.00
5.15	REMOVAL OF WATER MAIN, LESS THAN OR EQUAL TO 6"	465.00	LF	\$ 5.50	\$ 2,557.50	0.00	\$ -		\$ -	0.00%	\$ 2,557.50
5.16	ABANDON WATER MAIN	6.00	EA	\$ 200.00	\$ 1,200.00	0.00	\$ -		\$ -	0.00%	\$ 1,200.00
6.01	MANHOLE TYPE SW-401, 48 IN. DIA.	1.00	EA	\$ 4,900.00	\$ 4,900.00	0.00	\$ -		\$ -	0.00%	\$ 4,900.00
6.02	INTAKE, SW-501	1.00	EA	\$ 4,450.00	\$ 4,450.00	0.00	\$ -		\$ -	0.00%	\$ 4,450.00
6.03	INTAKE, SW-508	2.00	EA	\$ 5,250.00	\$ 10,500.00	0.00	\$ -		\$ -	0.00%	\$ 10,500.00
6.04	INTAKE, SW-504	1.00	EA	\$ 5,600.00	\$ 5,600.00	0.00	\$ -		\$ -	0.00%	\$ 5,600.00
6.05	INTAKE, SW-513	1.00	EA	\$ 6,300.00	\$ 6,300.00	0.00	\$ -		\$ -	0.00%	\$ 6,300.00
6.06	REMOVAL OF INTAKE	5.00	EA	\$ 500.00	\$ 2,500.00	0.00	\$ -		\$ -	0.00%	\$ 2,500.00
7.01	PAVEMENT, PCC, 7 IN.	219.00	SY	\$ 95.00	\$ 20,805.00	0.00	\$ -		\$ -	0.00%	\$ 20,805.00
7.02	PAVEMENT, PCC, 6 IN.	422.00	SY	\$ 75.00	\$ 31,650.00	0.00	\$ -		\$ -	0.00%	\$ 31,650.00
7.03	PAVEMENT, HMA, 6 IN.	172.00	SY	\$ 75.00	\$ 12,900.00	0.00	\$ -		\$ -	0.00%	\$ 12,900.00
7.04	SIDEWALK, PCC, 4 IN.	451.00	SY	\$ 80.00	\$ 36,080.00	0.00	\$ -		\$ -	0.00%	\$ 36,080.00
7.05	CURB AND GUTTER, 2.5', 7"	111.00	LF	\$ 45.00	\$ 4,995.00	0.00	\$ -		\$ -	0.00%	\$ 4,995.00
7.05	GRANULAR SURFACING, ROAD/DRIVEWAY	15.00	TON	\$ 20.00	\$ 300.00	0.00	\$ -		\$ -	0.00%	\$ 300.00
7.06	PAVEMENT REMOVAL	1,200.00	SY	\$ 9.00	\$ 10,800.00	0.00	\$ -		\$ -	0.00%	\$ 10,800.00
7.07	DETECTABLE WARNING	108.00	SF	\$ 50.00	\$ 5,400.00	0.00	\$ -		\$ -	0.00%	\$ 5,400.00
7.08	BACKFILL, GRANULAR	320.00	TON	\$ 20.00	\$ 6,400.00	0.00	\$ -		\$ -	0.00%	\$ 6,400.00
7.09	PCC PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 5,500.00	\$ 5,500.00	0.00	\$ -		\$ -	0.00%	\$ 5,500.00
9.01	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	0.86	AC	\$ 5,000.00	\$ 4,300.00	0.00	\$ -		\$ -	0.00%	\$ 4,300.00
9.02	REMOVE AND REPLACE LANDSCAPING	1.00	LS	\$ 5,500.00	\$ 5,500.00	0.00	\$ -		\$ -	0.00%	\$ 5,500.00
9.03	INTAKE PROTECTION DEVICE	15.00	EA	\$ 100.00	\$ 1,500.00	0.00	\$ -		\$ -	0.00%	\$ 1,500.00
9.04	INTAKE PROTECTION DEVICE, MAINTENANCE	15.00	EA	\$ 50.00	\$ 750.00	0.00	\$ -		\$ -	0.00%	\$ 750.00

A				B	C	D	E	F		G
Item		Bid Item Quantity	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description									
9.05	CONCRETE WASHOUT PITS	1.00	LS \$ 500.00	\$ 500.00	0.00	\$ -		\$ -	0.00%	\$ 500.00
	Totals			\$ 674,462.50		\$ 35,150.00	\$ -	\$ 35,150.00	5.21%	\$ 639,312.50

Contractor's Application

For (Contract):	Bryan and Rapids Street Water Main Replacement						Application Number:		1 (ONE)	
Application Period:	12/19/2018 to 3/29/2019						Application Date:		4/1/2019	
A	B C			D		E	Subtotal Amount Completed and Stored to Date (D + E)	F		G
Specification Section / Bid Item No.	Supplier Invoice Number	Description of Materials or Equipment Stored	Storage Location	Stored Previously		Amount Stored this Month (\$)		Incorporated in Work		Materials Remaining in Storage (\$) (D + E - F)
				Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/ Year)	Amount (\$)	
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Contractor's Application

For (Contract):	Adel Water Utility Improvements, Phase 1 Bryan and Rapids Street Water Main Replacement					Application Number:	1 (ONE)
						Application Date:	4/1/2019
Application Period:	From:	12/19/2018	To:	3/29/2019	Contractor:	Crow River Construction 21 1st Avenue SW, New London, MN 56273	

Original Contract Amount:	\$	674,462.50
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Approved Change Orders:

[illegible]

Revised Contract Amount:	\$	674,462.50
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Pay Estimates Paid-to-Date

[illegible]

Total Estimates Paid to Date: \$ -

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Total Construction Cost:	\$	-
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Contractor's Application for Payment No.

2 (TWO)

Application Period: 2/28/2019

3/27/2019

Application Date:

3/27/2019

To (Owner):	City of Adel, IA 301 South 10th Street, Adel, IA 50003	From (Contractor):	Thorpe Water Development Company P.O. Box 555, Ankeny, IA 50023	Via (Engineer):	McClure Engineering Company 1360 NW 121st Street, Clive, IA 50325
Owner's USDA-RD Number:	-	Contractor's Contract Number:	42726	Engineer's Contract Number:	20718098-00
Project:	Adel Water Utility Improvements, Phase 1		Contract:	Part B, Section 1 - Raw Water Transmission Main	

Application For Payment - Change Order Summary		
Approved Change Orders		
Number	Additions	Deductions
Totals:	\$ -	\$ -
Net Change by Change Order:	\$	-

1. Original Contract Price.....	\$	739,921.00
2. Net change by Change Orders.....	\$	-
3. Current Contract Price (Line 1 ± 2).....	\$	739,921.00
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	226,937.53
5. Retainage		
a. 5.0% X \$ 50,000.00 Work Completed.....	\$	2,500.00
b. 5.0% X \$ 176,937.53 Stored Material.....	\$	8,846.87
c. Total Retainage (Line 5a + Line 5b).....	\$	11,346.87
6. Amount Eligible to Date (Line 4 - Line 5c).....	\$	215,590.66
7. Less Previous Payments (Line 6 from prior Application).....	\$	191,840.66
8. Amount Due This Application.....	\$	23,750.00
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	524,330.34

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:

[Signature]

Date:

4/3/19

Payment of:

\$23,750.00

(Line 8 or other - attach explanation of the other amount)

is recommended by:

[Signature]

(Engineer)

4/3/19

(Date)

Payment of:

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding Agency (if applicable)

(Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	Part B, Section 1 - Raw Water Transmission Main						Application Number:		2 (TWO)				
Application Period:	2/28/2019		to	3/27/2019			Application Date:		3/27/2019				
A				B		C	D	E	F		G		
Item				Bid Item Quantity	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
Bid Item Number	Description												
1	MOBILIZATION AND BONDING			1.00	LS	\$ 45,000.00	\$ 45,000.00	0.50	\$ 22,500.00		\$ 22,500.00	50.00%	\$ 22,500.00
2	TRAFFIC CONTROL			1.00	LS	\$ 5,000.00	\$ 5,000.00	0.20	\$ 1,000.00		\$ 1,000.00	20.00%	\$ 4,000.00
3	SWPPP PREPARATION			1.00	LS	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00		\$ 2,500.00	100.00%	\$ -
4	SWPPP MANAGEMENT			1.00	LS	\$ 2,500.00	\$ 2,500.00	0.00	\$ -		\$ -	0.00%	\$ 2,500.00
5	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION			9,500.00	LF	\$ 2.00	\$ 19,000.00	0.00	\$ -		\$ -	0.00%	\$ 19,000.00
6	SIL FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT			9,500.00	LF	\$ 0.50	\$ 4,750.00	0.00	\$ -		\$ -	0.00%	\$ 4,750.00
7	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE			9,500.00	LF	\$ 0.25	\$ 2,375.00	0.00	\$ -		\$ -	0.00%	\$ 2,375.00
8	STABILIZED CONSTRUCTION ENTRANCE			125.00	TON	\$ 30.00	\$ 3,750.00	0.00	\$ -		\$ -	0.00%	\$ 3,750.00
9	CLEARING AND GRUBBING			0.50	AC	\$ 48,000.00	\$ 24,000.00	0.50	\$ 24,000.00		\$ 24,000.00	100.00%	\$ -
10	TOPSOIL, ON-SITE			3,764.40	CY	\$ 5.00	\$ 18,822.00	0.00	\$ -		\$ -	0.00%	\$ 18,822.00
11	SUBBASE, GRANULAR SUBBASE			23.00	TON	\$ 104.00	\$ 2,392.00	0.00	\$ -		\$ -	0.00%	\$ 2,392.00
12	COMPACTION TESTING			1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -		\$ -	0.00%	\$ 5,000.00
13	TRENCH FOUNDATION			270.00	TON	\$ 28.00	\$ 7,560.00	0.00	\$ -		\$ -	0.00%	\$ 7,560.00
14	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL			4,229.20	CY	\$ 10.00	\$ 42,292.00	0.00	\$ -		\$ -	0.00%	\$ 42,292.00
15	SPOT REPAIRS BY PIPE REPLACEMENT			3.00	EA	\$ 500.00	\$ 1,500.00	0.00	\$ -		\$ -	0.00%	\$ 1,500.00
16	WATER MAIN, TRENCHED, 12 IN, PVC			5,800.00	LF	\$ 50.00	\$ 290,000.00	0.00	\$ -	\$ 90,563.20	\$ 90,563.20	31.23%	\$ 199,436.80
17	WATER MAIN, TRENCHED, 8 IN, PVC			20.00	LF	\$ 40.00	\$ 800.00	0.00	\$ -	\$ 528.98	\$ 528.98	66.12%	\$ 271.02
18	WATER MAIN, TRENCHED, 6 IN, PVC			637.00	LF	\$ 30.00	\$ 19,110.00	0.00	\$ -	\$ 5,326.25	\$ 5,326.25	27.87%	\$ 13,783.75
19	WATER MAIN, TRENCHLESS, 12 IN, PVC			700.00	LF	\$ 110.00	\$ 77,000.00	0.00	\$ -	\$ 15,225.00	\$ 15,225.00	19.77%	\$ 61,775.00
20	FITTING, TEE, 12x12 INCH, DUCTILE IRON			2.00	EA	\$ 1,250.00	\$ 2,500.00	0.00	\$ -	\$ 1,804.41	\$ 1,804.41	72.18%	\$ 695.59
21	FITTING, WYE, 12X8 INCH, DUCTILE IRON			1.00	EA	\$ 2,050.00	\$ 2,050.00	0.00	\$ -	\$ 680.37	\$ 680.37	33.19%	\$ 1,369.63
22	FITTING, WYE, 8 INCH, DUCTILE IRON			1.00	EA	\$ 850.00	\$ 850.00	0.00	\$ -	\$ 422.43	\$ 422.43	49.70%	\$ 427.57

A				B		C	D	E	F		G
Item		Bid Item Quantity		Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description										
23	FITTING, CROSS, 12 INCH, DUCTILE IRON	2.00	EA	\$ 2,100.00	\$ 4,200.00	0.00	\$ -	\$ 1,480.64	\$ 1,480.64	35.25%	\$ 2,719.36
24	FITTING, 45 DEGREE BEND, 12 INCH, DUCTILE IRON	7.00	EA	\$ 750.00	\$ 5,250.00	0.00	\$ -	\$ 3,375.90	\$ 3,375.90	64.30%	\$ 1,874.10
25	FITTING, 45 DEGREE BEND, 6 INCH, DUCTILE IRON	3.00	EA	\$ 250.00	\$ 750.00	0.00	\$ -	\$ 380.16	\$ 380.16	50.69%	\$ 369.84
26	FITTING, 22.5 DEGREE BEND, 12 INCH, DUCTILE IRON	1.00	EA	\$ 850.00	\$ 850.00	0.00	\$ -	\$ 325.64	\$ 325.64	38.31%	\$ 524.36
27	FITTING, 11.25 DEGREE BEND, 12 INCH, DUCTILE IRON	3.00	EA	\$ 650.00	\$ 1,950.00	0.00	\$ -	\$ 933.51	\$ 933.51	47.87%	\$ 1,016.49
28	FITTING, REDUCER, 8 IN X 6 IN, DUCTILE IRON	2.00	EA	\$ 250.00	\$ 500.00	0.00	\$ -	\$ 239.12	\$ 239.12	47.82%	\$ 260.88
29	FITTING, REDUCER, 12 IN X 8 IN, DUCTILE IRON	2.00	EA	\$ 550.00	\$ 1,100.00	0.00	\$ -	\$ 443.38	\$ 443.38	40.31%	\$ 656.62
30	FITTING, REDUCER, 12 IN X 6 IN, DUCTILE IRON	5.00	EA	\$ 550.00	\$ 2,750.00	0.00	\$ -	\$ 1,128.10	\$ 1,128.10	41.02%	\$ 1,621.90
31	FITTING, CAP, 6 INCH, DUCTILE IRON	3.00	EA	\$ 250.00	\$ 750.00	0.00	\$ -	\$ 185.52	\$ 185.52	24.74%	\$ 564.48
32	FITTING, CAP, 12 INCH, DUCTILE IRON	1.00	EA	\$ 450.00	\$ 450.00	0.00	\$ -	\$ 154.83	\$ 154.83	34.41%	\$ 295.17
33	VALVE, GATE, 12 INCH, DUCTILE IRON	3.00	EA	\$ 3,000.00	\$ 9,000.00	0.00	\$ -	\$ 8,505.00	\$ 8,505.00	94.50%	\$ 495.00
34	VALVE, GATE, 8 INCH, DUCTILE IRON	1.00	EA	\$ 2,000.00	\$ 2,000.00	0.00	\$ -	\$ 1,259.25	\$ 1,259.25	62.96%	\$ 740.75
35	VALVE, GATE, 6 INCH, DUCTILE IRON	5.00	EA	\$ 1,200.00	\$ 6,000.00	0.00	\$ -	\$ 5,818.75	\$ 5,818.75	96.98%	\$ 181.25
36	PIGGING STATION ASSEMBLY, DUCTILE IRON	2.00	EA	\$ 24,000.00	\$ 48,000.00	0.00	\$ -	\$ 38,157.09	\$ 38,157.09	79.49%	\$ 9,842.91
37	PIG INTERCEPTOR, DUCTILE IRON	1.00	EA	\$ 22,000.00	\$ 22,000.00	0.00	\$ -		\$ -	0.00%	\$ 22,000.00
38	DRIVEWAY, GRANULAR	560.00	TON	\$ 32.00	\$ 17,920.00	0.00	\$ -		\$ -	0.00%	\$ 17,920.00
39	PAVEMENT OR OVERLAY, HMA, 6 IN	50.00	SY	\$ 175.00	\$ 8,750.00	0.00	\$ -		\$ -	0.00%	\$ 8,750.00
40	PAVEMENT REMOVAL	49.00	SY	\$ 50.00	\$ 2,450.00	0.00	\$ -		\$ -	0.00%	\$ 2,450.00
41	UNCHARTED UTILITIES - PARALLEL (EST)	200.00	LF	\$ 1.00	\$ 200.00	0.00	\$ -		\$ -	0.00%	\$ 200.00
42	UNCHARTED UTILITIES - CROSSING (EST)	10.00	EA	\$ 500.00	\$ 5,000.00	0.00	\$ -		\$ -	0.00%	\$ 5,000.00
43	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING (URBAN)	1.40	AC	\$ 5,400.00	\$ 7,560.00	0.00	\$ -		\$ -	0.00%	\$ 7,560.00
44	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING (RURAL)	1.10	AC	\$ 5,400.00	\$ 5,940.00	0.00	\$ -		\$ -	0.00%	\$ 5,940.00

A				B		C	D	E	F		G
Item		Bid Item Quantity		Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description										
45	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING (WETLAND)	1.00	AC	\$ 7,800.00	\$ 7,800.00	0.00	\$ -		\$ -	0.00%	\$ 7,800.00
	Totals				\$ 739,921.00		\$ 50,000.00	\$ 176,937.53	\$ 226,937.53	30.67%	\$ 512,983.47

Contractor's Application

For (Contract):	Part B, Section 1 - Raw Water Transmission Main						Application Number:		2 (TWO)	
Application Period:	2/28/2019 to 3/27/2019						Application Date:		3/27/2019	
A	B C			D		E	Subtotal Amount Completed and Stored to Date (D + E)	F		G
Specification Section / Bid Item No.	Supplier Invoice Number	Description of Materials or Equipment Stored	Storage Location	Stored Previously		Amount Stored this Month (\$)		Incorporated in Work		Materials Remaining in Storage (\$) (D + E - F)
				Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/ Year)	Amount (\$)	
16	K039615 K036834	12" PVC Water Main Pipe	On Site	Feb-2019	\$ -	\$ 90,563.20	\$ 90,563.20		\$ -	\$ 90,563.20
17	K036834	8" PVC Water Main Pipe	On Site	Feb-2019	\$ -	\$ 528.98	\$ 528.98		\$ -	\$ 528.98
18	K039615 K036834	6" PVC Water Main Pipe	On Site	Feb-2019	\$ -	\$ 5,326.25	\$ 5,326.25		\$ -	\$ 5,326.25
19	K122356	12" PVC Water Main Pipe (RJ)	On Site	Feb-2019	\$ -	\$ 15,225.00	\$ 15,225.00		\$ -	\$ 15,225.00
20	K036834	12" Tee	On Site	Feb-2019	\$ -	\$ 1,804.41	\$ 1,804.41		\$ -	\$ 1,804.41
21	K036834	12" X 8" Wye	On Site	Feb-2019	\$ -	\$ 680.37	\$ 680.37		\$ -	\$ 680.37
22	K036834	8" Wye	On Site	Feb-2019	\$ -	\$ 422.43	\$ 422.43		\$ -	\$ 422.43
23	K036834	12" Cross	On Site	Feb-2019	\$ -	\$ 1,480.64	\$ 1,480.64		\$ -	\$ 1,480.64
24	K036834	12" 45-Degree Fitting	On Site	Feb-2019	\$ -	\$ 3,375.90	\$ 3,375.90		\$ -	\$ 3,375.90
25	K036834	6" 45-Degre Fitting	On Site	Feb-2019	\$ -	\$ 380.16	\$ 380.16		\$ -	\$ 380.16
26	K036834	12" 22.5-Degree Fitting	On Site	Feb-2019	\$ -	\$ 325.64	\$ 325.64		\$ -	\$ 325.64
27	K036834	12" 11.25-Degree Fitting	On Site	Feb-2019	\$ -	\$ 933.51	\$ 933.51		\$ -	\$ 933.51
28	K036834	8" x 6" Reducer	On Site	Feb-2019	\$ -	\$ 239.12	\$ 239.12		\$ -	\$ 239.12
29	K036834	12" x 8" Reducer	On Site	Feb-2019	\$ -	\$ 443.38	\$ 443.38		\$ -	\$ 443.38
30	K036834	12" x 6" Reducer	On Site	Feb-2019	\$ -	\$ 1,128.10	\$ 1,128.10		\$ -	\$ 1,128.10
31	K036834	6" Cap	On Site	Feb-2019	\$ -	\$ 185.52	\$ 185.52		\$ -	\$ 185.52
32	K036834	12" Cap	On Site	Feb-2019	\$ -	\$ 154.83	\$ 154.83		\$ -	\$ 154.83
33	K036834	12" Gate Valve	On Site	Feb-2019	\$ -	\$ 8,505.00	\$ 8,505.00		\$ -	\$ 8,505.00
34	K036834	8" Gate Valve	On Site	Feb-2019	\$ -	\$ 1,259.25	\$ 1,259.25		\$ -	\$ 1,259.25
35	K036834	6" Gate Valve	On Site	Feb-2019	\$ -	\$ 5,818.75	\$ 5,818.75		\$ -	\$ 5,818.75
36	K036834	Pigging Station Assembly	On Site	Feb-2019	\$ -	\$ 38,157.09	\$ 38,157.09		\$ -	\$ 38,157.09
		Totals			\$ -	\$ 176,937.53	\$ 176,937.53		\$ -	\$ 176,937.53

Contractor's Application

For (Contract):	Adel Water Utility Improvements, Phase 1 Part B, Section 1 - Raw Water Transmission Main					Application Number:	2 (TWO)
						Application Date:	3/27/2019
Application Period:	From:	2/28/2019	To:	3/27/2019	Contractor:	Thorpe Water Development Company P.O. Box 555, Ankeny, IA 50023	

Original Contract Amount:	\$	739,921.00
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Approved Change Orders:

[illegible]

Revised Contract Amount:	\$	739,921.00
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Pay Estimates Paid-to-Date

[illegible]

Total Estimates Paid to Date: \$ **191,840.66**

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Total Construction Cost: \$ 191,840.66

Contractor's Application for Payment No.

2 (Two)

Application Period:

3/2/2019

to

3/22/2019

Application Date:

3/28/2019

To (Owner):

City of Adel, IA
301 South 10th St, Adel, IA 50003

From (Contractor):

WRH, Inc.
1648 T Avenue, South Amana, IA 52334

Via (Engineer):

McClure Engineering Co.
1360 NW 121st St, Clive, IA 50325

Owner's USDA-RD
Number:

-

Contractor's
Contract Number:

1291

Engineer's Project
Number:

20718098-00

Project:

Adel Water Utility Improvements: Phase 1

Contract:

Part B - Section 3 - Well 5 & 6: Site Work, Well House, Equipment and
Miscellaneous Well Connections

Application For Payment - Change Order Summary

Approved Change Orders

Number

Additions

Deductions

Totals:

\$

-

\$

-

Net Change by
Change Order:

\$

-

1. Original Contract Price.....	\$	1,258,000.00
2. Net change by Change Orders.....	\$	-
3. Current Contract Price (Line 1 ± 2).....	\$	1,258,000.00
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	107,495.00
5. Retainage		
a. 5.0% X \$ 107,495.00 Work Completed.....	\$	5,374.75
b. 5.0% X \$ - Stored Material.....	\$	-
c. Early Release of Retainage.....	\$	-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	5,374.75
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$	102,120.25
7. Less Previous Payments (Line 6 from prior Application).....	\$	89,399.75
8. Amount Due This Application.....	\$	12,720.50
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	1,155,879.75

Payment of:

\$12,720.50

(Line 8 or other - attach explanation of the other amount)

is recommended by:



(Engineer)

4/3/19

(Date)

Payment of:

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

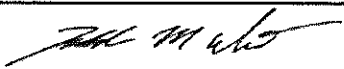
Funding Agency (if applicable)

(Date)

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:



Date:

3/28/2019

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	Part B - Section 3 - Well 5 & 6: Site Work, Well House, Equipment and Miscellaneous Well Connections				Application Number:	2 (Two)		
Application Period:	3/2/2019	to	3/22/2019		Application Date:	3/28/2019		
A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 01 - General Requirements								
1.1	Bonds & Insurance	\$ 15,880.00	\$ 15,880.00	\$ -		\$ 15,880.00	100.00%	\$ -
1.2	General Conditions	\$ 120,510.00	\$ 13,390.00	\$ 13,390.00		\$ 26,780.00	22.22%	\$ 93,730.00
1.3	Mobilization	\$ 32,280.00	\$ -			\$ -	0.00%	\$ 32,280.00
Division 03 - Concrete								
3.1	Footings / Foundations	\$ 56,965.00	\$ -	\$ -		\$ -	0.00%	\$ 56,965.00
3.2	Building Slab-on-Grade	\$ 8,750.00	\$ -	\$ -		\$ -	0.00%	\$ 8,750.00
3.3	Precast Concrete Roof Planks	\$ 29,560.00	\$ -	\$ -		\$ -	0.00%	\$ 29,560.00
3.4	Building Stoops & Equipment Pads	\$ 3,130.00	\$ -	\$ -		\$ -	0.00%	\$ 3,130.00
Division 04 - Masonry								
4.1	Masonry	\$ 85,060.00	\$ -	\$ -		\$ -	0.00%	\$ 85,060.00
Division 05 - Metals								
5.1	Misc. Metals	\$ 2,275.00	\$ -	\$ -		\$ -	0.00%	\$ 2,275.00
Division 07 - Thermal and Moisture Protection								
7.1	Roofing / Hatches / Specialty Metals	\$ 39,690.00	\$ -	\$ -		\$ -	0.00%	\$ 39,690.00
Division 08 - Openings								
8.1	Doors / Frames / Hardware	\$ 18,460.00	\$ -	\$ -		\$ -	0.00%	\$ 18,460.00
Division 09 - Painting and Coating								
9.1	Painting / Coatings	\$ 19,470.00	\$ -	\$ -		\$ -	0.00%	\$ 19,470.00
Division 23 - Heating, Ventilating, and Air Conditioning								
23.1	HVAC / Plumbing	\$ 66,180.00	\$ -	\$ -		\$ -	0.00%	\$ 66,180.00
Division 26 - Electrical								
26.1	Electrical	\$ 162,230.00	\$ -	\$ -		\$ -	0.00%	\$ 162,230.00
26.2	Standby Power Generator	\$ 56,100.00	\$ -	\$ -		\$ -	0.00%	\$ 56,100.00
Division 31 - Earthwork								
31.1	Erosion Control	\$ 19,575.00	\$ 14,750.00	\$ -		\$ 14,750.00	75.35%	\$ 4,825.00
31.2	Clearing & Grubbing	\$ 13,410.00	\$ 13,410.00	\$ -		\$ 13,410.00	100.00%	\$ -
31.3	Site Grading Cut / Fill	\$ 42,465.00	\$ -	\$ -		\$ -	0.00%	\$ 42,465.00
31.4	Build Well House Pads	\$ 28,855.00	\$ 28,855.00	\$ -		\$ 28,855.00	100.00%	\$ -
31.5	Drilled Concrete Piers	\$ 91,350.00	\$ -	\$ -		\$ -	0.00%	\$ 91,350.00
31.6	Building Excavation & Backfill	\$ 5,620.00	\$ -	\$ -		\$ -	0.00%	\$ 5,620.00
31.7	Strip & Re-spread Topsoil	\$ 26,060.00	\$ 7,820.00	\$ -		\$ 7,820.00	30.01%	\$ 18,240.00

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 32 - Exterior Improvements								
32.1	Fencing	\$ 17,630.00	\$ -	\$ -		\$ -	0.00%	\$ 17,630.00
32.2	Seeding	\$ 19,220.00	\$ -	\$ -		\$ -	0.00%	\$ 19,220.00
Division 33 - Utilities								
33.1	Site Utility Underground Piping	\$ 14,930.00	\$ -	\$ -		\$ -	0.00%	\$ 14,930.00
Division 40 - Process Interconnections								
40.1	Process Valves	\$ 87,340.00	\$ -	\$ -		\$ -	0.00%	\$ 87,340.00
40.2	Process Pipe	\$ 36,100.00	\$ -	\$ -		\$ -	0.00%	\$ 36,100.00
40.3	SCADA / Controls	\$ 100,090.00	\$ -	\$ -		\$ -	0.00%	\$ 100,090.00
Lump Sum Included Unit Bid Prices								
UP-1	Remove and Dispose of Earthen Mat'l 2,455 CY @ \$5.00 / CY	\$ 12,275.00	\$ -	\$ -		\$ -	0.00%	\$ 12,275.00
UP-2	Gravel Surfacing 1,686 SY @ \$15.00 / SY	\$ 25,290.00	\$ -	\$ -		\$ -	0.00%	\$ 25,290.00
UP-3	IDOT Class A Revetment Stone 25 CY @ \$50.00 / CY	\$ 1,250.00	\$ -	\$ -		\$ -	0.00%	\$ 1,250.00
	Total	\$ 1,258,000.00	\$ 94,105.00	\$ 13,390.00	\$ -	\$ 107,495.00	8.54%	\$ 1,150,505.00

Contractor's Application

EJCDC C-620 Contractor's Application for Payment
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Page 4 of 5

Partial Pay Estimates Paid-to-Date

Contractor's Application

For (Contract):	Adel Water Utility Improvements: Phase 1 Part B - Section 3 - Well 5 & 6: Site Work, Well House, Equipment and Miscellaneous Well Connections					Application Number:	2 (Two)
						Application Date:	3/28/2019
Application Period:	From:	3/2/2019	To:	3/22/2019	Contractor:	WRH, Inc. 1648 T Avenue, South Amana, IA 52334	

Original Contract Amount: \$ 1,258,000.00

Approved Change Orders:

Number	Date	Amount

Revised Contract Amount: \$ 1,258,000.00

Pay Estimates Paid-to-Date

Pay Estimate Number	Date	Amount
1	Pending	\$ 89,399.75

Total Estimates Paid to Date: \$ 89,399.75

2	3/28/2019	\$ 12,720.50
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Total Construction Cost: \$ 102,120.25



Contractor's Application for Payment No.

2 (TWO)

Application Period: 3/2/2019 to 3/31/2019 Application Date: 4/3/2019

To (Owner):	City of Adel, IA 301 South 10th Street, Adel, IA 50003	From (Contractor):	Minger Construction Companies, Inc. 620 Corporate Drive, Jordan, MN 55352	Via (Engineer):	McClure Engineering Company 1360 NW 121st Street, Clive, IA 50325
Owner's USDA-RD Number:	-	Contractor's Contract Number:	18-064	Engineer's Contract Number:	20317006-01
Project:	Adel East Annex Sanitary Utility Improvements		Contract:	Bid Package No. 2 - Sanitary Sewer and Force Main	

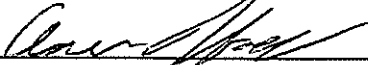
Application For Payment - Change Order Summary		
Approved Change Orders		
Number	Additions	Deductions
Totals:	\$ -	\$ -
Net Change by Change Order:	\$ -	

1. Original Contract Price.....	\$	3,687,953.00
2. Net change by Change Orders.....	\$	-
3. Current Contract Price (Line 1 ± 2).....	\$	3,687,953.00
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	874,171.31
5. Retainage		
a. 5.0% X \$ 701,842.10 Work Completed.....	\$	35,092.10
b. 5.0% X \$ 172,329.21 Stored Material.....	\$	8,616.46
c. Total Retainage (Line 5a + Line 5b).....	\$	43,708.56
6. Amount Eligible to Date (Line 4 - Line 5c).....	\$	830,462.75
7. Less Previous Payments (Line 6 from prior Application).....	\$	342,731.50
8. Amount Due This Application.....	\$	487,731.25
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	2,857,490.25

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: 

Date: 4/5/2019

Payment of:

\$487,731.25

(Line 8 or other - attach explanation of the other amount)

is recommended by:


(Engineer)

4-5-2019

(Date)

Payment of:

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding Agency (if applicable)

(Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	Bid Package No. 2 - Sanitary Sewer and Force Main				Application Number:		2 (TWO)		
Application Period:	3/2/2019		to	3/31/2019	Application Date:		4/3/2019		
A					D	E	F		G
Item		Bid Item Quantity	Unit Price	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
Bid Item Number	Description								
BASE BID									
1	Mobilization	1.00	LS	\$ 300,000.00	\$ 120,000.00		\$ 120,000.00	40.00%	\$ 180,000.00
2	Clearing and Grubbing	13.40	AC	\$ 5,900.00	\$ 80,771.00		\$ 80,771.00	102.16%	\$ (1,711.00)
3	Topsoil, On-Site	21,130.00	CY	\$ 0.20	\$ 1,000.00		\$ 1,000.00	23.66%	\$ 3,226.00
4	Trench Foundation	1,500.00	TON	\$ 30.00	\$ 20,753.10		\$ 20,753.10	46.12%	\$ 24,246.90
5	Replacement of Unsuitable Backfill Materials	1,200.00	CY	\$ 8.00	\$ 192.00		\$ 192.00	2.00%	\$ 9,408.00
6	Trench Compaction Testing	1.00	LS	\$ 8,000.00	\$ 1,600.00		\$ 1,600.00	20.00%	\$ 6,400.00
7	Granular Backfill, Type A	95.00	CY	\$ 16.00	\$ -		\$ -	0.00%	\$ 1,520.00
8	Dewatering Excavation	1.00	LS	\$ 175,000.00	\$ 17,500.00		\$ 17,500.00	10.00%	\$ 157,500.00
9	Bore/Receiving Shaft, Greater than 20 Feet Deep	6.00	EA	\$ 50,000.00	\$ 100,000.00		\$ 100,000.00	33.33%	\$ 200,000.00
10	Sanitary Sewer Force Main, Trenchless, Casing w/ Casing End Seal, 30-in Diameter	475.00	LF	\$ 575.00	\$ -		\$ -	0.00%	\$ 273,125.00
11	Sanitary Sewer Gravity Main, PVC, 16-in Diameter	1,650.00	LF	\$ 107.00	\$ 2,140.00		\$ 2,140.00	1.21%	\$ 174,410.00
12	Sanitary Sewer Gravity Main, DIP, 16-in Diameter	1,200.00	LF	\$ 190.00	\$ -	\$ 63,973.11	\$ 63,973.11	28.06%	\$ 164,026.89
13	Sanitary Sewer Gravity Main, PVC, 24-in Diameter	2,550.00	LF	\$ 115.00	\$ 19,780.00	\$ 60,446.40	\$ 80,226.40	27.36%	\$ 213,023.60
14	Sanitary Sewer Gravity Main, DIP, 24-in Diameter	2,050.00	LF	\$ 250.00	\$ -	\$ 3,968.26	\$ 3,968.26	0.77%	\$ 508,531.74
15	Sanitary Sewer Gravity Main, Trenchless, RJ PVC, 24-in Diameter w/ Casing	120.00	LF	\$ 595.00	\$ 71,400.00		\$ 71,400.00	100.00%	\$ -
16	Sanitary Sewer Gravity Main, Trenchless, RJ DIP, 16-in Diameter w/ Casing	320.00	LF	\$ 410.00	\$ 41,000.00	\$ 24,225.04	\$ 65,225.04	49.71%	\$ 65,974.96
17	Sanitary Sewer Force Main, PVC, 8-in Diameter	4,300.00	LF	\$ 41.00	\$ 115,579.00	\$ 10,864.00	\$ 126,443.00	71.72%	\$ 49,857.00

A					D	E	F		G
Item		Bid Item Quantity		Unit Price	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description								
18	Sanitary Sewer Force Main, PVC, 12-in Diameter	70.00	LF	\$ 108.00	\$ -	\$ 1,736.40	\$ 1,736.40	22.97%	\$ 5,823.60
19	Sanitary Sewer Force Main, PVC, 16-in Diameter	230.00	LF	\$ 120.00	\$ -	\$ 7,116.00	\$ 7,116.00	25.78%	\$ 20,484.00
20	Sanitary Sewer Force Main, DIP, 8-in Diameter	30.00	LF	\$ 20.00	\$ -		\$ -	0.00%	\$ 600.00
21	Sanitary Sewer Force Main, DIP, 12-in Diameter	30.00	LF	\$ 30.00	\$ -		\$ -	0.00%	\$ 900.00
22	Sanitary Sewer Force Main, DIP, 16-in Diameter	20.00	LF	\$ 40.00	\$ -		\$ -	0.00%	\$ 800.00
23	Sanitary Sewer Force Main, Trenchless, PVC, 8-in Diameter	475.00	LF	\$ 25.00	\$ -		\$ -	0.00%	\$ 11,875.00
24	Sanitary Sewer Force Main, Trenchless, PVC, 12-in Diameter	475.00	LF	\$ 40.00	\$ -		\$ -	0.00%	\$ 19,000.00
25	Sewage Air Release Valve, 2-in	2.00	EA	\$ 750.00	\$ -		\$ -	0.00%	\$ 1,500.00
26	Tracer Station, Rhino Triview	6.00	EA	\$ 325.00	\$ -		\$ -	0.00%	\$ 1,950.00
27	Post Construction CCTV Inspection of Sanitary Sewer	7,890.00	LF	\$ 2.00	\$ -		\$ -	0.00%	\$ 15,780.00
28	Fittings, DIP	5,500.00	LB	\$ 8.50	\$ 3,451.00		\$ 3,451.00	7.38%	\$ 43,299.00
29	Valve, Flange x Flange Plug, 8-in	1.00	EA	\$ 2,000.00	\$ -		\$ -	0.00%	\$ 2,000.00
30	Valve, Flange x Flange Plug, 12-in	1.00	EA	\$ 4,000.00	\$ -		\$ -	0.00%	\$ 4,000.00
31	Valve, Flange x Flange Plug, 16-in	1.00	EA	\$ 8,000.00	\$ -		\$ -	0.00%	\$ 8,000.00
32	Manhole, Type SW-301, 48-in Diameter	26.00	EA	\$ 5,500.00	\$ 11,000.00		\$ 11,000.00	7.69%	\$ 132,000.00
33	Force Main Junction Box, Concrete, 10-ft	1.00	EA	\$ 75,000.00	\$ -		\$ -	0.00%	\$ 75,000.00
34	Air Release Manhole, Concrete, 7-ft x 6-ft	1.00	EA	\$ 60,000.00	\$ -		\$ -	0.00%	\$ 60,000.00
35	Access Hatch, 36-in x 36-in	2.00	EA	\$ 2,000.00	\$ -		\$ -	0.00%	\$ 4,000.00
36	Access Hatch, 48-in x 48-in	1.00	EA	\$ 3,000.00	\$ -		\$ -	0.00%	\$ 3,000.00
37	Construct 24-in Drop Connection	1.00	EA	\$ 15,000.00	\$ -		\$ -	0.00%	\$ 15,000.00
38	Construct 16-in Drop Connection	1.00	EA	\$ 18,000.00	\$ -		\$ -	0.00%	\$ 18,000.00
39	Connection to Existing Sanitary Manhole	1.00	EA	\$ 20,000.00	\$ -		\$ -	0.00%	\$ 20,000.00
40	Connection to Existing Manhole at WWTP	1.00	EA	\$ 20,000.00	\$ -		\$ -	0.00%	\$ 20,000.00
41	Manhole Marker	26.00	EA	\$ 100.00	\$ -		\$ -	0.00%	\$ 2,600.00
42	Granular Surfacing	150.00	TON	\$ 40.00	\$ 2,880.00		\$ 2,880.00	48.00%	\$ 3,120.00
43	Temporary Traffic Control	1.00	LS	\$ 4,000.00	\$ 2,000.00		\$ 2,000.00	50.00%	\$ 2,000.00
44	Drain Tile Repair	60.00	EA	\$ 150.00	\$ 150.00		\$ 150.00	1.67%	\$ 8,850.00
45	Seeding, Rural, Type 3	15.00	AC	\$ 1,150.00	\$ -		\$ -	0.00%	\$ 17,250.00

A					D	E	F		G
Item		Bid Item Quantity		Unit Price	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description								
46	Seeding, CRP, Switchgrass	0.70	AC	\$ 860.00	\$ -		\$ -	0.00%	\$ 602.00
47	Seeding, CRP, Buffer	0.30	AC	\$ 860.00	\$ -		\$ -	0.00%	\$ 258.00
48	Seeding, Temporary, Type 5	6.00	AC	\$ 910.00	\$ -		\$ -	0.00%	\$ 5,460.00
49	Seeding, Wetland	3.20	AC	\$ 2,800.00	\$ -		\$ -	0.00%	\$ 8,960.00
50	Stormwater Pollution Prevention Plan Preparation	1.00	LS	\$ 500.00	\$ 500.00		\$ 500.00	100.00%	\$ -
51	Stormwater Pollution Prevention Plan Management	1.00	LS	\$ 3,000.00	\$ 600.00		\$ 600.00	20.00%	\$ 2,400.00
52	Temporary Rolled Erosion Control Products	2,800.00	SQ	\$ 7.60	\$ -		\$ -	0.00%	\$ 21,280.00
53	Silt Fence or Silt Fence Ditch Check	10,500.00	LF	\$ 1.40	\$ 3,500.00		\$ 3,500.00	23.81%	\$ 11,200.00
54	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	10,500.00	LF	\$ 0.05	\$ -		\$ -	0.00%	\$ 525.00
55	Silt Fence or Silt Fence Ditch Check, Removal of Device	10,500.00	LF	\$ 0.05	\$ -		\$ -	0.00%	\$ 525.00
56	Construct Stabilized Construction Entrance	125.00	TON	\$ 35.00	\$ 2,800.00		\$ 2,800.00	64.00%	\$ 1,575.00
57	Fencing, Remove and Replace	1,000.00	LF	\$ 15.00	\$ -		\$ -	0.00%	\$ 15,000.00
58	Concrete Washout Pits	1.00	LS	\$ 500.00	\$ -		\$ -	0.00%	\$ 500.00
BID ALTERNATE NO. 1 - EAGLE VISTA SANITARY SEWER									
BA1-1	Mobilization	1.00	LS	\$ 80,000.00	\$ 32,000.00		\$ 32,000.00	40.00%	\$ 48,000.00
BA1-2	Clearing and Grubbing	0.60	AC	\$ 7,500.00	\$ 4,500.00		\$ 4,500.00	100.00%	\$ -
BA1-3	Topsoil, On-Site	1,500.00	CY	\$ 0.10	\$ -		\$ -	0.00%	\$ 150.00
BA1-4	Trench Foundation	100.00	TON	\$ 30.00	\$ -		\$ -	0.00%	\$ 3,000.00
BA1-5	Replacement of Unsuitable Backfill Materials	200.00	CY	\$ 8.00	\$ -		\$ -	0.00%	\$ 1,600.00
BA1-6	Trench Compaction Testing	1.00	LS	\$ 1,500.00	\$ -		\$ -	0.00%	\$ 1,500.00
BA1-7	Dewatering Excavation	1.00	LS	\$ 500.00	\$ -		\$ -	0.00%	\$ 500.00
BA1-8	Sanitary Sewer Gravity Main, PVC, 12-in Diameter	910.00	LF	\$ 91.00	\$ 546.00		\$ 546.00	0.66%	\$ 82,264.00
BA1-9	Sanitary Sewer Gravity Main, Trenchless, RJ PVC, 12-in Diameter w/Casing	125.00	LF	\$ 385.00	\$ 46,200.00		\$ 46,200.00	96.00%	\$ 1,925.00
BA1-10	Post Construction CCTV Inspection of Sanitary Sewer	1,035.00	LF	\$ 2.00	\$ -		\$ -	0.00%	\$ 2,070.00
BA1-11	Manhole, Type SW-301, 48-in Diameter	4.00	EA	\$ 9,500.00	\$ -		\$ -	0.00%	\$ 38,000.00

A					D	E	F		G
Item		Bid Item Quantity		Unit Price	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item Number	Description								
BA1-12	Connection to Existing Sanitary Manhole, Eagle Vista	1.00	EA	\$ 14,000.00	\$ -		\$ -	0.00%	\$ 14,000.00
BA1-13	Manhole Marker	4.00	EA	\$ 100.00	\$ -		\$ -	0.00%	\$ 400.00
BA1-14	Granular Surfacing	13.00	TON	\$ 50.00	\$ -		\$ -	0.00%	\$ 650.00
BA1-15	Temporary Traffic Control	1.00	LS	\$ 1,000.00	\$ -		\$ -	0.00%	\$ 1,000.00
BA1-16	Rural Seeding, Type 3	1.00	AC	\$ 1,200.00	\$ -		\$ -	0.00%	\$ 1,200.00
BA1-17	Temporary Rolled Erosion Control Products	145.00	SQ	\$ 7.60	\$ -		\$ -	0.00%	\$ 1,102.00
BA1-18	Silt Fence/Silt Fence Ditch Check	360.00	LF	\$ 1.40	\$ -		\$ -	0.00%	\$ 504.00
BA1-19	Silt Fence/Silt Fence Ditch Check, Removal of Sediment	360.00	LF	\$ 0.05	\$ -		\$ -	0.00%	\$ 18.00
BA1-20	Silt Fence/Silt Fence Ditch Check, Removal of Device	360.00	LF	\$ 0.05	\$ -		\$ -	0.00%	\$ 18.00
BA1-21	Construct Stabilized Construction Entrance	35.00	TON	\$ 35.00	\$ -		\$ -	0.00%	\$ 1,225.00
	Totals				\$ 701,842.10	\$ 172,329.21	\$ 874,171.31	23.70%	\$ 2,813,781.69

Stored Material Summary

Contractor's Application

For (Contract):	Bid Package No. 2 - Sanitary Sewer and Force Main						Application Number:	2 (TWO)		
Application Period:	3/2/2019 to 3/31/2019						Application Date:	4/3/2019		
A	B	C		D		E	Subtotal Amount Completed and Stored to Date (D + E)	F		G
Specification Section / Bid Item No.	Supplier Invoice Number	Description of Materials or Equipment Stored	Storage Location	Stored Previously		Amount Stored this Month (\$)		Date (Month/ Year)	Amount (\$)	Materials Remaining in Storage (\$) (D + E - F)
SUDAS 4010/Item No. 12	Multiple	16" DIP Sanitary Sewer (American)	Site	Mar-2019	\$ -	\$ 63,973.11	\$ 63,973.11		\$ -	\$ 63,973.11
SUDAS 4010/Item No. 13	Multiple	24" PVC SDR-26 Pipe (Core & Main)	Site	Mar-2019	\$ -	\$ 60,446.40	\$ 60,446.40		\$ -	\$ 60,446.40
SUDAS 4010/Item No. 14	D5B8545-003	24" DIP Sanitary Sewer (American)	Site	Mar-2019	\$ -	\$ 3,968.26	\$ 3,968.26		\$ -	\$ 3,968.26
SUDAS 3010/Item No. 16	D5B8545-003	16" DIP Sanitary Sewer, Trenchless (American)	Site	Mar-2019	\$ -	\$ 24,225.04	\$ 24,225.04		\$ -	\$ 24,225.04
SUDAS 4010/Item No. 17	K101539	8" PVC SDR-18 Force Main (Core & Main)	Site	Mar-2019	\$ -	\$ 10,864.00	\$ 10,864.00		\$ -	\$ 10,864.00
SUDAS 4010/Item No. 18	K101539	10" PVC SDR-18 Force Main (Core & Main)	Site	Mar-2019	\$ -	\$ 1,736.40	\$ 1,736.40		\$ -	\$ 1,736.40
SUDAS 4010/Item No. 19	K101539	12" PVC SDR-18 Force Main (Core & Main)	Site	Mar-2019	\$ -	\$ 7,116.00	\$ 7,116.00		\$ -	\$ 7,116.00
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		Totals			\$ -	\$ 172,329.21	\$ 172,329.21		\$ -	\$ 172,329.21

Contractor's Application

For (Contract):	Adel East Annex Sanitary Utility Improvements Bid Package No. 2 - Sanitary Sewer and Force Main					Application Number:	2 (TWO)
						Application Date:	4/3/2019
Application Period:	From:	3/2/2019	To:	3/31/2019	Contractor:	Minger Construction Companies, Inc. 620 Corporate Drive, Jordan, MN 55352	

Original Contract Amount:	\$	3,687,953.00
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Approved Change Orders:

[illegible]

Revised Contract Amount:	\$	3,687,953.00
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Pay Estimates Paid-to-Date

[illegible]

Total Estimates Paid to Date:	\$	342,731.50
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Total Construction Cost:	\$	342,731.50
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City of Adel Special Event Permit Application

*Please complete this form and submit it to the City Clerk's Office, 301 South 10th Street, Adel, IA 50003
at least 30 days prior to the proposed event.*

Event Name Sweet Corn Festival **Date(s) of Event** Aug 9 & 10, 2019

Sponsor / Contact Adel Partners Chamber

Address 301 S 10th St **City** Adel **State** IA **Zip** 50003

Day Phone 515-993-5472 **Cell Phone** 515-681-1289

Email Address

chamber@adelpartners.org

Type of Event:

Check all that apply

Parade:	<input checked="" type="checkbox"/>
Athletic Event:	<input type="checkbox"/>
Walk/Run:	<input checked="" type="checkbox"/>
Fair/Festival:	<input checked="" type="checkbox"/>
Outdoor Concert:	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>

Time of Event:

Event Set-up:	<u>8-9-19 all day</u>
Event Start:	<u>8/9 at 5pm</u>
Event End:	<u>8/10 midnight</u>
Event Cleanup:	<u>8/11 1 Am</u>

Event Description: *Please attach additional pages if necessary*

40th Annual Sweet Corn Festival includes 5K run, parade, free sweet corn on 10th St, music at stage and pavilion, craft, art, food and information vendors
around the square of the courthouse, car show, kids games

Please attach a map of the event layout that includes details like tent locations / kybos / sound/stage, etc.

Estimated Attendance: 12,000

Admission Registration Fees: Yes ☒ No ☐

Amount: 5 in ch

Will alcohol be served or sold? Yes ☒ No ☐

Evening only

A liquor permit and Dram Shop Insurance are required for the sale of alcohol to the public during any event where an admission fee is charged. City Council approval is required for sale or service of alcohol. Certified police officers are required by the Chief of Police, at the applicant's expense, for all events requiring an alcohol license. Please contact the Chief of Police to confirm the number of certified police officers needed for your event at 515-993-6723.



City of Adel Special Event Permit Application

- ✓ Will you be using outdoor tents greater than 200 square feet? Yes ☒ No ☐
- ✓ Will you be using an outdoor canopy greater than 400 square feet? Yes ☐ No ☒
Location of the tent or canopy must be coordinated with the City Staff. If using a tent, permission must be granted before tent stakes are drilled or pounded into parking lots or grounds, and the applicant must pay for any repairs associated with the installation of the tent.
- ✓ Will you be using inflatable rides or devices: Yes ☐ No ☒
Location of the inflatable must be coordinated with City Staff.
- ✓ Will you need access to a water source? Yes ☐ No ☒
If yes, what is the water to be used for? _____
- *** Additional charges may apply. ***
- ✓ Will you be using live amplified sound? Yes ☒ No ☐
If yes, a sound permit is required as noted in City Ordinance Chapter 43. The Sound Permit Form is included in the packet. Please complete and return with fees.
- ✓ Will you need access to electricity? Yes ☒ No ☐
If yes, please explain. Electricity is limited. Please be specific regarding equipment used and amperage needed. On site power may be insufficient to meet all electrical needs.
power needed at stage and pavilion. Vendors will be supplied power with generator Adel Partners rents
- ✓ Will your event have fireworks or pyrotechnics? Yes ☐ No ☒
If yes, explain the location and type of fireworks/pyrotechnics: _____
- List competent Operator's name, phone, and email: _____
- ✓ Will you need temporary street closures? Yes ☒ No ☐ ***Additional fee of \$25 will apply***
If yes, please list the requested street closures (i.e., Main St between 9th St and 10th St) See attachment
- ✓ Notification of Businesses and/or Residents
If the event requires street closures, all businesses and residents must be notified of the street closures and directed to contact the City Clerk with any concerns or complaints. Please advise how you plan to notify (door-to-door, mailer/flyer, etc.) If using a mailer/flyer, please attach a copy for review. post card from USPS



City of Adel Special Event Permit Application

✓ **Sanitation:** Number of portable toilets / kybos provided: 28 handicapp included
 Garbage collection plans: Ankeny Sanitation will provide roll-offs and collect
early on Sunday morning

✓ **Is there any special set-up that you will need the City to provide?** Yes ☒ No ☐
If yes, please explain in detail. Note: Any volunteers/event staff along a race route or road will be required to wear a high-visibility clothes on the outermost part of their clothing.
See attachemnt

SPECIAL EVENT PERMIT - FEE SCHEDULE	
NON-REFUNDABLE FEES:	
Special Event Permit Application Fee	\$75.00
Street Closure Fee	\$25.00
Late Fee (application received 14-30 days prior to event)	\$15.00
Late Fee (application received less than 14 days prior to event)	\$30.00
REFUNDABLE FEES:	
Refundable Deposit (<i>separate payment</i>)	\$100.00
TOTAL DUE:	<i>waived</i>
<i>Please make check payable to the City of Adel</i>	

***** Fees for all City, Chamber, ADM School, and Dallas County events will be waived.
 However, the late fee charges will still apply *****

Request for Fee Waiver

The below criteria must be met in order to be considered for a fee waiver. Only City Council can approve a partial or full fee waiver. **NOTE: Late fee charges will still apply.**

Criteria

- ✓ The event is sponsored by a non-profit agency or organization.
- ✓ Proceeds from the event will benefit a local charity, non-profit organization, fundraisers/benefits for local resident/families, or civic organizations.
(Local = within ADM School District area)

To request a fee waiver, a **written request** must be received with the following information

- Requesting a partial or full fee waiver. If requesting a partial fee waiver, please advise how much you are requesting to be waived.
- The reason for requesting a partial or full fee waiver.
- What local charity or organization will be receiving the proceeds?



City of Adel Special Event Permit Application

I hereby certify the above statements are true and correct, to the best of my knowledge, and that false statements(s) may be grounds for denial of the application. It is understood the activities at all times during the event shall comply with all applicable City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event.

In accordance with the executed Indemnification and Hold Harmless Agreement, the applicant hereby waives any and all claims which the applicant may have as a result of this event against the City of Adel, Iowa its officers, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event.

I have been advised of the requirements for the conduct of a special event in the City of Adel and I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the start of or during the event. If this event is sponsored by an organization, I hereby certify I have the legal authority to represent the applicant and/or the participants, and I have read the requirements for issuance of the permit and the Hold Harmless Agreement, understand their provisions, and freely and voluntarily sign this application.

It is further understood the City of Adel Administrator or City Clerk has the authority to grant or deny permission for this event unless alcohol is being served or main streets are being barricaded.

Deb Bengtson Deb Bengtson 2-11-19
Applicant Name Signature Date

CITY USE ONLY – TO BE COMPLETED BY CLERK	
Complete Special Event Permit Application	<u>YES</u> / NO
Map of Event	<u>YES</u> / NO
Certificate of Insurance \$500,000 / \$1,000,000 naming City as additional insured	<u>YES</u> / NO
Indemnification / Hold Harmless Agreement completed	<u>YES</u> / NO
Total Fees:	\$ <u>Waived</u>
Paid	YES / NO
APPROVED	YES / NO
SIGNATURE	DATE
COPIES: City Administrator / Police Chief / Public Works / Fire Chief	<u>Waived</u>



City of Adel Hold Harmless Agreement

WHEREAS, the City of Adel, Iowa (City) owns certain real property and public right-of-way which are under the direction and control of the Adel City Council.

WHEREAS, (the "Organization") desires to use and occupy certain property containing the facilities and grounds at, Hwy 169 to 15th St. (Location)

from Prairie to Rapids
WHEREAS, the City is willing to grant to the Organization the right to use and occupy the location provided the City, its officers, employees and agents, (collectively called "City" and any applicable Boards and its Board Members, (collectively called "Board").

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN CONTAINED, the City and the Organization agree as follows:

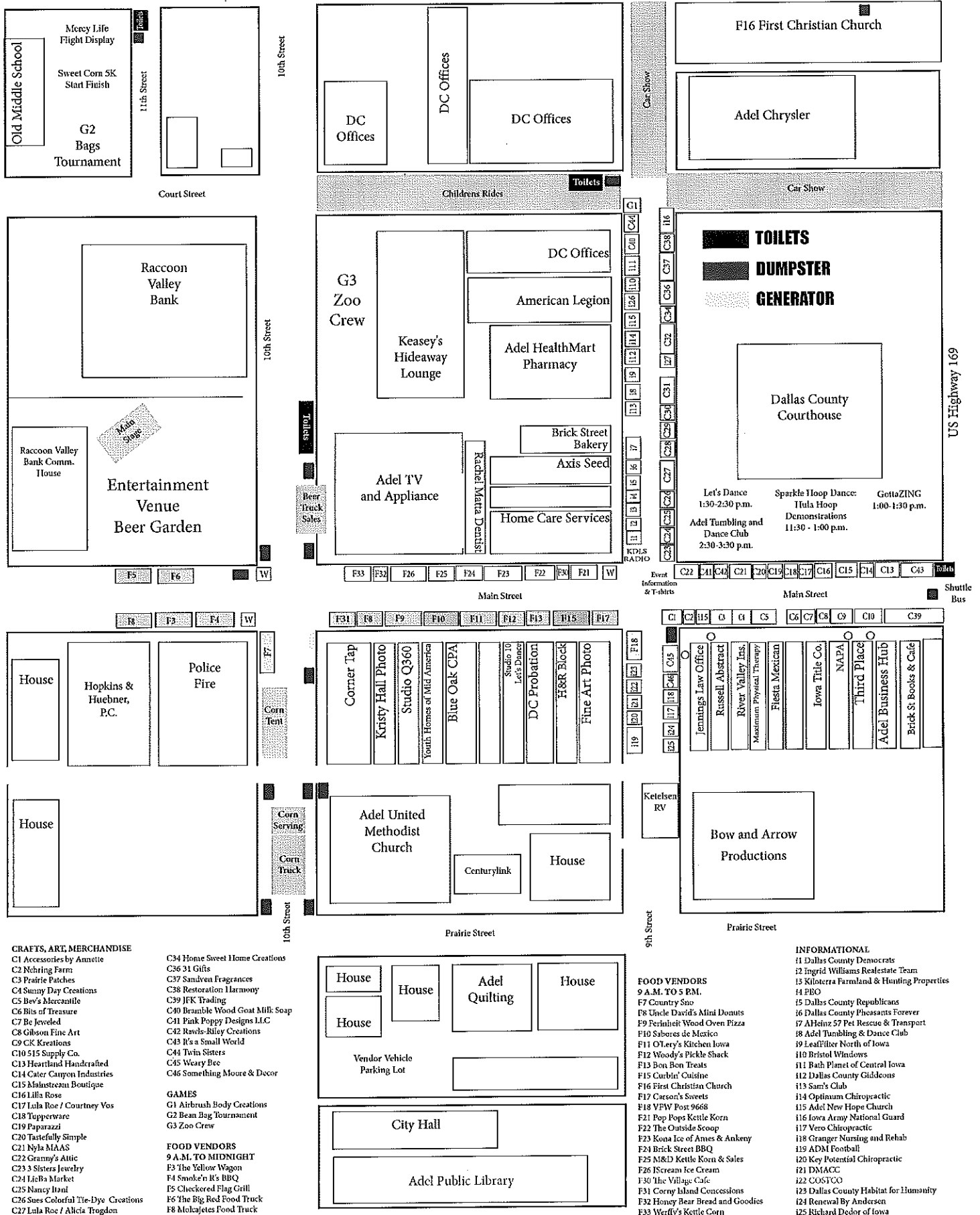
1. The City hereby grants to the Organization the right to use and occupy the facilities and grounds identified above for a period commencing the 9 day of Aug, 2019, and ending on the 10 day of August, 2019, for the purpose of the Organization activities.
2. In consideration of the use and occupancy of the facilities and grounds, the Organization does hereby agree to protect, indemnify, save, defend and hold harmless the City, its officers, employees and agents, (City) and / or the Board, its Board Members, employees and agents from and against any and all liability, losses, damages, injury, bodily injury, property damage, costs, expenses, attorney fees, judgments, awards, claims, suits, actions or other things whatsoever developed, brought or asserted by any person, firm, corporation, entity or estate, against the City or Boards which the City and the Boards may suffer, incur, or sustain by reason of, occasioned by, arising out of, resulting from or relating to directly or indirectly from the performance, undertakings, activity, omission, negligence, fault, or misconduct by the Organization, its officers, employees, agents, contractors, or the failure of the Organization to pay taxes, assessments, sales tax, withholding taxes or other public charges levied or assessed by reason of the operation of the activities or programs by the Organization.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

Dated this 29 day of March, 2019.
By Angela Leopold
City Clerk

By Deb Benson
Organization Representative

2018 Sweet Corn Festival Map



Courtesy of Adel Partners Chamber of Commerce



Contact Information

NAME/BUSINESS	EMAIL ADDRESS	PHONE NUMBER
CITY OF ADEL CONTACTS		
1 ST Point of Contact – Chamber/Bike Committee	chamber@adelpartners.org	515-993-5472
City Hall – Jackie Steele , City Clerk <i>Angela Leopard</i>	jsteele@adeliowa.org <i>cleopard</i>	515-993-4525
Adel Police Department – Gordy Shepherd, Chief	adelpolice@adeliowa.org	515-993-6723
Fire Chief – Tim Morlan	dallasmedic15@yahoo.com	515-993-6723
Mayor – Jim Peters	petersadel@aol.com	515-993-4436
DALLAS COUNTY CONTACTS		
1 ST Point of Contact – Mike Wallace, Dallas Co. Conservation	mike.wallace@dallascountyiowa.gov	515-465-3577
Dallas County Sheriff Office – Chad Leonard, Sheriff		515-993-4567
Dallas County EMS – Mike Thomason		515-229-4409
Dallas County Road Department – Al Miller		515-993-4289

As part of the preparation for this year's Adel Sweet Corn Festival on Saturday, August 10, 2019, the Chamber requests the City's assistance with the following:

1. Place six (6) picnic tables on 10th Street for the corn eating tent on Friday afternoon. Please place tables on street in front of the police station front door.
2. Install as much of the snow fence as possible for the beer garden area and move in the cement tires and poles on Friday. Once the fence is up for the beer garden, please fence the lawn area and leave one gate area for a princess contest to be held Friday evening. Please do not drive posts deep for the lawn as the fence needs to come down first thing Saturday morning and be rolled back like we do for the beer garden.
3. Tape off the permanent garbage cans in the downtown area on Friday, covering them with garbage bags and taping them off.
4. Bring the barrels and boards up along with the ticket sale booths on Friday before 5:00 pm and place the ticket booths and stools on Kenny Chapman's gravel area west of his building. We will use the boards and barrels for shucking Friday evening so place those on the grass area south of Fire Station. We will then move them over for the beer serving truck to be used Saturday night.
5. Assistance from the Fire Department in running a hose from the Fire Station to fill the corn cooker with water. We will use that same hose Friday evening to rinse corn during shucking.
6. Assistance from the Fire Department with clean-up of the parking lot/street after shucking is complete.
7. Fully close 10th St. from Main to Prairie on **Friday Aug. 9th (Close at 7:00 am)**. We have the corn tent, dumpsters, a large generator, and the corn truck to put in place Friday night as well as the cooker and a propane tank and tent.
8. Barricade off the parking on 10th Street on **Friday Aug. 9th (Close at 7:00 am)** on both sides of the street from alley to Main for teen dance Friday, parking of the beer serving truck, and dumpsters.
9. Shut off power on the street light poles so vendors do not have access.
10. Barricades dropped at the following locations for Festival street closures Saturday morning before 6:00 am:
 - a. Corner of 11th & Main
 - b. Corner of 10th & Prairie for closing Prairie and 10th
 - c. Corner of 9th & Prairie for closing Prairie west and closing 9th north
 - d. Corner of Hwy 169 & Main to close Main
 - e. Corner of Hwy 169 & Court to close Court
 - f. Corner of 9th & Court to close 9th at Court going south
 - g. Corner of 10th & Court to close Court going east and 10th going south

11. No Parking signs placed as follows:

- a. The first three parking spaces (south side of Wells Fargo from Hwy 169 east on Main) marked No Parking for the Shuttle that will be running from the High School
- b. No Parking on both sides of street on Prairie from 9th to 10th for Fire Department activities
- c. No Parking on both sides of 10th from Court to Prairie for Sweet Corn Tent Access
- d. No Parking signs along the Parade route which will once again run from Brickyard Road down Main Street to 11th Street and end at Greene Street

12. Close off west side of the City parking lot (Bergkamp & Hemphill Law Office) for overflow parking for the vendors.

We appreciate past assistance from the City of Adel and look forward to working with you on this year's event.

Any questions may be directed to me

Sincerely,

Deb Bengtson
President Adel Partners Chamber



CERTIFICATE OF LIABILITY INSURANCE

ADELCHA OP ID: BB

DATE (MM/DD/YYYY)

03/05/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER River Valley Insurance, LLC. 819 Main St. Adel, IA 50003 Tim Bryte		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:		FAX (A/C, No):	
INSURED Adel Partners 301 S 10th St Adel, IA 50003		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A : Scottsdale Insurance Company			14184
		INSURER B : Acuity			
		INSURER C :			
		INSURER D :			
		INSURER E :			
		INSURER F :			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY	X		CPS2026722	08/09/2018	08/09/2019	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GENERAL AGGREGATE \$ 1,000,000						
	PRODUCTS - COMP/OP AGG \$ 1,000,000						
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (PER ACCIDENT) \$
	<input type="checkbox"/> SCHEDULED AUTOS						
	<input type="checkbox"/> NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			L86754	06/26/2018	06/26/2019	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A				E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 100,000
B				L86754	06/26/2018	06/20/2019	E.L. DISEASE - POLICY LIMIT \$ 500,000
							Property 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of Adel
301 S 10th St
Adel, IA 50003

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Adel Special Event Permit Guidelines & Requirements

As an individual or organization requesting use of City of Adel public property or right-of-way in the conduct of a special event, you have basic responsibilities to fulfill in order to conduct your event with the approval of the City of Adel. However, receiving approval from the City of Adel does not preclude responsibility for any additional permits, approvals, or state and federal regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances. A non-refundable application fee must accompany the application. (see fee schedule on the application form)

The following general guidelines and responsibilities apply to activities such as parades, timed events, athletic events, street fairs, outdoor concerts, and / or rallies involving the use of public land.

1. **If your event will be using any part of the Raccoon River Valley Trail, please fill out the application at www.dallascountyiowa.gov/conservation prior to applying with the City of Adel. You must provide proof of approval from the Dallas County Conservation Board before the City of Adel can accept your application.**
2. Prior to receiving a permit, the applicant must comply with insurance provisions including providing certificate of insurance naming the City of Adel as an additional insured in the following amounts:
 - a. Public Liability Insurance for any one person not less than \$500,000
 - b. Public Liability Insurance for any one accident not less than \$1,000,000
 - c. Each policy and certificate shall list the City of Adel as an additional insured.
3. At the time of application, an Indemnification and Hold Harmless Agreement (prepared by the City of Adel) holding the City of Adel and its Boards, Commissions, Officers and Employees harmless must be executed by the applicant or an authorized representative.
4. The application must include a map of the specific area to be used or route of travel. The map must delineate the City property to be used (Streets/Sidewalks/Trails, etc.), start and finish points and direction of flow, if applicable, as well as location(s) of outdoor toilet and liquor dispensing area(s), if any.
5. The applicant must comply with all federal, state, county, and city laws, ordinances and regulations including all regulations adopted and established by the City.
6. The applicant must assume extra costs associated with public safety and sanitation at the level of service recommended by the City of Adel. This includes street closures (barricades), number of toilets / kybos and trash receptacles, and the number and hours of police officers.
7. If alcoholic beverages are to be sold or if an entrance or admission is charged for an event at which alcoholic beverages will be served, a Liquor Permit and Dram Shop Insurance will be required. This permit, which is not included in the application fee for the Special Event, requires consideration and approval by the Adel City Council and by the State of Iowa. Contact the City Clerk at 515-993-4525 with questions concerning liquor permits.

8. If the event is held in a secured area, allowance must be made for access for fire emergencies including a minimum of two (2) exits. Events held on public streets must include an allowance for a continuous, through traffic lane for use by public safety personnel in an emergency.
9. The use of a tent of more than 200 square feet (enclosed) or canopy style (open on three sides) of more than 400 square feet will require the Adel Volunteer Fire & Rescue Department to review proof of fire retardancy from the manufacturer or supplier as well as the proposed location and intended use of the tent.
10. A building/electric permit will be required for construction, electric, or plumbing work necessitated by the event. The cost of the permit, issued by the Code Compliance Officer, is not included in the application fee for the Special Event.
11. If the event will utilize amplified sound, a sound permit will be needed. As indicated above, the cost of the permit, issued by the City Administrator/City Clerk is not included in the application fee for the Special Event.
12. Type III barricades are always required, with lights added after dark. The barricades must be sufficient so as to completely close the street or roadway but yet be easily and quickly removable solely for emergency vehicle access.
13. The following number of portable toilets/kybos is required in accordance with estimated event attendance:
 - For events with alcohol: 1 toilet/kybo for every 150 people
 - For events without alcohol: 1 toilet/kybo for every 250 people
14. The applicant must utilize police officers if recommended by the Adel Police Department. When alcohol is available at the event, the Chief of Police requires the applicant to have police officers present. Contact the Police Department at 515-993-6723 for details.
15. The applicant must propose a plan to address sanitation/garbage collection for the event and include the plan with their application.
16. A deposit of \$100.00 is required and will be refunded once the event area is fully cleaned up and all barricades, if used, are returned in satisfactory condition.
17. Applications must be submitted with the date requested at least 30 days prior to the event. If the application is received 14-30 days prior to the event, a non-refundable late fee of \$15 will be added. If the application is received less than 14 days prior to the event, a non-refundable late fee of \$30 will be added. Once all required documentation and signatures are received, only then will an application be considered for final approval. A representative is strongly recommended to be present at the council meeting when the application is being considered for approval by the City Council. City Council meetings are held the second Tuesday of the month.
18. The City Administrator or City Clerk is authorized to grant or deny permission for most special events unless arterial streets are closed, the event will go past 9:00 p.m. weekdays / 10:00 p.m. on weekends, or a request for a partial or full fee waiver has been submitted.

City of Adel Sound Permit Application

**For Special Events and the Amplification of Live
Performances**



City of Adel
Code Compliance Department
301 South 10th Street
Adel, IA 50003
(515) 993-4525

www.adeliowa.org

A complete copy of the City of Adel Noise Ordinance (Ordinance No. 256) is available from the Code Compliance Department. The following is an excerpt from that ordinance as it pertains to the Sound Permit

43.08 NOISE PERMIT FOR SOUND EQUIPMENT.

No person shall use, operate or cause to be used or operated any sound equipment upon the public right-of-way, in any building or upon any public or private premises, if the sound emitted is plainly audible from the public right-of-way within the City, unless such person has obtained a noise permit in accordance with this section, and the actual use or operation of such sound equipment is not inconsistent with the statements made in the application, the conditions imposed in the sound equipment permit or the limitations specified in subsection 4 of this section. A noise permit shall not be transferable, and it shall be conspicuously displayed on or adjacent to the sound equipment.

1. Application for Permit. Applications for noise permits shall be made in writing to the City Clerk and shall contain the following information:

A. Name, address, phone number(s) and signature of applicant.

B. The purpose for which the sound equipment will be used.

C. The location where the sound equipment will be used.

D. The number of days of use and proposed hours of operation of the sound equipment.

E. A general description of the sound equipment, including the license number of any motor vehicle upon which it is to be operated.

F. Any other information as may be required by the City Clerk.

2. Permit Fee. The fees for a noise permit are as follows:

A. Permits for 1 day or less \$50.00

B. Permits for 2 through 7 days \$100.00

No fee is required for a noise permit issued to City, State or Federal government or any governmental subdivision or agency thereof.

3. Issuance of Permit. Permits may be issued by the City Clerk. Except as hereinafter provided, if the application contains the required information and is accompanied by the required fee, the noise permit for sound equipment shall be issued with reasonable dispatch. If the event requiring a noise permit has an ending time of 10:00 p.m. or later, the application must be approved by the Council prior to the permit being issued.

Sound Permit Fees

24 hour event = \$50.00

2-7 day event = \$100.00

City of Adel
Sound Permit
*For the Amplification of Sound Heard from
the Public Right-Of-Way*

Permit applications received
less than two (2) weeks
before the event may not be
processed by the City in
time for the event.

Date: _____ Fee Received: _____ Permit No. _____

Is this for the amplification of a live performance? Y / N

Applicant's Name: Adel Partners Chamber Phone No. 5159935472

Applicant's Address: 301 S 10th St

Have you, the applicant, ever been cited for a violation of the Adel Noise Ordinance? Y / N

If yes, explain: no

Property owner's name: City of Adel/Raccoon Valley Bank

Property owner's address: 301 S 10th St

*I, the undersigned, hereby acknowledge and certify that I am the record fee title holder of
the property for which this sound permit is requested, and I hereby consent to this
application for a sound permit as described on this application.*

*Raccoon
Valley
Bank*

Thomas W. Book

Signature

3-4-19

Date

Address of proposed activity: Stage and Pavilion 10th and Man St

Describe proposed activity, including times, dates, and number of people attending:

Aug 10 is the Sweet Corn Festival. We will be having bands on the stage from 11:30am to midnight.

the Sweet Corn Festival averages attendance of 12,000. The evening attendance at the street party
is around 1500.

How will the parking for this event be handled?

Street Parking and overflow at ADM High School

**Attach an 8 ½ X 11 sketch plan of the proposed layout of the sound amplification equipment, including
the orientation to and approximate distances from the adjoining properties.**

Have the adjoining property owners/residents been notified of the event for which this permit is
requested? Y / N

Addresses notified (attach additional sheets if necessary): post card by USPS

Describe what measures will be taken, if any, to minimize the effects of this performance on
surrounding property:

music is directed toward the commercial area and residential.

APPLICANT'S CERTIFICATION - I hereby certify under penalty of perjury that the statements furnished including the drawing, present all information required for this application, and that the facts, statements and information presented are true and correct, and based upon my personal knowledge. I hereby acknowledge my obligation to comply with the City of Adel Municipal Code as it pertains to this activity and to obtain any and all necessary City, County, State and Federal permits, approvals and /or clearances, if applicable. Further, I hereby certify that I have read, understand and have received a copy of the conditions for the operation of the Sound Permit, and hereby agree to comply with such conditions. I also understand that should I fail to comply with the agreed upon conditions, my permit may be immediately revoked and that all other applicable penalties, including criminal prosecution may be pursued.

Deb Bengtson
Applicant's Signature

2-11-19
Date

Staff Use Only

Approval of Sound Permit

Approved by: _____

Date: _____

This sound permit is approved subject to the following exhibits and conditions:

Exhibits:

Denial of Sound Permit

Denied by: _____

Date: _____

This sound permit is denied based upon the following findings:

Findings:

Copies of this permit to:

- ☐ Code Compliance
- ☐ Police Dept.
- ☐ Fire Dept.
- ☐ Parks & Rec
- ☐ Public Works

Proposed → Set Public Hearing
for May 14, 2019 @ 6pm
↓

ORDINANCE NO. ____

**ORDINANCE APPROVING MORATORIUM ON THE APPROVAL OF POLE,
PYLON AND MONUMENT SIGN APPLICATIONS WITHIN THE CITY OF ADEL
FOR A PERIOD OF ____ MONTHS OR UNTIL REVISIONS TO THE CODE OF
ORDINANCES ARE COMPLETE, WHICHEVER FIRST OCCURS**

WHEREAS, the City of Adel is a growing community and several new commercial developments have been proposed within the last year; and

WHEREAS, the City Council wishes to encourage commercial development that is attractive and appropriate for the community, and consistent with the goals of the City's comprehensive plan; and

WHEREAS, the Adel Code of Ordinances does not contain any design requirements for signs, other than limited regulations which are intended to protect public safety; and

WHEREAS, the City Council wishes to adopt a new sign code to be located in Section 165.55 of the Code of Ordinances which will identify specific type and size requirements for all new signs; and

WHEREAS, the City Council believes that new sign regulations are necessary to protect and enhance the community character of the City of Adel, and to promote the general welfare of the City; and

WHEREAS, the City would like to have an adequate amount of time to evaluate and consider any proposed revisions to the Code of Ordinances, and would like to prohibit the approval of any new pole or pylon signs while the regulations are studied and adopted; and

WHEREAS, the City would also like to prohibit the approval of any monument signs that are greater than 16 feet in height while the regulations are studied and adopted; and

WHEREAS, because the sign regulations are contained within the City's zoning ordinance, this ordinance has been reviewed by the planning and zoning commission and a public hearing has been held to consider citizen input.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Adel, Iowa,

1. That a moratorium on the approval of pole and pylon type signs within the City of Adel be hereby adopted at this time.
2. That a moratorium on the approval of monument type signs that are greater than 16 feet in height be hereby adopted at this time.
3. That this moratorium is prospective only and shall not affect any previously approved sign applications.
4. That this moratorium shall be in place until _____, 2019, or until the Council revises the sign regulations contained within the City's Code of Ordinances, whichever would occur first.

5. This ordinance shall be in full force and effect from and after the date of passage and publication as required by law.

First Reading Passed: _____

Second Reading Passed: _____

Third Reading Passed: _____

Passed and adopted this _____ day of _____, 2019.

James F. Peters, Mayor

ATTEST:

Angela Leopard, City Clerk

Resolution No. 19- 27

A RESOLUTION APPROVING 2018 – 2019 BUDGET TRANSFERS

WHEREAS, on May 8, 2018, the City Council appointed Ahlers & Cooney, P.C. as City Attorney; and

WHEREAS, the City of Adel pays Ahlers & Cooney, P.C. a quarterly retainer for City Attorney services out of the General Fund; and

WHEREAS, the City of Adel receives a monthly statement detailing the City Attorney services provided; and

WHEREAS, City staff is recommending the amount attributable to other funds be transferred back to the General Fund upon receipt of the attached monthly statement.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA the proposed transfers for the reimbursement of legal fees be approved and authorize staff to complete said transfers.

Passed and approved this 9th day of April, 2019.

James F. Peters, Mayor

Attest: _____
Angela Leopard, City Clerk

TRANSFERS IN		04-09-2019 Transfers - 2018/2019 Budget		TRANSFERS OUT		04-09-2019 Transfers - 2018/2019 Budget	
PROJECTS				GENERAL			
001-4-690-4-4836	General Transfers In	\$	-	from RUT	110-5-210-2-6407	RUT Professional Fees	\$ -
001-4-690-4-4836	General Transfers In	\$	-	from Water	600-5-810-2-6407	Water Professional Fees	\$ -
001-4-690-4-4836	General Transfers In	\$	487.53	from Sewer	610-5-815-2-6407	Sewer Professional Fees	\$ 487.53
001-4-690-4-4836	General Transfers In	\$	-	from Stormwater	615-5-820-2-6407	Stormwater Professional	\$ -
001-4-690-4-4836	General Transfers In	\$	-	from East Annex San	334-5-750-3-6780	East Annex San Util Ext -	\$ -
001-4-690-4-4836	General Transfers In	\$	-	from Water Util Improv	331-5-750-3-6780	Water Util Improv P1 - US	\$ -
001-4-690-4-4836	General Transfers In	\$	-	from Adel Hwy 169 Im	335-5-750-3-6780	Adel Hwy 169 Improv	\$ -
001-4-690-4-4836	General Transfers In	\$	131.26	from New WWTP	333-5-750-3-6780	New WWTP	\$ 131.26
001-4-690-4-4836	General Transfers In	\$	393.78	from Stormwater Util	330-5-750-3-6780	Stormwater Util Improv -	\$ 393.78
TOTAL			\$1,012.57	TOTAL			\$1,012.57



AHLERS COONEY
ATTORNEYS

AHLERS & COONEY, P.C.
100 COURT AVENUE, SUITE 600
DES MOINES, IOWA 50309-2231
515-243-7611

FEDERAL ID 42-1323559

March 21, 2019

CITY OF ADEL, IOWA
CITY ADMINISTRATOR
P.O. BOX 248
301 S. TENTH STREET
ADEL, IA 50003

Invoice #: 761401
Client #: 10113
Billing Attorney: KRS

INVOICE SUMMARY

RE: ADEL, IOWA; CITY OF

For professional services rendered and costs advanced through March 19, 2019:

MATTER #	MATTER DESCRIPTION	FEES	COSTS	TOTAL
1000	GENERAL CITY ATTORNEY SERVICES	3,769.00	1.20	3,770.20
1001	DEVELOPMENT / ZONING MATTERS	187.00	.00	187.00
1002	MEETING ATTENDANCE AND TRAVEL	750.00	66.12	816.12
1003	MEETING AGENDA / PACKET REVIEW	130.90	.00	130.90
TOTAL		4,836.90	67.32	4,904.22

TOTAL THIS INVOICE \$ 4,904.22

Trust Funds Held on Account \$ 10,236.36

Zoning \$ 1,707.24
Finance 2,184.41
USDA #5 131.26
USDA #2 393.76
Sewer 467.53

4,904.22



The Adel Planning and Zoning meet at City Hall on Wednesday, February 13, 2019
At 6:30 PM.

Commissioners present were: Tom Waltz, Kent McAdon, Rebecca Reed, Jonathan Fokken, and Code Compliance Officer Steve Nichols. Absent: Todd Cook, Melody Marshall and Stephanie Poole. Doug Mandernach representing Robert Cramer was also present along a couple of citizens of Adel and several members of the rural community

Minutes for February 13, 2019 Public Hearing Meeting

I. Discussion / Possible Action on Amending the Proposed Southbridge PUD.

Mandernach presented the changes to the Board. The primary changes were more commercial lots, some single family lots on the southeast corner of the original PUD. The southern boundary was moved down to move the future road exit onto Highway 169 further south. Members of the audience that came forward was asking about the retention and the new culvert that was being installed. It was explained that the retention is based on holding back the future run off and releasing it at a controlled rate that is approved by Adel's engineers and the DNR. There didn't seem to be any other concerns. **Fokken made a motion to approve the amended P.U.D and recommended sending it to Council for Council approval, second by Reed. Motion passed unanimously.**

II. Discussion / Possible Action on the rezoning request by Cramer and Associates on land south of the Southbridge PUD from A-1 (existing agricultural) to R-1 (single family residential-high density) Nichols explained that the request for rezoning this section of land matches what our Land Use Plan shows and has been approved by council. There would be a correction that the City could rezone or asked to be rezoned in the southwest corner next to the Fasano property which shows a lower density when a Plat is brought forward. Several members of the rural community came forward not supporting this rezoning. Reasons that were given: safety on Highway 169 when adding more housing, finish filling in what Adel has before allowing more development, want Adel to step back and have more strategic planning, creating more eye sore new homes that has already been built in the Southbridge Plat 1, need to pave Old Portland Road from Kading properties to 302nd Street, get DOT on board first before we go further to the south and one even thinks Adel will be responsible for any deaths or accidents that occur on Highway 169 with farm machinery. **Waltz made a motion to leave the land zoned as agricultural until a plat is brought forward for development, second by Fokken. Passed unanimously.**

Meeting adjourned at 8:15 PM

Respectfully, Steve Nichols

ORDINANCE NO. 335

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF ADEL, IOWA, BY AMENDING THE PUD ORDINANCE FOR PROPERTY LOCATED AT THE INTERSECTION OF HWY 169 AND 302ND PLACE, CITY OF ADEL, DALLAS COUNTY, IOWA

WHEREAS, the Zoning Ordinance of the City of Adel allows for the development of a Planned Unit Development (PUD) to promote and encourage development or redevelopment of tracts of land on a planned, unified basis;

WHEREAS, a PUD was approved for the property located at the intersection of Hwy 169 and 302nd Place by Ordinance No. 327;

WHEREAS, the Developer and City wish to amend the legal description of the PUD ordinance to include additional property on the south end of the development;

WHEREAS, the Developer and City wish to amend the PUD Plan for this property to include a revised site plan and revised regulations for development;

WHEREAS, pursuant to Section 165.53(2)(D) of the Adel Code of Ordinances, substantial changes to a PUD require approval by ordinance following planning and zoning commission review;

WHEREAS, the City Council finds this PUD Amendment to be consistent with and in furtherance of the City's comprehensive plan, zoning ordinance, subdivision ordinance, and platting requirements.

NOW, THEREFORE, be it ordained by the City Council of the City of Adel, Iowa, that:

SECTION 1. PUD LEGAL DESCRIPTION AMENDED. The legal description contained within Ordinance No. 327 shall be replaced with the following legal description:

A PART OF GOVERNMENT LOTS 5, 6, 11 AND 12 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 89°00'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1919.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 4°13'55" EAST ALONG SAID CENTERLINE, 251.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 477.50 FEET, WHOSE ARC LENGTH IS 254.21 FEET AND WHOSE CHORD BEARS SOUTH 20°57'02" EAST, 251.22 FEET;

THENCE SOUTH 35°36'59" EAST CONTINUING ALONG SAID CENTERLINE, 323.11 FEET; THENCE SOUTH 35°45'11" EAST CONTINUING ALONG SAID CENTERLINE, 262.71 FEET; THENCE SOUTH 54°14'49" WEST, 40.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 33.77 FEET AND WHOSE CHORD BEARS NORTH 74°27'15" WEST, 31.26 FEET; THENCE SOUTH 60°09'54" WEST, 88.40 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.80 FEET AND WHOSE CHORD BEARS SOUTH 12°08'57" WEST, 37.10 FEET; THENCE SOUTH 54°14'49" WEST, 60.00 FEET; THENCE NORTH 35°45'11" WEST, 11.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.74 FEET AND WHOSE CHORD BEARS NORTH 77°51'03" WEST, 33.52 FEET; THENCE SOUTH 60°03'04" WEST, 537.51 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 52.23 FEET AND WHOSE CHORD BEARS SOUTH 10°10'25" WEST, 45.88 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 8.95 FEET AND WHOSE CHORD BEARS SOUTH 39°34'40" EAST, 8.95 FEET; THENCE SOUTH 50°32'55" WEST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 29.66 FEET AND WHOSE CHORD BEARS NORTH 39°52'57" WEST, 29.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 41.70 FEET AND WHOSE CHORD BEARS NORTH 80°07'53" WEST, 38.42 FEET; THENCE SOUTH 60°03'04" WEST, 52.76 FEET; THENCE NORTH 29°56'56" WEST, 60.00 FEET; THENCE NORTH 60°03'04" EAST, 26.86 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 54.45 FEET AND WHOSE CHORD BEARS NORTH 8°03'20" EAST, 47.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 162.67 FEET AND WHOSE CHORD BEARS NORTH 46°18'20" WEST, 162.62 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 121.83 FEET AND WHOSE CHORD BEARS NORTH 42°05'10" WEST, 121.56 FEET; THENCE SOUTH 79°23'04" WEST, 404.05 FEET; THENCE NORTH 71°29'15" WEST, 40.06 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 127.38 FEET AND WHOSE CHORD BEARS NORTH 78°47'10" WEST, 127.04 FEET; THENCE NORTH 86°05'05" WEST, 220.24 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 276.88 FEET AND WHOSE CHORD BEARS SOUTH 78°03'04" WEST, 273.36 FEET; THENCE SOUTH 62°11'13" WEST, 197.52 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 23.34 FEET AND WHOSE CHORD BEARS SOUTH 75°33'34" WEST, 23.13 FEET; THENCE SOUTH 89°55'49" WEST, 71.87 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 12; THENCE NORTH 0°04'14" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOTS 12 AND 5, A DISTANCE OF 1325.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.64 ACRES (2,554,262 SQUARE FEET).

The property shall remain under PUD zoning.

SECTION 2. MASTER PLAN AMENDMENT. The regulations contained within Ordinance No. 327 are replaced with the regulations contained within this Ordinance.

A. Master Plan Exhibit. The rezoning exhibit as prepared by CDA and dated January 29, 2019, is hereby adopted as the PUD Master Plan. The Master Plan and those additional guidelines as identified herein shall constitute the zoning requirements of the property. In the event of a conflict between the written terms of this Ordinance and the notations on the Master Plan, the written text of the Ordinance shall prevail.

B. Design Standards. The intent is to create building facades throughout this development that are varied and designed to provide visual interest to pedestrians and to establish a unique identity for the development. The architecture shall attempt to express a creative presentation by careful attention to exterior building materials and details, use of window/door layout, and change in building mass within the plane and roof design to lessen the plainness of appearance which can be characteristic of large commercial buildings. Building design, materials, trim, detailing, and colors shall provide continuity amongst buildings to unite all structures within the development into one project concept.

1. All sides to each building shall receive high quality materials, finishes, and details (360 degree architectural treatment).

2. All commercial and multi-family buildings shall have a minimum of 50% brick or stone (or high quality veneer). This percentage is calculated on each elevation excluding the roof, windows, and doors. Textured block can be used for this percentage when mixed in with other materials.

3. All HVAC equipment will be screened from view.

4. Roof lines shall be broken in elevation.

5. Wall lines shall be broken up to avoid large blank walls.

6. Trash enclosures shall be constructed of the same materials as the main building which it serves. Access gates should provide 100% screening of the interior of the enclosure. Chain link gates with screening are specifically not allowed.

7. Signs within the development shall be monument type. No pole or pylon signs will be permitted.

C. Conditions. The following conditions, restrictions, and regulations are adopted as a part of this approval:

1. Underlying zoning regulations. Unless otherwise specified herein, the development of the land shall be in accordance with the provisions of the following zoning districts:

- a. Area A: C-3 zoning district
- b. Area B: R-4 zoning district
- c. Area C: R-5 zoning district
- d. Area D: R-4 zoning district
- e. Area E: C-1 zoning district

2. Zoning Requirements Waived or Amended.

a. Area A: The requirements of Section 165.45(6) are amended as follows: minimum front yard depth shall be reduced from 20 ft. to 0 ft. along Common Place only; minimum side yard width is 0 ft.

b. Area B: The requirements of Table 165.39(6) are amended as follows: minimum front yard depth shall be reduced from 30 ft. to 25 ft.; minimum rear yard depth shall be reduced from 35 ft. to 25 ft.; minimum side yard width is 10 ft. on each side.

c. Area C: A maximum land use intensity ratio of 4.0 shall be permitted.

d. Area D:

i. The requirements of Table 165.39(6) are amended as follows: minimum front yard depth shall be reduced from 30 ft. to 15 ft.; minimum rear yard depth shall be reduced from 35 ft. to 20 ft.; minimum side yard width shall be reduced from 10 ft. to 5 ft. on each side; minimum lot frontage shall be reduced from 90 ft. to 46 ft.; minimum lot area is reduced from 10,000 sq. ft. to 3,750 sq. ft..

ii. The requirements of Section 165.39(2)(C) are amended as follows: multi-family dwellings are allowed when part of a townhouse residential complex of two or more such buildings, and provided such complex shall not exceed sixteen (16) dwelling units on each acre of lot area.

e. Sign regulations: the requirements of Section 165.55, Sign Regulations, shall be amended to require monument signs within the PUD area. No pole or pylon signs shall be allowed within the development.

3. General Conformance to Subdivision Ordinance. Unless otherwise specified herein, the development of the land shall be in accordance with the Subdivision Ordinance of the City of Adel.

4. Subdivision Requirements Waived or Amended.

a. The requirements of Section 166.32(12), sidewalks, are amended as follows: Developer shall install an 8 ft. wide sidewalk for a length of 3500 ft. within the Southbridge PUD. The exact location of the trail shall be determined in consultation with the City. The location shall be identified prior to approval of the final plat. The remaining sidewalks within the Development shall be standard 5 ft. wide sidewalks.

D. Use Restrictions. Permissible uses shall include the following:

1. Area A: C-3 permissible uses
2. Area B: R-4 permissible uses
3. Area C: single-family attached dwelling units (townhouses)
4. Area D: single-family detached dwelling units
5. Area E: elementary school use only

E. Roadway Construction & Improvements.

1. Private road: Developer agrees to maintain ownership and maintenance of the main boulevard through the commercial portion of Southbridge Plat 3 included in area A as shown on the PUD Master Plan. This is the portion from Highway 169 east to the first public roadway that goes south. The roadway is currently identified as Common Place. Developer shall be responsible for the ongoing maintenance of this roadway. The roadway shall be constructed to the City's specifications for public roadways, however, due to its connection with public streets. All remaining roadways within the Development shall be dedicated and accepted by the City of Adel as public streets.

2. Improvements to Old Portland Road: Developer agrees to pave the unimproved section of Old Portland Road immediately adjacent to Southbridge Plat 3. This will be a 7" thick, 24' wide PCC rural pavement section. This obligation is made in lieu of putting 50% of the cost of a full roadway section with curb/gutter and sewer into an escrow account. This will be the Developer's full obligation of road improvements for this portion of Old Portland Road.

SECTION 3. REPEALER. All 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 as provided by law.

First Reading Passed: _____

Second Reading Passed: _____

Third Reading Passed: _____

Passed and adopted this _____ day of _____, 2019.

James F. Peters, Mayor

ATTEST:

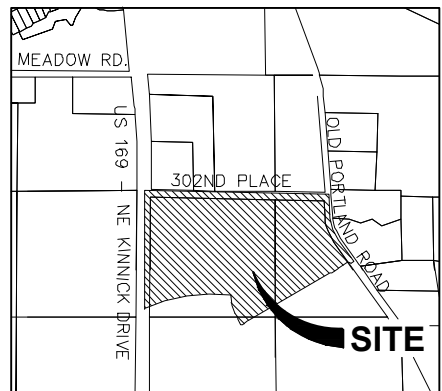
Angela Leopard, City Clerk

I, Angela Leopard, City Clerk of the City of Adel, Iowa, do hereby certify that the foregoing ordinance was passed and approved by the City Council of the City of Adel on the _____ day of _____, 2019 and was published in the _____, a newspaper of general circulation in the said City of Adel on the _____ day of _____, 2019.

Angela Leopard, City Clerk



VICINITY MAP (1"=1000')



ADEL, IOWA

OWNER/DEVELOPER

CRAMER & ASSOCIATES
3100 BROOKSIDE DRIVE
GRIMES, IA 50111
CONTACT: ROBERT CRAMER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: DOUG MANDERNACH

ZONING

EXISTING: A-1 AGRICULTURAL

PROPOSED: SOUTHBRIDGE PUD

SITE ADDRESS

HWY 169, 302ND PLACE

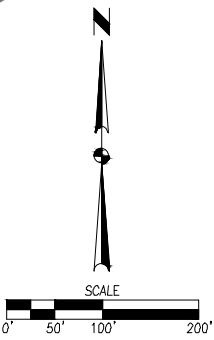
NOTES:

1. REFER TO SOUTHBRIDGE P.U.D. MASTERPLAN FOR BULK REGULATIONS AND ARCHITECTURAL REQUIREMENTS.

PROPERTY DESCRIPTION

A PART OF GOVERNMENT LOTS 5, 6, 11 AND 12 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 89°00'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1919.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 4°13'55" EAST ALONG SAID CENTERLINE, 251.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 477.50 FEET, WHOSE ARC LENGTH IS 254.21 FEET AND WHOSE CHORD BEARS SOUTH 20°57'02" EAST, 251.22 FEET; THENCE SOUTH 35°36'59" EAST CONTINUING ALONG SAID CENTERLINE, 323.11 FEET; THENCE SOUTH 35°45'11" EAST CONTINUING ALONG SAID CENTERLINE, 262.71 FEET; THENCE SOUTH 54°14'49" WEST, 40.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 33.77 FEET AND WHOSE CHORD BEARS NORTH 74°27'15" WEST, 31.26 FEET; THENCE SOUTH 60°09'54" WEST, 88.40 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.80 FEET AND WHOSE CHORD BEARS SOUTH 12°08'57" WEST, 37.10 FEET; THENCE SOUTH 54°14'49" WEST, 60.00 FEET; THENCE NORTH 35°45'11" WEST, 11.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.74 FEET AND WHOSE CHORD BEARS NORTH 77°51'03" WEST, 33.52 FEET; THENCE SOUTH 60°03'04" WEST, 537.51 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 52.23 FEET AND WHOSE CHORD BEARS SOUTH 10°10'25" WEST, 45.88 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 8.95 FEET AND WHOSE CHORD BEARS SOUTH 39°34'40" EAST, 8.95 FEET; THENCE SOUTH 50°32'55" WEST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 29.66 FEET AND WHOSE CHORD BEARS NORTH 39°52'57" WEST, 29.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 41.70 FEET AND WHOSE CHORD BEARS NORTH 80°07'53" WEST, 38.42 FEET; THENCE SOUTH 60°03'04" WEST, 52.76 FEET; THENCE NORTH 29°56'56" WEST, 60.00 FEET; THENCE NORTH 60°03'04" EAST, 26.86 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 54.45 FEET AND WHOSE CHORD BEARS NORTH 8°03'20" EAST, 47.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 162.67 FEET AND WHOSE CHORD BEARS NORTH 46°18'20" WEST, 162.62 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 121.83 FEET AND WHOSE CHORD BEARS NORTH 42°05'10" WEST, 121.56 FEET; THENCE SOUTH 79°23'04" WEST, 404.05 FEET; THENCE NORTH 71°29'15" WEST, 40.06 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 127.38 FEET AND WHOSE CHORD BEARS NORTH 78°47'10" WEST, 127.04 FEET; THENCE NORTH 86°05'05" WEST, 220.24 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 276.88 FEET AND WHOSE CHORD BEARS SOUTH 78°03'04" WEST, 273.36 FEET; THENCE SOUTH 62°11'13" WEST, 197.52 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 23.34 FEET AND WHOSE CHORD BEARS SOUTH 75°33'34" WEST, 23.13 FEET; THENCE SOUTH 89°55'49" WEST, 71.87 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 12; THENCE NORTH 0°04'14" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOTS 12 AND 5, A DISTANCE OF 1325.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.64 ACRES (2,554,262 SQUARE FEET).



REVISIONS		DATE
ADDITIONAL ACREAGE TO SOUTH	1-22-19	
ADDITIONAL ACREAGE TO SOUTH	11-13-18	
900' HWY 169 ENTRANCE SPACING	6-19-18	
SECOND SUBMITTAL	5-21-18	
FIRST SUBMITTAL	4-20-18	

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

ENGINEER: GLR
EI: JJN

SOUTHBRIDGE
PUD - DEVELOPMENT PLAN

1/1
1803.113



OWNER/DEVELOPER

CRAMER & ASSOCIATES
3100 BROOKSIDE DRIVE
GRIMES, IA 50111
CONTACT: ROBERT CRAMER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-389-4400
CONTACT: DOUG MANDERNACH

ZONING

EXISTING: A-1 AGRICULTURAL

PROPOSED: SOUTHBIDGE PUD

SITE ADDRESS

HWY 169, 302ND PLACE

BULK REGULATIONS

AREA 'A' C-3 ZONING EXCEPT:

SOUTHBIDGE DRIVE
MIN. FRONT YARD SETBACK = 0'
ALL OTHER STREETS
MIN. FRONT YARD SETBACK = 20'

AREA 'B' R-4 ZONING EXCEPT:

MIN. FRONT YARD SETBACK = 25'
MIN. GARAGE SETBACK = 25'
MIN. REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 10' EACH SIDE (20' TOTAL)

AREA 'C' R-5 ZONING EXCEPT:

MIN. FRONT YARD SETBACK = 25'
MIN. GARAGE SETBACK = 25'
MIN. REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 10' EACH SIDE (20' TOTAL)

AREA 'D' R-4 ZONING EXCEPT:

MIN. LOT WIDTH = 46'
MIN. LOT AREA = 3,750 S.F.
MIN. FRONT YARD SETBACK = 15'
MIN. GARAGE SETBACK = 20'
MIN. REAR YARD SETBACK = 20'
MIN. SIDE YARD SETBACK = 5' EACH SIDE (10' TOTAL)
MIN. FLOOR AREA (EXCLUDING GARAGE & UNFINISHED BASEMENT) = 1,000 S.F.
ATTACHED ROW TOWNHOMES ARE ALSO ALLOWED (MAX. 16 UNITS/AC.)

AREA 'E' R-4 ZONING

ELEMENTARY SCHOOL

Approved
August 27, 2018

PROPERTY DESCRIPTION

A PART OF GOVERNMENT LOTS 5, 6 AND 12 IN SECTION 8, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

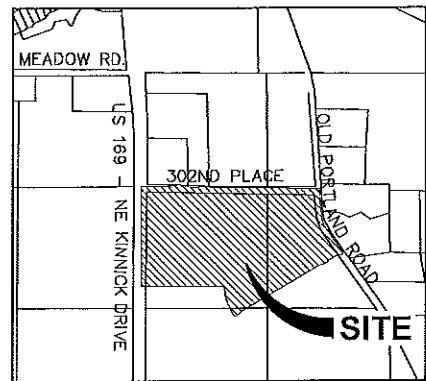
COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 89°00'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1919.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 41°3'55" EAST ALONG SAID CENTERLINE, 251.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 477.60 FEET, WHOSE ARC LENGTH IS 294.21 FEET AND WHOSE CHORD BEARS SOUTH 20°5'02" EAST, 251.22 FEET; THENCE SOUTH 35°36'50" EAST CONTINUING ALONG SAID CENTERLINE, 264.34 FEET; THENCE SOUTH 54°23'01" WEST, 40.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.80 FEET AND WHOSE CHORD BEARS NORTH 77°46'57" WEST, 33.56 FEET; THENCE SOUTH 60°03'04" WEST, 106.71 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 21.99 FEET AND WHOSE CHORD BEARS SOUTH 34°52'07" WEST, 21.28 FEET; THENCE SOUTH 58°19'56" WEST, 70.80 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 23.11 FEET AND WHOSE CHORD BEARS SOUTH 86°31'55" WEST, 22.29 FEET; THENCE SOUTH 60°03'04" WEST, 951.34 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 51.06 FEET AND WHOSE CHORD BEARS SOUTH 23°28'47" WEST, 47.67 FEET; THENCE SOUTH 50°43'21" WEST, 64.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 4.66 FEET AND WHOSE CHORD BEARS NORTH 38°31'28" WEST, 4.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 57.02 FEET AND WHOSE CHORD BEARS NORTH 79°06'38" WEST, 52.31 FEET; THENCE SOUTH 60°03'04" WEST, 3.72 FEET; THENCE NORTH 29°56'56" WEST, 50.02 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 60.55 FEET AND WHOSE CHORD BEARS NORTH 13°24'57" EAST, 54.93 FEET; THENCE NORTH 29°56'56" WEST, 30.33 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 132.47 FEET AND WHOSE CHORD BEARS NORTH 18°26'55" WEST, 131.58 FEET; THENCE NORTH 89°05'20" WEST, 902.08 FEET; THENCE NORTH 00°04'14" WEST, 1134.44 FEET; THENCE SOUTH 53°33'56" WEST, 67.85 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 19.74 FEET AND WHOSE CHORD BEARS NORTH 70°15'33" WEST, 19.23 FEET; THENCE NORTH 29°56'56" WEST, 68.07 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 22.55 FEET AND WHOSE CHORD BEARS NORTH 4°08'25" WEST, 21.79 FEET; THENCE NORTH 29°56'56" WEST, 45.33 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 177.74 FEET AND WHOSE CHORD BEARS NORTH 14°31'08" WEST, 175.60 FEET; THENCE NORTH 0°54'43" EAST, 17.57 FEET; THENCE NORTH 89°05'20" WEST, 900.04 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 0°04'14" WEST ALONG SAID WEST LINE, 1071.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.90 ACRES (2,173,448 SQUARE FEET) TO THE POINT OF BEGINNING AND CONTAINING 51.27 ACRES (223,3518 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ARCHITECTURAL REQUIREMENTS

THE INTENT IS TO CREATE BUILDING FAÇADES THROUGHOUT THIS DEVELOPMENT THAT ARE VARIED AND DESIGNED TO PROVIDE VISUAL INTEREST TO PEDESTRIANS AND TO ESTABLISH A UNIQUE IDENTITY FOR THE DEVELOPMENT. THE ARCHITECTURAL DESIGN OF ANY BUILDING WITHIN THIS DEVELOPMENT SHALL BE ACCEPTABLE TO THE CITY. THE ARCHITECTURE SHALL ATTEMPT TO EXPRESS A CREATIVE PRESENTATION BY CAREFUL ATTENTION TO EXTERIOR BUILDING MATERIALS AND DETAILS, USE OF WINDOW/DOOR LAYOUT, AND CHANGE IN BUILDING MASS WITHIN THE PLANE AND ROOF DESIGN TO LESSEN THE PLAINNESS OF APPEARANCE WHICH CAN BE CHARACTERISTIC OF LARGE COMMERCIAL BUILDINGS. BUILDING DESIGN, MATERIALS, TRIM, DETAILING, AND COLORS SHALL PROVIDE CONTINUITY AMONGST BUILDINGS TO UNITE ALL STRUCTURES WITHIN THE DEVELOPMENT INTO ONE PROJECT CONCEPT. ALL SIDES TO EACH BUILDING SHALL RECEIVE HIGH QUALITY MATERIALS, FINISHES, AND DETAILS (360° ARCHITECTURAL TREATMENT). THERE ARE NO "BACKS" TO A BUILDING. MATERIALS SHOULD BE DURABLE, ECONOMICALLY MAINTAINED AND OF A QUALITY THAT WILL MAINTAIN THEIR APPEARANCE OVER A PROLONGED TIME. LARGE AMOUNTS OF NATURAL MATERIALS LIKE BRICK AND STONE ARE PREFERRED.

- 50% OF ELEVATION AREA THAT IS NOT ROOF, WINDOWS OR DOORS SHALL CONSIST OF:
A. BRICK
B. STONE
C. REALISTIC VENEER
D. TEXTURED CMUS COULD BE MIXED IN WITH OTHER NATURAL MATERIALS
- TRASH ENCLOSURES, SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE MAIN BUILDING WHICH IT SERVES. ACCESS GATES SHOULD PROVIDE 100% SCREENING OF THE INTERIOR OF THE ENCLOSURE. CHAIN LINK GATES WITH SCREENING IS SPECIFICALLY NOT ALLOWED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ROOF LINES SHALL BE BROKEN IN ELEVATION
- WALL LINES SHOULD BE BROKEN UP TO AVOID LARGE BLANK WALLS.
- ALL BUILDINGS IN SOUTHBIDGE PLAY 3 WILL REQUIRE WRITTEN APPROVAL FROM THE DEVELOPER.

VICINITY MAP (1"=1000')



ADEL, IOWA

DATE	REVISIONS
6-16-18	500' HWY 169 ENTRANCE SPACING
6-21-18	SECOND SUBMITTAL
1-20-18	FIRST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE

SOUTHBIDGE
PUD - DEVELOPMENT PLAN



The Adel Planning and Zoning meet at City Hall on Wednesday, February 13, 2019
At 6:30 PM.

Commissioners present were: Tom Waltz, Kent McAdon, Rebecca Reed, Jonathan Fokken, and Code Compliance Officer Steve Nichols. Absent: Todd Cook, Melody Marshall and Stephanie Poole. Doug Mandernach representing Robert Cramer was also present along a couple of citizens of Adel and several members of the rural community

Minutes for February 13, 2019 Public Hearing Meeting

I. Discussion / Possible Action on Amending the Proposed Southbridge PUD.

Mandernach presented the changes to the Board. The primary changes were more commercial lots, some single family lots on the southeast corner of the original PUD. The southern boundary was moved down to move the future road exit onto Highway 169 further south. Members of the audience that came forward was asking about the retention and the new culvert that was being installed. It was explained that the retention is based on holding back the future run off and releasing it at a controlled rate that is approved by Adel's engineers and the DNR. There didn't seem to be any other concerns. **Fokken made a motion to approve the amended P.U.D and recommended sending it to Council for Council approval, second by Reed. Motion passed unanimously.**

II. Discussion / Possible Action on the rezoning request by Cramer and Associates on land south of the Southbridge PUD from A-1 (existing agricultural) to R-1 (single family residential-high density)

Nichols explained that the request for rezoning this section of land matches what our Land Use Plan shows and has been approved by council. There would be a correction that the City could rezone or asked to be rezoned in the southwest corner next to the Fasano property which shows a lower density when a Plat is brought forward. Several members of the rural community came forward not supporting this rezoning. Reasons that were given: safety on Highway 169 when adding more housing, finish filling in what Adel has before allowing more development, want Adel to step back and have more strategic planning, creating more eye sore new homes that has already been built in the Southbridge Plat 1, need to pave Old Portland Road from Kading properties to 302nd Street, get DOT on board first before we go further to the south and one even thinks Adel will be responsible for any deaths or accidents that occur on Highway 169 with farm machinery. **Waltz made a motion to leave the land zoned as agricultural until a plat is brought forward for development, second by Fokken. Passed unanimously.**

Meeting adjourned at 8:15 PM

Respectfully, Steve Nichols

ORDINANCE NO. 336

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF ADEL, IOWA, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED SOUTHEAST OF THE HWY 169 – 302nd PLACE INTERSECTION BETWEEN HWY 169 AND OLD PORTLAND ROAD, CITY OF ADEL, DALLAS COUNTY, IOWA, FROM A-1 (EXISTING AGRICULTURE DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL – HIGH DENSITY)

NOW, THEREFORE, be it ordained by the City Council of the City of Adel, Iowa, that:

Section 1. **ZONING MAP AMENDMENT.** The official zoning map of the City of Adel, Iowa, is hereby amended by changing the zoning classification of the following described real property, from its current classification of A-1 (Agriculture) to R-1 (Single Family Residential – High Density) to wit:

Cramer & Associates – Multiple Parcels (247.28 acres)

Legal Description:

ALL OF GOVERNMENT LOTS 13, 14 AND 19 AND A PART OF GOVERNMENT LOTS 5, 6, 10, 11, 12, 15, 18 AND 20, ALL BEING IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 12; THENCE NORTH 0°04'14" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 1293.46 FEET; THENCE NORTH 89°55'49" EAST, 71.87 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 23.34 FEET AND WHOSE CHORD BEARS NORTH 75°33'34" EAST, 23.13 FEET; THENCE NORTH 62°11'13" EAST, 197.52 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 276.88 FEET AND WHOSE CHORD BEARS NORTH 78°03'04" EAST, 273.36 FEET; THENCE SOUTH 86°05'05" EAST, 220.24 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 127.38 FEET AND WHOSE CHORD BEARS SOUTH 78°47'10" EAST, 127.04 FEET; THENCE SOUTH 71°29'15" EAST, 40.06 FEET; THENCE NORTH 79°23'04" EAST, 404.05 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 121.83 FEET AND WHOSE CHORD BEARS SOUTH 42°05'10" EAST, 121.56 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 162.67 FEET AND WHOSE CHORD BEARS SOUTH 46°18'20" EAST, 162.62 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 54.45 FEET AND WHOSE CHORD BEARS SOUTH 8°03'20" WEST, 47.28 FEET; THENCE SOUTH 60°03'04" WEST, 26.86 FEET; THENCE SOUTH 29°56'56" EAST, 60.00 FEET; THENCE NORTH 60°03'04" EAST, 52.76 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 41.70 FEET AND WHOSE CHORD BEARS SOUTH 80°07'53" EAST, 38.42 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 29.66 FEET AND WHOSE CHORD BEARS SOUTH 39°52'57" EAST, 29.66 FEET; THENCE NORTH 50°32'55" EAST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE

RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 8.95 FEET AND WHOSE CHORD BEARS NORTH 39°34'40" WEST, 8.95 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 52.23 FEET AND WHOSE CHORD BEARS NORTH 10°10'25" EAST, 45.88 FEET; THENCE NORTH 60°03'04" EAST, 537.51 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.74 FEET AND WHOSE CHORD BEARS SOUTH 77°51'03" EAST, 33.52 FEET; THENCE SOUTH 35°45'11" EAST, 11.18 FEET; THENCE NORTH 54°14'49" EAST, 60.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.80 FEET AND WHOSE CHORD BEARS NORTH 12°08'57" EAST, 37.10 FEET; THENCE NORTH 60°09'54" EAST, 88.40 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 33.77 FEET AND WHOSE CHORD BEARS SOUTH 74°27'15" EAST, 31.26 FEET; THENCE NORTH 54°14'49" EAST, 40.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 35°45'11" EAST ALONG SAID CENTERLINE, 735.78 FEET; THENCE SOUTH 26°37'04" EAST ALONG SAID CENTERLINE, 392.35 FEET; THENCE SOUTH 27°03'09" EAST ALONG SAID CENTERLINE, 269.30 FEET; THENCE SOUTH 25°40'26" EAST ALONG SAID CENTERLINE, 164.19 FEET; THENCE SOUTH 25°33'46" EAST ALONG SAID CENTERLINE, 727.60 FEET; THENCE SOUTH 20°13'07" EAST ALONG SAID CENTERLINE, 1036.78 FEET; THENCE SOUTH 86°14'27" WEST, 41.71 FEET TO THE EASTERLY END OF THE COURT DECREE BOUNDARY LINE AS SHOWN ON THE COURT DECREE BOUNDARY LINE RETRACEMENT SURVEY RECORDED IN BOOK 2011, PAGE 13123; THENCE SOUTH 86°14'27" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 150.99 FEET; THENCE SOUTH 87°10'28" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 391.43 FEET; THENCE NORTH 89°15'13" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 301.99 FEET; THENCE NORTH 88°25'11" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 138.45 FEET; THENCE NORTH 84°53'47" WEST ALONG SAID COURT DECREE BOUNDARY LINE, 98.65 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 19; THENCE SOUTH 0°41'58" EAST ALONG SAID EAST LINE, 1293.85 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 19; THENCE NORTH 89°13'19" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 1326.64 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 19; THENCE NORTH 0°25'07" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 1227.88 FEET TO THE NORTHEAST CORNER OF MONDO SUBDIVISION, AN OFFICIAL PLAT IN SAID DALLAS COUNTY IOWA; THENCE NORTH 89°19'08" WEST ALONG THE NORTH LINE OF SAID MONDO SUBDIVISION, 1393.99 FEET TO THE NORTHWEST CORNER OF SAID MONDO SUBDIVISION; THENCE NORTH 0°04'02" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 20, A DISTANCE OF 75.31 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 20; THENCE NORTH 0°04'02" WEST ALONG THE WEST LINE OF SAID GOVERNMENT 13, A DISTANCE OF 1311.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 247.28 ACRES (10,771,531 SQUARE FEET).

The Zoning Administrator is directed to amend the Official Zoning Map to indicate said changes.

Section 2. NOTATION. The City Clerk shall hereby record the ordinance number and date of passage of this ordinance.

Section 3. **REPEALER.** All ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

Section 4. **SEVERABILITY.** 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 as provided by law, whichever shall later occur.

Passed and approved by the Adel City Council this _____ day of _____, 2019.

James F. Peters, Mayor

Attest: _____
Angela Leopard, City Clerk

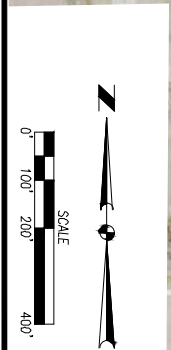
1st Reading _____

2nd Reading _____

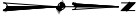
3rd Reading _____

I certify that the foregoing was published as Ordinance No. 336 in the Dallas County News on the _____ day of _____, 2019.

Angela Leopard, City Clerk



NOT TO SCALE



ADEL, IOWA

OWNER/DEVELOPER

ZONING

CRAMER & ASSOCIATES, INC.
3100 SW BROOKSIDE DRIVE
GRANITE, IA 50111
CONTACT: ROBERT CRAMER
PH. (515)-265-1447

EXISTING: A-1 AGRICULTURAL
PROPOSED: R1 - SINGLE FAMILY RESIDENTIAL

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: DOUG MANDERNACH

ZONING DESCRIPTION

ALL OF GOVERNMENT LOTS 13, 14 AND 19 AND A PART OF GOVERNMENT LOTS 5, 6, 7, 8, 9, 10, 11, 12, 15, 18 AND 20, ALL BEING IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 27 NORTH, OF THE 18TH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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REZONING

ADEL, IOWA

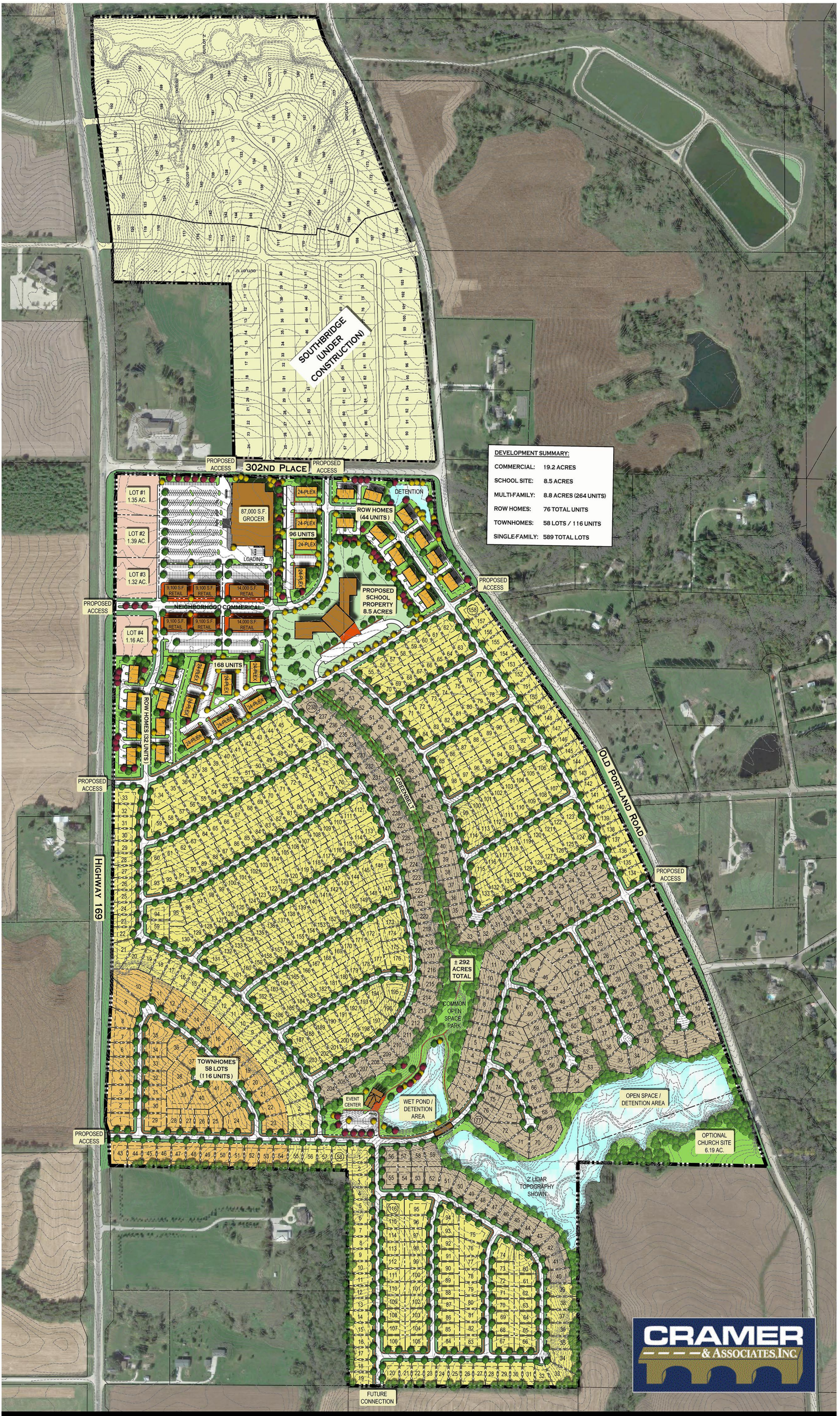


3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

REVISIONS	DATE
--	XX/XX/XX



DEVELOPMENT SUMMARY:	
COMMERCIAL:	19.2 ACRES
SCHOOL SITE:	8.5 ACRES
MULTI-FAMILY:	8.8 ACRES (264 UNITS)
ROW HOMES:	76 TOTAL UNITS
TOWNHOMES:	58 LOTS / 116 UNITS
SINGLE-FAMILY:	589 TOTAL LOTS



NORTH
1" = 500'-0" @
11"x17" Sheet
SAA# 17032
DRAWN BY: AVG



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2017 by Simonson & Associates Architects, L.L.C.

Southbridge
Phase II Master Plan #4
Adel, Iowa
August 24, 2017

simonson
simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

ZONING COMPATIBILITY MATRIX

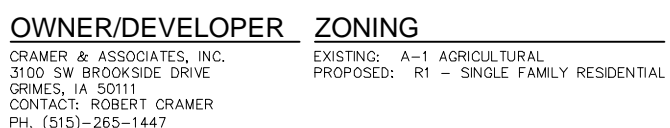
INTRODUCTION

The land use categories are compatible with one or more of the current zoning districts. Listed below are the existing zoning districts and a zoning compatibility matrix to show which zoning districts that can be applied within each land use category.

EXISTING ADEL ZONING DISTRICTS

- A-1 Existing Agriculture District
- A-2 Agriculture / Estates District
- CN Conservation District
- R-1 Single-Family Residential District (High Density)
- R-2 Single-Family Residential District (Medium Density)
- R-3 Single-Family Residential District (Low Density)
- R-4 Multi-Family Residential District
- R-5 Townhouse Residential District
- R-6 Mobile Home Park
- C-1 General Commercial
- C-2 Business and Neighborhood District (Older Square District)
- C-3 Highway Commercial District
- M-1 Light Industrial District
- M-2 Medium Industrial District
- M-3 Heavy Industrial District

LAND USE CATEGORY	A-1	A-2	CN	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	M-1	M-2	M-3
OPEN SPACE	●	●	●												
PUBLIC	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
RESIDENTIAL (SINGLE FAMILY)	●	●	●	●	●	●									
RESIDENTIAL (MEDIUM DENSITY)				●	●	●	●	●	●						
RESIDENTIAL (HIGH DENSITY)							●	●	●						
MIXED USE											●				
COMMERCIAL (NEIGHBORHOOD)										●	●				
COMMERCIAL (COMMUNITY)										●	●	●			
INDUSTRIAL (LIGHT)													●		
INDUSTRIAL (GENERAL)													●	●	●



CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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A PART OF GOVERNMENT LOTS 5, 6, 11, 12, 13 AND 14 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Resolution No. 19- 28

**RESOLUTION APPROVING PRELIMINARY PLAT
FOR SARGENT'S SECOND ADDITION**

WHEREAS, a subdivision plat for a parcel of land was submitted by Roy Sargent; hereinafter referred to as Developer; and

WHEREAS, the Developer submitted a preliminary plat, known as Sargent's Second Addition, located in Dallas County but within the City of Adel's two-mile planning boundary; and

WHEREAS, the Developer is proposing to subdivide with residential lots; and

WHEREAS, the Planning and Zoning Commission reviewed and recommended said plat for Sargent's Second Addition on March 13, 2019 with the recommendation contingent on McClure Engineering's recommendation and Public Works Director Kip Overton's recommendation regarding dry sanitary sewer service; and

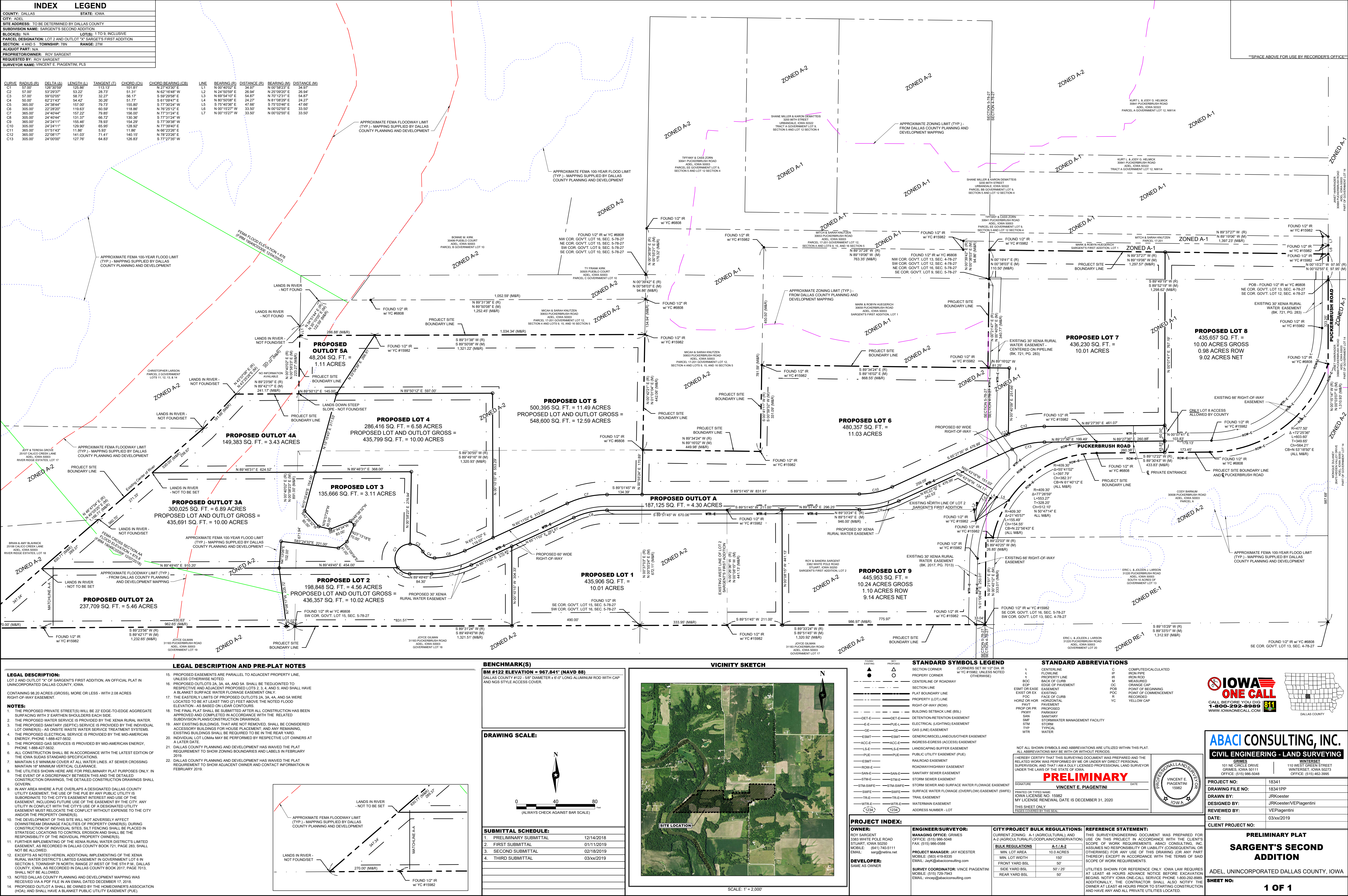
WHEREAS, the members of the City Council of the City of Adel, Iowa, have reviewed and approved the preliminary plat for Sargent's Second Addition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Adel, Iowa, that the preliminary plat be formally approved.

Passed and approved this 9th day of April, 2019.

James F. Peters, Mayor

Attest: _____
Angela Leopard, City Clerk





The Adel Planning and Zoning meet at City Hall on Wednesday, March 13, 2019
At 6:30 PM.

Commissioners present were: Tom Waltz, Kent McAdon, Jonathan Fokken, Stephanie Poole, Melody Marshall, Todd Cook, Attorney Kristine Stone and Code Compliance Officer Steve Nichols. Absent: Rebecca Reed. Doug Mandernach representing Robert Cramer was also present along a couple of citizens of Adel and several members of the rural community

Minutes for March 13, 2019 Public Hearing Meeting

- I. Discussion / Possible Action on the rezoning request by Cramer and Associates on land south of the Southbridge PUD Containing 80.78 Acres from A-1 (existing agricultural) to R-1 (single family residential-high density)** Doug Mandernach presented the section of ground being asked for re-zoning. This section is where the Adel, De Soto. Minburn School system is looking at for one of their sites for a future school building. It would also have 126 single family lots. Later on, when Mandernach tried to explain some of the concerns after their opportunity to speak, he also shared the concept plan that show a little over 500 new homes for the whole area. He also explained the process on how developments occur. Annexation is done first, then re-zoning is second and platting is finally one last. This is how the City of Adel goes through their process. In general the concerns from the individuals that spoke were: No deal yet with the school, lack of infrastructure on Highway 169 for additional traffic, water run off to their existing creeks running through their property, lack of city personnel with increasing roads, houses and emergency personnel, growing to fast, putting profit ahead of people, lack of city funding, lack of maintenance of Old Portland Road and one individual expressed schools in another district wouldn't consider less than 25 acres. One concerned citizen stated that they talked to Jake Chapman about 169 and said it is 5 years out before widening Highway 169. There is a full recording of the meeting. **McAdon made a motion to approve the zoning change from A-1 to R-1, second by Fokken.** The board then had their discussion on this motion. Three members, Cook, Marshall and Fokken expressed that they would not feel good about re-zoning until there was a deal with the school for the land and some concerns about Highway 169. McAdon and Waltz felt that the re-zoning was consistent with our land use plan and it showed a much smaller re-zoning area. **The Motion failed 3 no and 2 yes and one abstaining.**

II. Discussion/ Possible Action on Moratorium on Signs in the City Limits of Adel for a Specific Time. The moratorium was introduced. It was discussed that staff recommended that the height limitation be set at 16 feet after the Casey's sign approval. One citizen felt that the height should be at eye level and not the 16 foot height recommendation. The duration for the moratorium will be recommended that it will end November 1, 2019. This should give time for recommendation and public hearings for Planning and Zoning and the City Council. **McAdon made a motion to approve and recommend that Council should consider approving the moratorium, second by Waltz. Passed unanimously.**

III. Review and Discuss Future Plans on a Sign Ordinance. Chair Head McAdon stated that they were given 4 different sign ordinances from our local area and that he would like to set a work shop up in April at the next meeting on April 10th and start making recommendations on a sign ordinance. He felt we should use Waukee's as a starting point and work from there.

IV. Discussion / Possible Action on Preliminary Plat for Sargent's 2nd Addition in our 2-mile territory. Nichols explained that Sargent is dividing approximately 100 acres into 9 10 acres plus lots. This consist of a private road off of Puckerbrush Road. Our land use plan notes that any sub-division in our 2-mile territory is subject to a dry sanitary system if we deem necessary. There is discussion with McClure's, Abaci and the City of Adel going on. Sargent will also have to have the City of Waukee review their plat because they are with in their 2-mile territory. **McAdon made a motion to approve the land division only after McClure's and the staff of the City of Adel have been satisfied with the sanitary discussion and forward to Council, second by Cook. Passed unanimously.**

Meeting adjourned at 8:00 PM

Respectfully

Steve Nichols

Dear Council Members,

The Planning and Zoning met on March 13, 2019. On the agenda was to review a sub-division that is in our 2-mile territory. The Sargent Addition was presented by Jay Koester from Abaci Consulting, Inc. on behalf of Roy Sargent the owner. The Planning and Zoning only approved the sub-division with the recommendation of McClure's and Overton's on the dry sanitation that could be required by our Adel Strategic Planning that was adopted by Council September 2018.

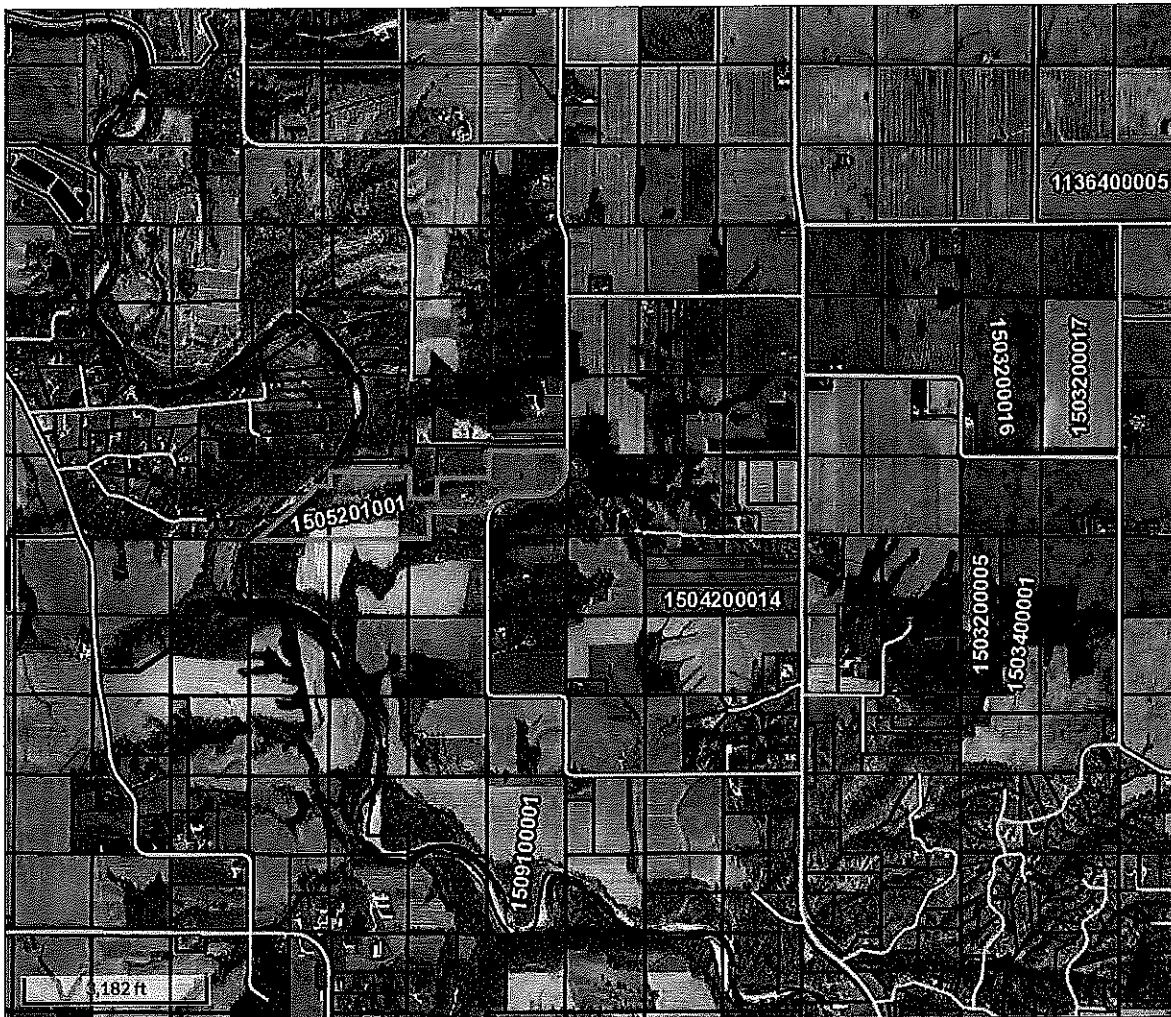
The plan states: Sanitary Sewer Service

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless provisions for sewer service have been made. If within an area that is planned for City sanitary sewer service, the subdivider shall construct a dry sanitary sewer system with an agreement that the subdivision will connect to the City's system when the area is annexed into the City and City sanitary sewer is made available. If the area is planned for City sanitary sewer service but that service is not likely to occur within the next 20 years, then the subdivider shall devise a plan, reserve easements, and establish agreements necessary for the future extension and connection of the subdivision to the City sanitary sewer system when it becomes available. If the area is never likely to be served by City sanitary sewer, then an alternative sewerage system may be proposed by the subdivider.

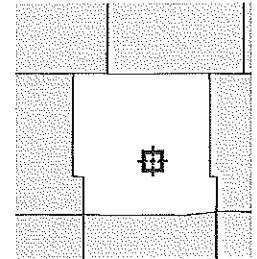
I have printed a copy of McClure's comments. They do suggest a 3-inch force main for future use. I believe Jay Koester will be at the meeting to discuss council to waive this recommendation. The Planning and Zoning's approval was approved on the basis of McClure's and Overton's recommendation. Staff did meet with Koester, Sargent and Jeff Schug after the Planning and Zoning meeting.

Respectfully




Steve Nichols



Overview



Legend

-  Parcels
-  Road Centerlines
-  City Limits

Parcel ID	1505201001	Alternate ID	n/a	Owner Address	Sargent, Roy L & Sandra K JTRS
Sec/Twp/Rng	4-78-27	Class	A		3383 White Pole Rd
Property Address		Acreage	86.33		Stuart, IA 50250-
District	VAN METER TWP FD#1 ADM				
Brief Tax Description	SARGENT'S FIRST ADDITION OUTLOT X (Note: Not to be used on legal documents)				

Date created: 4/3/2019
Last Data Uploaded: 4/2/2019 9:56:19 PM

Developed by  **Schneider**
GEOSPATIAL



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

March 25, 2019

City of Adel
Steve Nichols
Anthony Brown
Kip Overton
PO Box 248
301 S. 10th Street
Adel, IA 50003

Dear Mr. Nichols,

McClure Engineering Company has reviewed the Site Plan for Sargents Second Addition:

1. McClure has reviewed the potential for a future force main sanitary sewer to serve the proposed development in the future when the City of Adel's sanitary sewer system extends to the area.
2. McClure recommends a 3" diameter force main be placed along one side of the road from the end of the cul-de-sac to the intersection with Puckerbrush Road.
3. This will allow for future connection of Grinder Pumps replacing the septic systems.
4. We would recommend the following restrictions apply to the development;
 - a. Septic Systems will be utilized for sanitary sewer at the time the houses are constructed. When in the future the force main can be connected to a sanitary sewer system, each lot may continue to use the septic system for the remainder of its useful life. However, when the septic system requires replacement or repairs representing 50% of the value of the septic system, the home owner must replace the septic system with a grinder pump station and connect to the force main.

Sincerely,
McClure Engineering Company

A handwritten signature in black ink, appearing to read "Jeffrey S. Schug", is written over a horizontal line.

Jeffrey S. Schug, P.E.

Anthony Brown

From: Steve Nichols
Sent: Friday, April 5, 2019 1:42 PM
To: Anthony Brown
Subject: FW: Voicemail Follow-up - Sargent's Second Addition
Attachments: 18341_Sargents Second Addition_2019-04-03.pdf

Anthony,
Jay from Abaci Consulting would like this go to Council in their packets for Tuesday night. The email not the attachment.

Thanks
Steve

From: Jay Koester <jayk@abaciconsulting.com>
Sent: Wednesday, April 03, 2019 4:36 PM
To: Jeff Schug <jschug@mecresults.com>; Gary Brons <gbrons@mecresults.com>
Cc: Roy Sargent Building <sarg@netins.net>; Steve Nichols <snichols@adeliowa.org>
Subject: Voicemail Follow-up - Sargent's Second Addition

Mr. Schug,

Based on your voicemail this morning, I feel that there is still not clear direction as I discussed with Steve Nichols.

In your voicemail today, you stated that you wanted the following, but, in my opinion, it is not clear direction:

- You want to start at the back side of the cul-de-sac bulb.
 - Does that mean from the edge of aggregate roadway surfacing, the edge of ROW, etc.?
 - Will it need to be in an easement? Shown ROW is already planned as a PUE.
 - What dimensions are needed for any easement(s)?
- You want it to end at the intersection.
 - Does this mean to Puckerbrush Road, or to the intersection of the private roadway and the public access?
 - Does that mean to the edge of aggregate roadway surfacing, the edge of ROW, a property line, etc.?
 - Will it need to be in an easement? Shown ROW is already planned as a PUE.
 - What dimensions are needed for any easement(s)?
 - What about servicing proposed Lot 8? Easternmost lot with Puckerbrush Road on two (2) sides.
- Where do you plan to install the City's future lift station?
 - Will it be within the limits of this proposed development, or off-site?
 - What dimensions are needed for the future lift station?
 - Will there be sufficient power available for at least the future lift station pump(s) using what will be supplied for just the proposed residential lots?
 - Will additional lines and/or phasing be needed? Now or in the future?
 - If insufficient power supply, who pays for the increase in supply and/or different phasing? Now or in the future?
 - The Owner/Developer should not be required to have unused power lines installed now and/or to pay for this.
 - Will it be in the ROW?
 - Will it need to be in an easement? Type/Name?
 - What dimensions are needed for any easement(s)? Shown ROW is already planned as a PUE.
- You stated a force main size of two (2") or three (3") inches, which do you want?
 - Has this pipe size been designed, or is it just a design assumption?
 - I only know of one (1) engineering firm in the area that designs force mains.
 - In your letter dated March 25, 2019, you recommended a three (3") inch diameter.

- You want me to pick a side. However, as I discussed with Steve Nichols, what I pick may likely be different than what McClure envisioned for the actual location/layout.
 - So you are telling me that I could pick the same side as the shown Xenia water line? Somehow I think I would be wrong.
 - Under the roadway and in ROW?
 - Under the shoulder and in ROW?
 - In the roadway foreslope and in ROW?
 - Under the ditch bottom and in ROW and/or in an easement depending on layout?
 - In the backslope, which could be in ROW and/or in an easement depending on layout?
 - Somewhere else and in an easement?
 - What dimensions and/or locations are needed for any easement(s)? Shown ROW is already planned as a PUE.
 - Do you want service stubs for each lot under the roadway so that at least the private roadway is not disturbed at some unknown future date?
 - Should these service stubs be connected to each house as a development restriction? This would make each homeowner much more likely plan to provide alternative and future waste pipe routing and to plan for a grinder pump during construction.
 - How should we address the roadway bends? Thrust blocking needed or wanted?
- You want the force main installed at five and one-half (5.5') feet deep, which is at the same depth as the Xenia water line.
 - Do you just want me to offset the force main from the shown roadway centerline? If not, please provide necessary stationing, elevations, slopes, etc. for the desired layout.
 - Based on the shown roadway centerline profile, which has multiple crests and low points, there would not be continuous gravity flow from the upper end (by Puckerbrush Road) to the future lift station (near the proposed cul-de-sac) while serving all nine (9) lots if I just offset the force main from the shown roadway centerline.
 - Do you want service stubs for each lot under the roadway and/or under the proposed ditches so that the private roadway, culverts, and ditches are not disturbed at some unknown future date?

Please provide a force main markup/layout on the attached and current plan set to eliminate all confusion and guessing on our part – please provide stationing, elevations, slopes, etc. as needed for the desired layout.

We feel that Adel's City Council should be provided with McClure's letter dated March 25, 2019, and this e-mail with all of the City's and/or McClure's responses to understand the needed clarifications, answers, etc. and to make the decision if the force main is truly warranted and needed at this time.

Please note that we continue to disagree with having to show this force main in the construction drawings, or even having to install it as part of this proposed development. Our reasons include, but not limited to – some were discussed during the meeting on March 1, 2019:

- In McClure's letter dated March 25, 2019, which resulted from our meeting at the City of Adel on March 1, 2019, McClure is only 'recommending' a force main, not requiring it.
 - Therefore, we can infer that we do not need to provide and/or install it at this time since only recommended.
- This proposed development is outside the current city limits of the City of Adel. However, it is within two (2) miles of the city limits of the City of Adel.
 - The City of Waukeez has already waived review rights.
 - The closest point to the city limits for the City of Adel is approximately 6,000 feet as the crow flies.
 - This proposed development is also located on the opposite (easterly) side of the Raccoon River from the City of Adel.
- No time frame has been supplied for even the planning of any City of Adel sanitary sewer in this area – either during said meeting or in said letter.
 - We feel that if the City of Adel had a time table for needing this force main connected to their future sanitary sewer, it could be easier to accept.
 - Any future City sanitary sewer pipe, connection, etc. would need to be bored under the Raccoon River – likely, an unwanted and unwarranted expense to the City of Adel.
 - Otherwise another City of Adel waste treatment plant would be needed on the City of Waukeez's side (easterly) of the Raccoon River.
 - If not a future City of Adel waste treatment plant constructed, then would need routing to another City's Adel waste treatment plant. Again, the City of Waukeez has already waived review rights.

- To have the Owner/Developer even provide bonding for this possible and future force main need at this time would be holding unnecessary monies by the City of Adel for an undetermined time – material and construction costs will likely change drastically by the time the City of Adel may even install any future sanitary sewer on the easterly side of the Racoon River.
- The sewer pipe gaskets/o-rings will likely have dry-rotted by the time that the City of Adel even begins to plan to design for any future City sanitary sewer in this area – or, likely every pipe joint having gaps and/or leaking.
 - The Owner/Developer would have spent unnecessary monies for something that would need to be replaced by the City of Adel in the future.
 - If there are any joint gaps/leaks, the pressure from the future lift station pump(s) would force the sanitary waste through these joint gaps/leaks to erode the soil around at least this future force main pipe.
 - It would make more sense for the City of Adel to have future and warranted assessments for the future lot owners in this subdivision, and then install the force main and service connections at that future date.
- The City of Adel would have to install and maintain the future lift station – a possible burden on the City of Adel.
 - The installation of a future lift station for only a maximum of nine (9) lots seems excessive; and the cost would be an unwanted and unwarranted to the City of Adel.
 - For the Owner/Developer, the cost of this lift station would be a financial hardship; and would be even more of an unwanted and unwarranted expense than for the City of Adel.
 - The size of the future pump(s) required to get over the multiple crests near the existing buildings along Puckerbrush Road, and the overall force main pipe length, would be excessive.
 - Roadway centerline (end to end) is $968.85 - 891.10 = 77.75$ feet vertically minimum.
 - Roadway centerline (ROW end to ROW end) is Station 11+34.01 to Station 41+47.87 = 3,013.86 feet horizontally minimum.
 - There would be a high probability that the low area between these crests would plug with sanitary waste if just offsetting the force main from the shown roadway centerline. Again additional maintenance by the City of Adel.
- There would be extra expense for the homeowner to plan for the alternative (and possible future) connection to the force main; buying and installing a grinder pump with likely concrete floor and ceiling/wall replacement; etc. is unwarranted.
 - The homeowner would need to plan for a septic sewer in the rear and a force main connection in the front – additional house construction costs that may not be used at any time.
 - If not planned during house construction, or if alternative routing is not communicated during any future house sale(s), then the future homeowners would need to either route the house sanitary pipe line around the house; or have demolition inside the house to provide piping, area for the grinder pump, etc.
 - Since it is unknown where each house will be built, some lots would require this future house connection to be bored under an existing waterway; and for large grinder pumps to be installed for the various changes in elevation in each lot.
 - Again, there may be plugging in the house connection due to low points in this house service line – increasing the cost to the homeowner.
 - By the time this force main may be used, any alternative house pipe routing that was planned for, and/or installed for, a future connection to this force main may also have dry-rotted gaskets/o-rings.
 - If there are any joint gaps/leaks within the alternative house pipe routing, the pressure from the future grinder pump would force the sanitary waste through these joint gaps/leaks and into the living spaces of each house.

We would be more than willing to add any related easements at this time on the Final Plat – provided any desired would be shown and dimensioned by the City and/or McClure. Please note that any easements not recorded now would require the City of Adel to purchase any easement rights from at least one (1) future homeowner – who may or may not be willing to agree at an unknown future date. Again, an unwanted and unwarranted future expense for the City of Adel.

If you have any questions or need additional information, please contact us. If attachments are noted, please acknowledge receipt and that you can open.

Thanks,

Jay Koester, PE

ABACICON CONSULTING, INC
CIVIL ENGINEERING • LAND SURVEYING
 101 NE Circle Drive, Grimes, Iowa 50111

Office: (515)986-5048
Fax: (515)986-0588
Web: www.abaciconsulting.com

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ADEL STRATEGIC PLANNING

Summary Report

Adopted September 2018



SUMMARY

As a follow-up to the 2018 City Council Goal Setting Session, the City held a workshop on Monday, April 23, 2018 with the Mayor and City Council, the Chair of the Planning and Zoning Commission, and several City department heads, to review and discuss three (3) key items impacting the growth of the City. The purpose of this workshop was to provide initial input into the creation of defined policies and plans that will help guide future decision making related to annexation, the review of subdivision plats located outside the city limits, future land uses, and zoning.

This summary document overviews the results of the workshop and provides draft policies for consideration by the City Council. A subsequent report will provide recommended changes to the City's current Future Land Use Map as well as specific areas that the City should consider rezoning to be consistent with the Future Land Use Map and any proposed changes.

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Draft Policy Recommendations

Next Steps

STRATEGIC PLANNING WORKSHOP OVERVIEW

A strategic planning workshop with the Mayor and City Council was held on April 23, 2018, in the Adel Public Library from 6:00 p.m. to 9:00 p.m. Approximately three members of the public attended the meeting in addition to several City staff and department heads.

The three main items to be discussed in the strategic planning workshop included:

Item 1 - Annexation and Extra Territorial Review (ETR) of Subdivision Plats

Item 2 - Future Land Use Plan Review

Item 3 - Consistency Zoning Review

Each discussion item had a series of questions for the group to discuss and consider.

For Item 1 the Annexation Policy questions included:

When will we annex?

The group agreed the City needs a clear plan or policy in place about when, where, and how to annex. When asked when the City should annex, the group provided a list of possible motivations for annexation including:

- Fix the City boundary along Highway 6 and R-16
- Protect borders and control their own future
- After understanding the financial impact of the cost to provide sewer, extend roads, and meet any owner demands
- Rural subdivision oversight within the planning boundary
- Protect border especially with Waukee after their large annex that accompanied the Apple data center announcement
- Economic development purposes (MidAmerican Energy site east of Adel)

Where will we annex?

The group determined the northern area of the Comprehensive Plan's planning boundary would be difficult to provide sewer service to and would be less likely to annex. Some annexation will depend on the intended use. A clear priority was identified for annexation near the border with Waukee along R-16 and Highway 6. The group agreed to continue communication with nearby cities (Waukee, Dallas Center, Desoto, and Van Meter) about established and future annexation moratorium agreements.

How will we annex?

Of the main types of annexations, the group preferred voluntary annexations. They would prefer

100% voluntary annexation but would be okay with an 80-20% voluntary-type annexation that includes non-consenting properties. While the group could not entirely rule out the annexation of non-consenters, it would not be the preferred annexation policy. Involuntary annexation was also seen as a less likely route for the City because they felt as if there was plenty of growth already occurring and the use of a strategy that would just cause ill will was not needed for Adel.

The group agreed that the City needs to be more aggressive in pursuing some annexations, especially east of Adel near the border with Waukee. Staff would need to be involved in reaching out with property owners.

Will we offer annexation tax abatement?

Tax abatement for non-consenting property was discussed as a possibility. The group admitted a concern that tax abatement for non-consenters would encourage non-consenters to take advantage of the policy. The group concluded that there needed to be a clearer policy on the use of annexation related tax abatement for residential and commercial development.

Other incentive strategies were discussed included city funded public improvements, sewer and water, hunting regulations, zoning, or waivers on assessments from future public improvements. In 2009, the City had conceded to a number of concessions that were less than ideal in order to annex in a property they felt was valuable for the community. The City does not want to be in these type of situations looking forward.

The group concluded there were some properties they would need to incentivize into annexation. The group requested incentive policy options as part of this planning effort. They also stressed the need to work with neighboring communities on maintaining annexation moratorium boundary lines.

For Item 1 the ETR policy questions included:

Will we review plats within our 2-mile review authority area?

The group said yes, the City should review all plats within the City's 2-mile review area.

Must they follow our Future Land Use Map?

The group said yes. They felt as if a lot of thought and public engagement had gone into the creation of the land use plan and that they should stick to the established plan for the area.

However, the group did stress the strong need to undergo a full Comprehensive Plan update. They also agreed that certain areas of the future land use plan would need updating as part of this planning process including areas along Highway 169 and Highway 6.

When will we approve or deny them?

The group indicated that approval or denial of ETR requests would be based on several of factors including:

- Is the proposed or anticipated use of that area consistent with the future land use plan
- Compliance with the City's subdivision regulations
- Availability of sanitary sewer service or agreement to install a dry sewer system for future connection

What about plats-of-survey or split lots (minor plats)?

The group did not think this was much of an issue for the City and that they would follow the County's lead on these cases that fell within the two-mile review area.

For Item 2 the Future Land Use questions included:

Highway 169

There were several land use changes needed along Highway 169. The group agreed that single-family residential development was not suitable for the Highway 169 corridor. The corridor should be focused on a mixture of commercial and industrial uses, especially retail as they have received multiple requests for retail space along the road.

Highway 6

The group agreed that an updated strategy for the land use and the alignment of R-16 at Highway 6 was needed. The Apple development proposal and the MidAmerican Energy site south of Highway 6 all warranted a new review of the land uses and road alignment in the future land use plan.

Downtown + the Floodplain

The group discussed the possibilities associated with the proposed revised FEMA floodplain in the downtown area that would bring more of the downtown out of the flood hazard area.

For Item 3 the Consistency Zoning Review questions included:

There were several areas identified to consider for consistency zoning review:

Downtown

There was a discussion of the future of commercial/retail in the downtown area. The Mayor discussed the original intention of zoning expanded areas of downtown Adel as commercial, but there was a needed discussion of how best to selectively rezone the downtown area to follow the updated future land use map.

Highway 6

There were several areas along Highway 6 that were identified as needing some consistency zoning review alongside a future land use plan update.

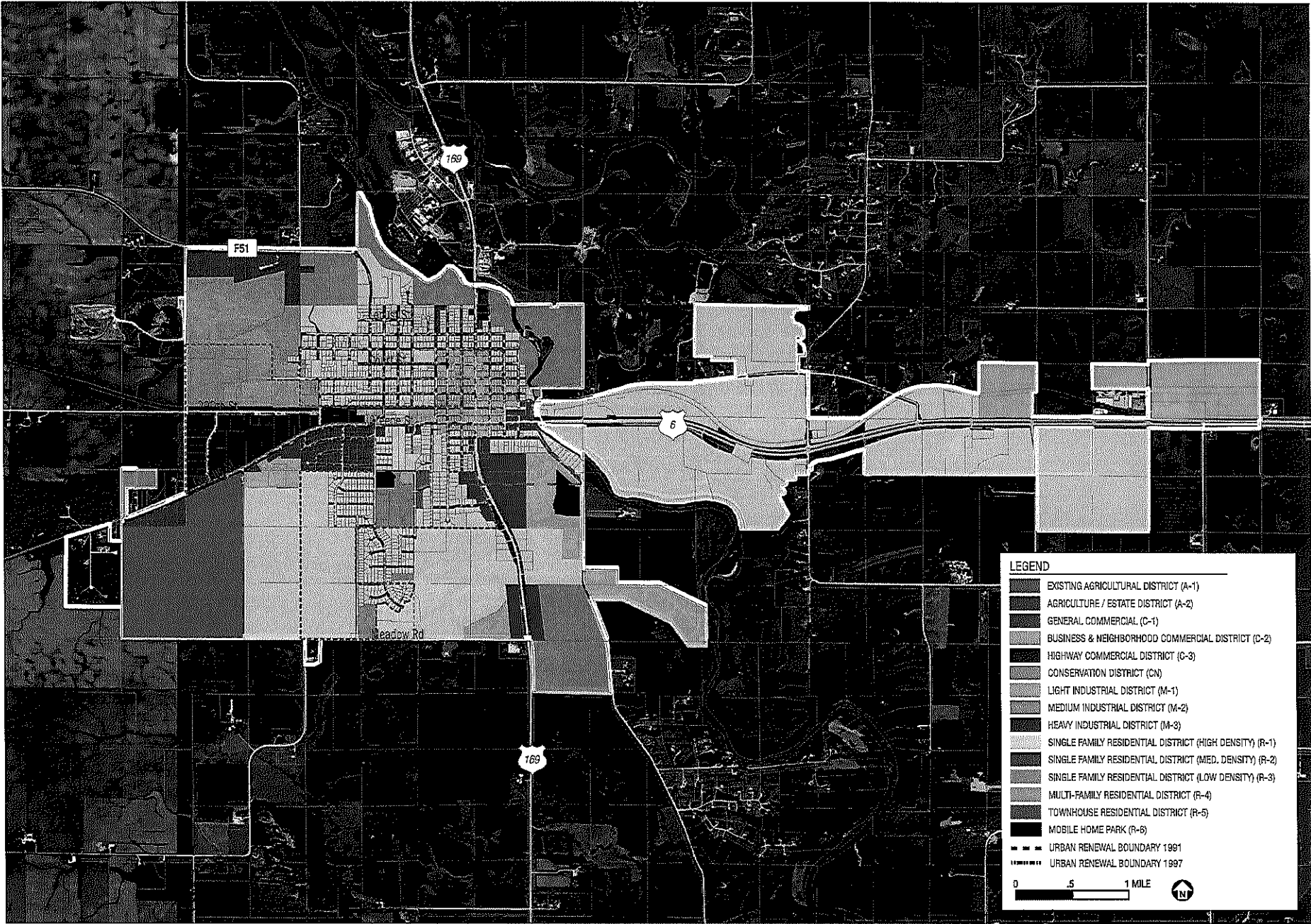
Nile Kinnick Dr / Highway 169 south

There were several areas along Highway 169 that were identified as needing some consistency zoning review alongside a future land use plan update.

6 ADEL STRATEGIC PLANNING | ADEL, IOWA



Figure 2 - Adel Zoning Map (May 2013)



POLICIES

Based upon the input at the April 23, 2018 Strategic Planning Workshop, the following policies have been drafted. The intent of these policies is to assist City staff as well as the elected officials in their decision-making processes related to annexation of territory and review of subdivision plats within 2-miles of the City's corporate limits.

Annexation Policy

The following policies should be considered when evaluating matters related to annexing territory within the City of Adel.

Annexation Types

The City should consider requests for annexations that are either voluntary (all property consents to annexation) or voluntary with non-consenters (a minimum 80% of the annexation area agrees to annex with up to 20% of the annexation area not requesting or agreeing to be annexed). Involuntary annexations should not be pursued by the City.

Annexation Incentives

In general incentives for annexation should not be given. However, the City should consider allowing for the gradual imposition of city taxes against the annexed property up to the maximum schedule as allow under the Code of Iowa (368.11(3)(m)). This transitional tax abatement should only be given to existing developed property that consents or requests annexation. Tax abatement under this program should not be given to undeveloped property (agricultural or vacant land) or land that does not consent to annexation. Other economic development incentives the City may wish to consider for a property should not be tied to annexation and should instead be tied to the specific development being proposed on the property.

Annexation Boundary Agreements

The City should pursue agreements with neighboring cities to establish annexation boundary lines from which neither city will cross with an annexation. The desired annexation boundary lines should reflect the planning boundary as identified on the City's adopted Future Land Use Map.

City Pursued Annexations

City staff should pursue the annexation of land along Hwy 6 east to the planning boundary by contacting and meeting with property owners to determine their level of interest and long-term plans for their property. The annexation area is divided into three different priority zones (see Figure 1).

2-Mile Subdivision Plat Review Policy

The following policies should be considered when reviewing subdivision plats within 2-miles of the corporate limits of the City of Adel.

Subdivision Plat Review

All subdivision plats that are within 2-miles of the corporate limits of the City and within the City's planning boundary as identified on the Future Land Use Map should be reviewed by the City and subject to the City's subdivision regulations including design standards and parkland dedication requirements. Plats-of-Survey and lot splits that create a total of 2 or fewer new parcels of record within the 2-mile review area can be deferred to Dallas County provided they do not negatively impact the future development of the area or inhibit the extension or expansion of any highways or roadways. Otherwise, plats-of-survey and lot splits that may impact future development of an area should be reviewed by the City.

Sanitary Sewer Service

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless provisions for sewer service have been made. If within an area that is planned for City sanitary sewer service, the subdivider shall construct a dry sanitary sewer system with an agreement that the subdivision will connect to the City's system when the area is annexed into the City and City sanitary sewer is made available. If the area is planned for City sanitary sewer service but that service is not likely to occur within the next 20 years, then the subdivider shall devise a plan, reserve easements, and establish agreements necessary for the future extension and connection of the subdivision to the City sanitary sewer system when it becomes available. If the area is never likely to be served by City sanitary sewer, then an alternative sewerage system may be proposed by the subdivider.

City sanitary sewer service should not be provided to any property located outside the City corporate limits. The City Council may grant an exception for existing developed properties requesting city sewer to resolve a septic system issue provided that property executes an agreement to annex into the City when requested by the City.

Paved Street Access

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless it has at least one connection to a paved public street. The subdivider shall further be responsible to improve the subdivision's share of any adjoining unpaved roadways and dedicated the appropriate right-of-way. All streets within the subdivision, whether public or private, shall be paved to the City's design standards.

The City should consider updating the subdivision regulations to define and permit a paved, rural road standard for streets serving rural estate lots that are all greater than once acre in size.

Land Use and Future Streets Plan Consistency

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless it is consistent with the land uses and ultimate streets system as identified for the property on the City's adopted Future Land Use Map.

Figure 3 - Priority Annexation Map

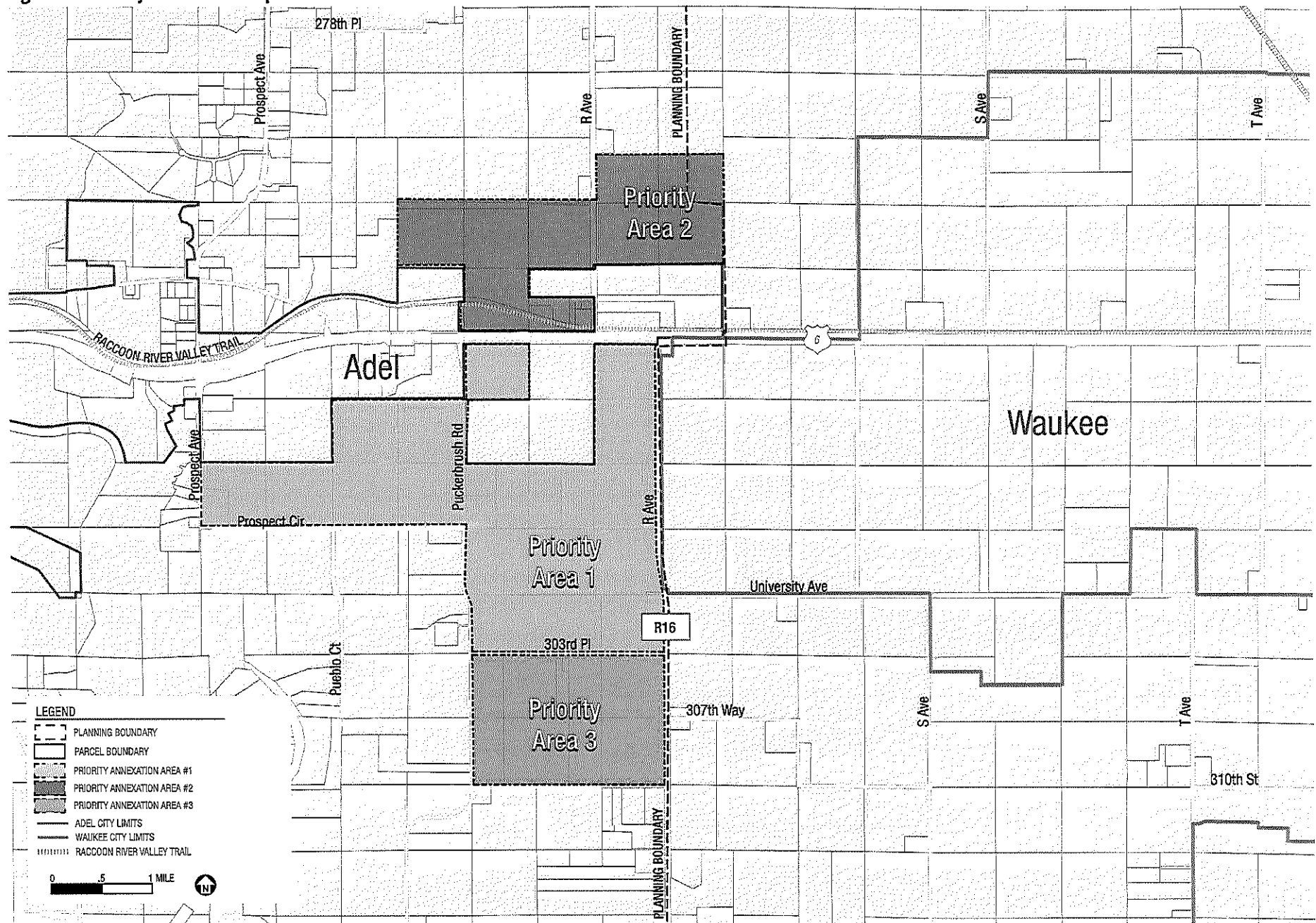
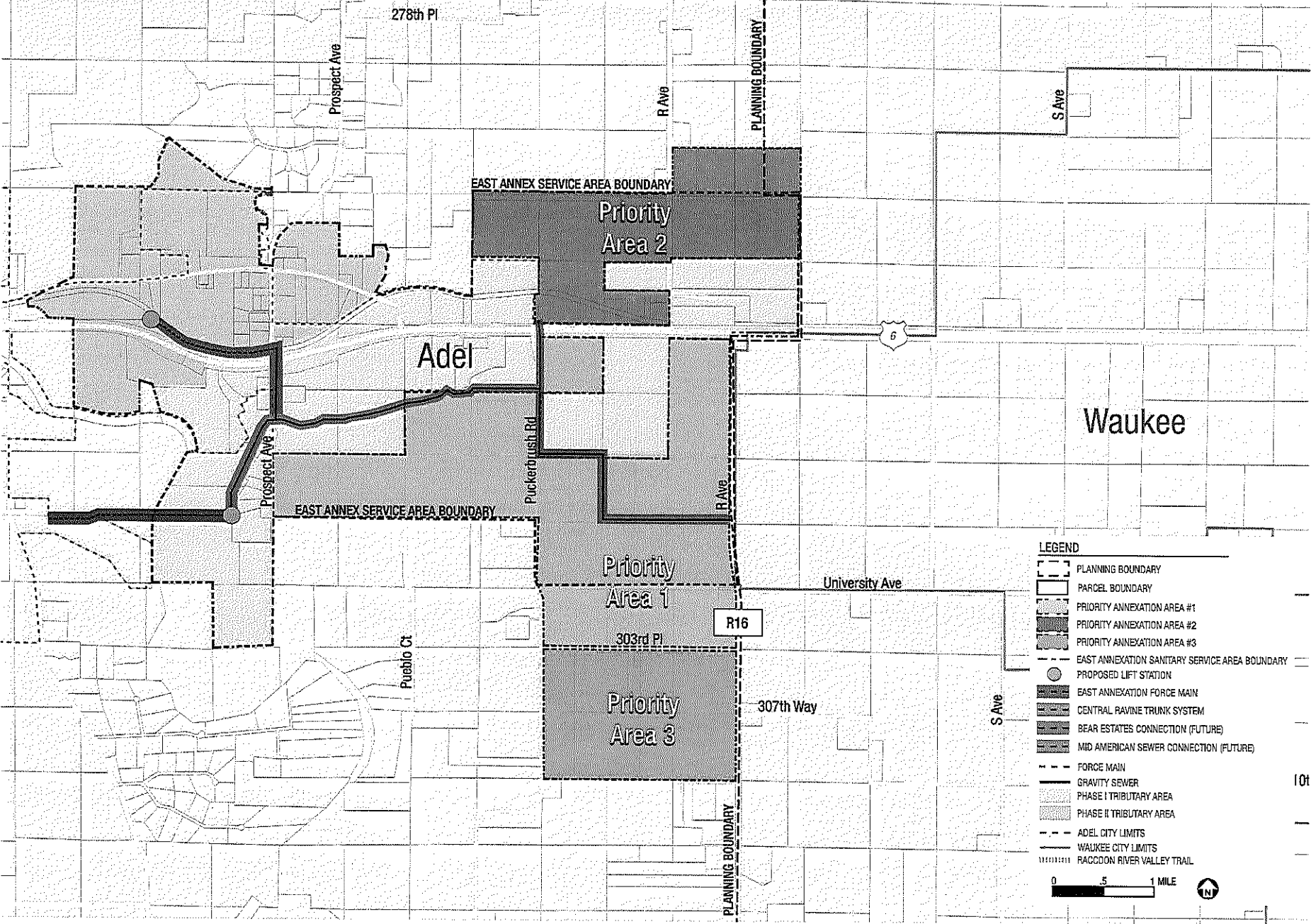


Figure 4 - Adel East Annexation Sanitary Sewer System Extension + Priority Annexation Areas



RESOLUTION NO. 19-29

RESOLUTION APPROVING A WATER LEAK CREDIT POLICY

WHEREAS, from time to time, City of Adel utility customers request the application of a credit against their sewer bill due to a water leak occurring at their property; and

WHEREAS, according to the City Code, utility customers are billed for both water and sewer charges based on their water usage; and

WHEREAS, the City Council wishes to adopt a policy outlining the circumstances in which an administrative credit may be applied to a utility customer's account due to a demonstrated water leak.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA that the attached Water Leak Credit Policy is hereby approved.

Passed and approved this 9th day of April, 2019,

James F. Peters, Mayor

Attest: _____
Angela Leopard, City Clerk

Water Leak Credit policy/procedure

From time to time, city utility customers request the application of a credit against their sewer bill due to a water leak occurring at their property. According to the city code, utility customers are billed for both water and sewer charges based on their water usage. This policy is intended to identify the circumstances in which an administrative credit may be applied to a utility customer's account. The city reserves the right to amend or rescind this policy at any time.

A request for a credit must be in writing, have current contact information (name, property, phone number, email, etc.) for the utility customer, identify how the leak occurred, and demonstrate that the leak has been remediated. The request shall be submitted to City Hall. The request will be reviewed by the sewer department. The customer will be notified, in writing, regarding the approval or denial of the request for the credit as soon as is reasonably possible.

A credit may be issued where the sewer department determines that the request meets the following criteria:

- 1.) The leak occurred in a fashion where it is reasonable to say that the flow did not enter sanitary sewer. By way of example, a request for credit would likely be approved where an outside hose bib froze and broke, causing an excessive bill. A request for credit would likely be denied, however, where a toilet is "stuck open" for a week causing constant flow.
- 2.) The utility customer can demonstrate to the sewer department that the leak has been repaired or is no longer occurring (this may include but is not limited to: receipts showing repairs to the property, a site inspection by sewer department staff, usage trend information showing a spike in usage which has subsequently returned to normal, etc). A credit will not be applied where there is an ongoing leak.
- 3.) The customer account holder of the specific property has not used the leak credit for the specific property in the past. A leak credit will only be allowed once, per customer account holder, per property. Multiple credits will not be approved.

A credit may be applied for a maximum of three consecutive utility billing cycles. It will be the sewer department's responsibility to determine the duration of the leak and the billing cycles that were affected.

A credit will apply to the customer's sewer charge only. The amount of the credit will be based on usage that is above and beyond the customer's average sewer usage (based off the twelve most recent months of usage in which the leak was not occurring). If the customer does not have a 12 month history that can be averaged, the sewer department will calculate a reasonable estimate for average sewer use. In no circumstance will a credit be given for water usage, as cost of treatment and distribution has already occurred.

A one-time \$10.00 administrative fee will be deducted from any approved sewer credit, to account for the staff time involved in applying the credit to the utility account. No fee will be imposed where a request for credit is denied.

If an account holder disputes the sewer department's determination regarding the approval or denial of the leak credit request, they must submit a leak credit dispute to the City Administrator, in writing, within 14 days of the date of notification from the sewer department. The leak credit dispute shall be

set as an agenda item for the next, most reasonable City Council meeting. The account holder will be required to attend that meeting to dispute the leak credit determination that was given by the sewer department. The City Council will make the final determination regarding the application of the credit.

All bills being considered for a leak credit will be due in full, per regular billing practices, until the City has made a determination on the credit. If a credit is approved, the utility customer shall receive notice in writing regarding the amount of the credit and the balance on the account.

DRAFT

ORIGINAL

Resolution NO. 19-30

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: The City Council of Adel, Iowa.
Date of Meeting: April 9, 2019
Time of Meeting: 6:00 o'clock P.M.
Place of Meeting: Community Room, Public Library, 303 S. 10th Street, Adel, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Water System Improvements 2017, Water Treatment Plant

- ◆ Resolution ordering construction of the Water System Improvements 2017, Water Treatment Plant, and fixing a date for hearing thereon and taking of bids therefor.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

City Clerk, City of Adel, State of Iowa

April 9, 2019

The City Council of the City of Adel, State of Iowa, met in _____ session, in the Community Room, Public Library, 303 S. 10th Street, Adel, Iowa, at 6:00 o'clock P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted.

Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION ORDERING CONSTRUCTION OF CERTAIN
PUBLIC IMPROVEMENTS, AND FIXING A DATE FOR
HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the Water System Improvements 2017, Water Treatment Plant; and

WHEREAS, the City of Adel has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Council for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26 of the Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the Water System Improvements 2017, Water Treatment Plant, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Hearing; the public improvements being more generally described as follows:

Water System Improvements 2017, Water Treatment Plant

The extent of work on this project is the furnishing of all labor, equipment, and materials for the construction of the improvements, which consist of:

- 1. Removal of equipment from existing water treatment plant;**
- 2. Construction of a new water treatment plant building, approximately 15,700 square feet, to house new water treatment equipment including aerators, vertical pressure filters, reverse osmosis equipment, chemical feed equipment, and other ancillary equipment;**
- 3. Installation of a standby generator and associated electrical and SCADA controls;**
- 4. Site improvements including water main piping, storm sewer piping, sanitary sewer piping, and site paving;**
- 5. All other work as required by the contract documents.**

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

Section 3. That the City Clerk be and is hereby directed to post a notice to bidders once in each of the following: (i) a relevant contractor plan room service with statewide circulation; (ii) a relevant construction lead-generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to May 15, 2019, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 2:00 P.M., on such date.

Section 4. That the City Council hereby delegates to the City Clerk the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on June 11, 2019, at 6:00 o'clock P.M.

Section 5. That the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. The publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 6:00 o'clock P.M. on May 14, 2019.

Section 6. That the City Clerk shall cause the notices described in Section 3 and Section 5 hereof to be posted and published, the posting and publication to be within the posting and publication timeline for each notice outlined above.

Section 7. That the Notice to Bidders and Notice of Public Hearing shall be substantially in the forms attached hereto:

**CITY OF ADEL
ADEL, IOWA
WATER SYSTEM IMPROVEMENTS 2017, WATER TREATMENT PLANT**

ADVERTISEMENT FOR BIDS

Sealed Bids for the construction of the **Water System Improvements 2017, Water Treatment Plant**, will be received, by the **City of Adel, Iowa**, at the office of the City Clerk at **City Hall**, located at **301 South 10th Street, Adel, Iowa, 50003**, before **2:00 P.M.** local time on **May 15, 2019** at which time the bids received will be publicly opened and read in the Council Chambers at **City Hall, 301 South 10th Street, Adel, Iowa, 50003**. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

The tabulated results of the bid opening will be considered by the Adel City Council at their meeting in the Council Chambers at **City Hall, 301 South 10th Street, Adel, Iowa, 50003** on **June 11, 2019 at 6:00 P.M.** at which time the Council may take action on the proposals submitted or at such time as may then be fixed.

The City Council of Adel, Iowa, will hold a public hearing on the proposed Plans, Specifications, Form of Contract, and Estimate of Costs for the construction of said improvements at **6:00 P.M.** on **Tuesday, May 14, 2019** in the Council Chambers at **City Hall** located at **301 South 10th Street, Adel, Iowa, 50003**. At said hearing, any interested person may appear and file objections thereto or to the cost of the improvements.

A pre-bid conference will be held at **10:30 A.M.** local time on **Wednesday, May 1, 2019** at **City Hall** located at **301 South 10th Street, Adel, Iowa, 50003**. Attendance at the pre-bid conference is highly encouraged but is not mandatory.

The extent of work on this project is the furnishing of all labor, equipment, and materials for the construction of the improvements, which consist of:

- 1. Removal of equipment from existing water treatment plant;**
- 2. Construction of a new water treatment plant building, approximately 15,700 square feet, to house new water treatment equipment including aerators, vertical pressure filters, reverse osmosis equipment, chemical feed equipment, and other ancillary equipment;**
- 3. Installation of a standby generator and associated electrical and SCADA controls;**
- 4. Site improvements including water main piping, storm sewer piping, sanitary sewer piping, and site paving;**
- 5. All other work as required by the contract documents.**

The Owner will receive and consider bids on the Project and will award a single Contract. The award of the Contract will be made to the lowest responsive, responsible bidder, based on the Bid Proposal Form with the lowest TOTAL BID PRICE. Notwithstanding the foregoing, the owner reserves the right to award the contract as it deems to be in the best interests of the City.

All Work is to be in strict compliance with the Plans and Specifications prepared by McClure Engineering Company, of Clive, Iowa, which together with the proposed form of contract and estimate of cost have heretofore been approved by the Owner. By reference, they are made a part hereof as though fully set out and incorporated herein.

All bids shall be made on a form furnished by the City and shall be filed on or before the time herein set, in a sealed envelope addressed to the City Clerk of Adel, Iowa, clearly stating that the envelope contains a bid on this project. All Bidders must submit and sign the Bid Form in the Specifications (Section 00 41 00). All attachments included in Section 00 41 00 – Bid Form, shall be signed and submitted with the Bid Package.

By virtue of statutory authority, a preference will be given to products and provisions and coal produced within the State of Iowa.

Each bid shall be accompanied by a bid security as defined in Iowa Code Section 26.8, in the form of a Bid Bond, Certified Check, Cashier's Check or a Certified Share Draft in a separate sealed envelope in an amount equal to five (5) percent of the total amount bid. A Bid Bond must be on the form provided with the Contract Documents. The Certified Check or Cashier's Check shall be drawn on a state-chartered or federally-chartered bank. A Certified Share Draft shall be drawn on a state-chartered or federally-chartered credit union. Certified Checks, Cashier's Checks or Certified Share Drafts shall be made payable to the CITY OF ADEL, as security that if awarded a contract, the Bidder will enter into a contract at the prices bid and furnish the required Performance and Payment Bonds and Certificate of Insurance.

Bid security shall be furnished in accordance with the Instructions to Bidders. The Certified Check, Cashier's Check or Certified Share Draft may be cashed, or the Bid Bond forfeited and the proceeds retained as liquidated damages if the Bidder fails to execute a contract or file acceptable Performance and Payment Bonds or provide an acceptable Certificate of Insurance within ten (10) days after the acceptance of his proposal by resolution of the Owner. No bidder may withdraw a proposal within ninety (90) days after the date set for opening bids. The checks of the unsuccessful bidders will be promptly returned to them after award of the Contract.

The method of construction of all improvements shall be by contract in accordance with the Plans and Specifications and general stipulations for said improvements approved by the Owner. Payment for the cost of such improvements will be made in cash to be derived from such fund or funds as are legally available for such purpose.

Payment to Contractor will be made in monthly estimates and one final payment. Monthly estimates will be equivalent to ninety-five (95) percent of the Contract value of the Work completed during the preceding calendar month. Estimates will be prepared on the first day of each month by the Contractor. Subject to the approval of the Engineer, who will certify each approved estimate to the City for payment on or before the 15th day of the month in question. Such monthly payment will in no way be construed as an act of acceptance for any of the work partially or totally completed.

Final payment to the Contractor will be made no earlier than thirty-one (31) days from and after the final acceptance of the work by the Owner, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa. Payment must also be in accordance with Chapter 26 of the Code of Iowa and will be made "after the completion and final acceptance of the improvement" as provided in Section 573.14 of the Code of Iowa. No such partial or final payment will be due until the Contractor has certified that the materials, labor and services involved in each instance have been paid for in accordance with

requirements stated in the Specifications.

Owner will issue special exemption certificates to Contractors and subcontractors, allowing them to purchase, or withdraw from inventory, building materials for the contract free from sales tax. Refer to Article 22 of the Instructions to Bidders.

The successful Bidder will be required to furnish a corporate surety bond in an amount equal to one-hundred (100) percent of the Contract Price. Said Bond to be issued by a responsible surety approved by the Owner and authorized to do business in the State of Iowa, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and the maintenance of said improvements in good repair for not less than two (2) years from the date of Substantial Completion.

Successful bidder shall also be required to provide Payment Bond as provided in the Specifications. All Bonds subject to the appropriate requirements in Code of Iowa 573.2 through 573.5.

Work on the improvement shall commence within ten days of the issuance of a written Notice to Proceed. The Notice to Proceed will be issued upon approval of the contract and bonds by the Council, and be completed as stated below. The work shall be substantially completed on or before **March 1, 2021**, and the work shall be completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions on or before **May 30, 2021**. Failure to meet either the Substantial Completion date or Final Completion date will result in liquidated damages of **\$1,000.00** per calendar day.

The Issuing Office for the Bidding Documents is: **McClure Engineering Company, 1360 NW 121st Street, Clive, Iowa, 50325, (Phone 515-964-1229)**. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of **8:00 a.m. and 5:00 p.m.**, and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Printed copies of the Bidding Documents may be obtained from the Issuing Office during the hours indicated above. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of \$25 per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met. 1. Bidders who return full sets of the Bidding Documents in good condition (suitable for re-use) within 14 days after award of the project will receive a full refund. If they are not returned, or returned past the deadline, or are not in a reusable condition as judged by the Engineer, the deposit shall be forfeited. Checks for Bidding Documents shall be payable to "McClure Engineering Company".

Complete digital project Bidding Documents and Contract Documents and Plans are available at www.questcdn.com. You may download the digital documents for free by inputting Quest project number **Quest CDN# 6252285** on the website's Project Search page. Please contact QuestCDN.com at 952.233.1632 or info@questcdn.com for assistance in free membership registration, downloading, and working in this digital project information.

The Owner hereby reserves the right to reject any or all bids and to waive informalities and irregularities as it may deem to be for the best interests of the Owner.

To the extent required by Iowa law, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference or any other form of preferential

treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident. Failure to submit a fully completed Bidder Status Form with the Proposal may result in the proposal being deemed nonresponsive and rejected.

Section 746 of Title VII of the Consolidated Appropriations Act of 2017 (Division A - Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2017) and subsequent statutes mandating domestic preference applies an American Iron and Steel requirement to this project. All listed iron and steel products used in this project must be produced in the United States. The term "iron and steel products" means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials. The deminimis and minor components waiver apply to this contract.

Published by the order of the City Council of Adel, Iowa.

Owner: CITY OF ADEL, IOWA

By: Angela Leopard

Title: City Clerk

Date: _____

+ + END OF ADVERTISEMENT FOR BIDS + +

**CITY OF ADEL
ADEL, IOWA
WATER SYSTEM IMPROVEMENTS 2017, WATER TREATMENT PLANT**

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Council of the City of Adel, Iowa, will hold a public hearing on **Tuesday, May 14, 2019**, at **6:00 PM** in the Council Chambers of Adel City Hall, 301 S. 10th Street, Adel, Iowa, at which meeting the Council proposes to hear comments from the public on the proposed Plans, Specifications, Form of Contract, and Estimate of Costs for the construction of the **Water System Improvements 2017, Water Treatment Plant** project. At said hearing, any interested person may appear and file objections thereto or to the cost of the proposed improvements.

The location of the work to be performed is the City of Adel Water Treatment Plant, 208 N. 5th Street, Adel, Iowa.

The extent of work on this proposed project is the furnishing of all labor, equipment, and materials for the construction of the improvements, which consist of:

1. Removal of equipment from existing water treatment plant;
2. Construction of a new water treatment plant building, approximately 15,700 square feet, to house new water treatment equipment including aerators, vertical pressure filters, reverse osmosis equipment, chemical feed equipment, and other ancillary equipment;
3. Installation of a standby generator and associated electrical and SCADA controls;
4. Site improvements including water main piping, storm sewer piping, sanitary sewer piping, and site paving;
5. All other work as required by the contract documents.

Section 8. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed insofar as the conflicting portions thereof are concerned.

PASSED AND APPROVED, this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2019.

City Clerk, City of Adel, State of Iowa

(SEAL)

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting City Clerk of the City of Adel, in the County of Dallas, State of Iowa, and that as such City Clerk and by full authority from the Council of the City, I have caused a

NOTICE TO BIDDERS

(Water System Improvements 2017, Water Treatment Plant)

of which a copy/screenshot annexed to the poster's affidavit hereto attached is in words and figures a correct and complete copy, to be posted as required by law in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by the City or a statewide association that represents the City, and that the Notice was posted and circulated on the following date(s):

1. Relevant contractor plan room service with statewide circulation: _____, 2019
2. Relevant construction lead generating service with statewide circulation: _____, 2019
3. Internet site sponsored by the City or a statewide association that represents the City: _____, 2019

WITNESS my official signature at Adel, Iowa, this _____ day of _____, 2019.

City Clerk, City of Adel, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting City Clerk of the City of Adel, in the County of Dallas, State of Iowa, and that as such City Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING

(Water System Improvements 2017, Water Treatment Plant)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "_____", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2019.

WITNESS my official signature at Adel, Iowa, this _____ day of _____, 2019.

City Clerk, City of Adel, State of Iowa

(SEAL)

Resolution No. 19- 31

**AUTHORIZING AN INTERFUND LOAN TO THE LOCAL OPTION
SALES TAX FUND**

WHEREAS, on March 12, 2019, the Council passed and approved Resolution No. 19-16, Authorizing Purchase of Land from Stephen H. McCalley;

WHEREAS, a purchase price of \$150,000 has been negotiated with Stephen H. McCalley for the acquisition of this property;

WHEREAS, the Council has approved to purchase said land with \$50,000 from the Local Option Sales Tax Fund and an interfund loan from the General Fund to the Local Option Sales Tax Fund in the amount of \$100,000;

WHEREAS, the Council further desires to reimburse the General Fund within the next three years from the Local Option Sales Tax Fund.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA, that the City Clerk and City Treasurer are hereby directed to formally document in the City's financial records the existence of an interfund loan from the General Fund to the Local Option Sales Tax Fund, with a principal amount of \$100,000.00;

BE IT FURTHER RESOLVED THAT THE COUNCIL SHALL direct funds from the Local Option Sales Tax Fund be allocated to reimbursing the General Fund within the next three years.

Passed and approved this 9th day of April, 2019.

James F. Peters, Mayor

Attest: _____
Angela Leopard, City Clerk

Resolution No. 19-32

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: The City Council of the City of Adel, State of Iowa.

Date of Meeting: April 9, 2019

Time of Meeting: 6:00 o'clock P.M.

Place of Meeting: Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street

- ♦ Resolution approving construction contract and bond.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

City Clerk, Adel, Iowa

April 9, 2019

The City Council of the City of Adel, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa, at 6:00 o'clock P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION APPROVING CONSTRUCTION CONTRACT
AND BOND

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA:

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: _____ of _____

Date of contract: _____

Bond surety: _____

Date of bond: _____

Portion of project: _____

PASSED AND APPROVED, this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2019.

City Clerk, City of Adel, State of Iowa

(SEAL)



Ahlers & Cooney, P.C.

Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Kristine Stone

515.246.0314

kstone@ahlerslaw.com

April 1, 2019

VIA E-MAIL AND REGULAR MAIL

Mr. Anthony Brown
City Administrator
City of Adel
P.O. Box 248
301 S. 10th Street
Adel, IA 50003

RE: Engagement Agreement – 2019 Public Improvement Contract Proceedings

Dear Anthony:

The purpose of this Engagement Agreement ("Agreement") is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Adel (the "City") in connection with the preparation of the necessary contract proceedings for public improvement projects commenced in 2019.

SCOPE OF ENGAGEMENT

When City staff requests that we prepare the necessary proceedings for Council action on public improvement projects in 2019, we will perform the following services:

1. Review the engineer's Notice of Public Hearing and Notice to Bidders for compliance with Iowa law;
2. Prepare letters of instructions for Council proceedings;
3. Answer questions and advise City staff and Council throughout the public improvement contract (bidding and letting) process;
4. Prepare Notices of Meetings and partial agendas
5. Prepare proceedings and documents for initiation of the public improvement project, including:
 - a. Resolution ordering construction of certain public improvements, and fixing a date for hearing thereon and taking of bids therefor

April 1, 2019

Page 2

6. Prepare proceedings to be used on the date fixed for the hearing on the proposed plans, specifications, contract, and estimated total cost of the public improvement project, including:
 - a. Resolution adopting plans, specifications, form of contract and estimated cost
 - b. Resolution making award of contract
 - c. Resolution approving contract and bond.
7. Prepare proceedings to be used upon completion of the public improvement project, including:
 - a. Resolution accepting public improvements

Our duties under this particular engagement are limited to those expressly set forth above. Absent a separate engagement agreement regarding one or more of the following services, our duties under this Agreement do not include:

1. Defending any legal challenges to or arising out of the particular public improvement project;
2. Reviewing, revising, or negotiating the City's contract with outside consultants - architects or engineers;
3. Reviewing and revising the terms and conditions of the City's contract for construction of the public improvements; and
4. Any bond (finance) related services.

Please be advised that we recommend that the City have legal counsel review all public improvement contracts and outside professional consultant (architects and engineers) contracts well in advance of posting the Notice to Bidders and publication of the Notice of Public Hearing for each particular project. The standard form contracts commonly used for public improvement contracts and professional consultant contracts do not provide sufficient protection for municipal owners in the event disputes arise concerning workmanship, delay, payment, and / or design related issues.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this Agreement, the City will be our client and an attorney-client relationship will exist between us for public improvement projects commenced in 2019 for which the City staff requests our assistance. Our services are limited to those contracted for in this letter and the City's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the City and the attorney-client relationship established by this Agreement will be concluded upon payment of our final invoice.

FEES

We will charge a flat fee of \$1,800 per project for services rendered under this Agreement. If we determine that an adjustment of our fee is necessary, we will advise you. Such adjustment might be necessary in the event that unusual or unforeseen circumstances arise which require a significant increase in the services rendered, such as the rejection of all bids and the need to re-bid, personal attendance at meetings or unexpected revision of the above referenced documents. Typically, personal attendance at Council meetings is not necessary in order to provide the services outlined above. We will, however, attend Council meetings in the event that circumstances require. In addition to the flat fee quoted above, we will bill the City for all expenses incurred on its behalf, such as photocopying, deliveries, and other related expenses. We estimate that such charges will not exceed \$100. We will contact you prior to incurring expenses that exceed that amount.

Our statement for services and expenses will be sent after the hearing on the plans, specifications, form of contract and estimate of costs is held. Payment is due and payable within thirty (30) days of receipt of the invoice.

If, for any reason, the City terminates the engagement governed by this Agreement before a particular public improvement contract is awarded or, if a particular project is cancelled, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services. The fee charged by the Firm for this representation will be based in part on the current hourly rate of the person performing the service at the time services are performed. We will also bill you for all expenses we have incurred as outlined above. My 2019 hourly rate is \$230. Services performed on your behalf by legal assistants will be billed at \$125 per hour. The Firm's billing rates are reviewed, and sometimes revised, annually in January. Accordingly, these rates are subject to change in January of each year and we expect to submit a new agreement for the Council's consideration annually at that time.

RECORDS

At the City's request, any documents furnished by the City will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this engagement.

April 1, 2019

Page 4


APPROVAL

Please carefully review the terms and conditions of this Agreement. **If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by the city council, and execute, date and return to me the enclosed copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact me. As always, we appreciate the opportunity to represent the City of Adel and we look forward to working with you on the City's 2019 public improvement projects.

Sincerely,

AHLERS & COONEY, P.C.

By 

Kristine Stone

KS:aes

01576870-1\10113-000

Accepted and approved on behalf of the City Council*

By: _____ Dated: _____
Title: Mayor

*Authorized by Resolution \ Motion _____ approved on _____,
2019.



Ahlers & Cooney, P.C.

Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Kristine Stone

515.246.0314

kstone@ahlerslaw.com

Resolution NO. 19-33

April 1, 2019

VIA EMAIL AND U.S. MAIL

Mr. Anthony Brown
City Administrator
City of Adel
P.O. Box 248
301 S. 10th Street
Adel, IA 50003

RE: 2019 Adel City Hall Window Replacement Project
Proceedings for Ordering Construction

Dear Anthony:

Enclosed are proceedings with respect to Council action setting a hearing on plans, specifications and form of contract and a date for the receiving of bids for the above project.

As a first step in the contract procedure, the plans, specifications, form of contract and the engineer's preliminary estimate of costs should be placed on file in the Clerk's office. When the filing has taken place, the Council should proceed to adopt the resolution ordering construction of the work which covers the setting of a date for a hearing on plans and specifications and the receipt of bids.

The Council is required by law to:

1) hold a public hearing on the plans, specifications, form of contract and estimate of costs, and to publish a notice of the public hearing, in a newspaper published at least once weekly and having general circulation in the city, not less than four nor more than twenty clear days before the hearing; and

2) to **post** a notice to bidders once not less than **thirteen** nor more than forty-five clear days before the date for filing bids:

- a) in a relevant contractor plan room service with statewide circulation, and
- b) in a relevant construction lead generating service with statewide circulation, and
- c) either on an internet site sponsored by the city or a statewide association that represents the city.

April 1, 2019


Page 2

An extra copy of the procedure is enclosed to be completed as the original and certified back to our office, together with a copy of the agenda, proof of publication of the notice of hearing and proof of posting of the notice to bidders.

If you have any questions concerning the above procedure, please contact me.

Sincerely,

AHLERS & COONEY, P.C.

By 

Kristine Stone

KS:aes

Enclosures

cc w/encl. (*via email*):

Jeff Schug

01576901-1110113-104

ITEMS TO INCLUDE ON AGENDA

ORIGINAL

CITY OF ADEL, IOWA

- Resolution ordering construction of the 2019 Adel City Hall Window Replacement Project, and fixing a date for hearing thereon and taking of bids therefor.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

April 9, 2019

The City Council of the City of Adel, State of Iowa, met in _____ session, in the Community Room, Adel Public Library, 303 S. 10th Street, Adel, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2019 ADEL CITY HALL WINDOW REPLACEMENT PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION ORDERING CONSTRUCTION OF THE 2019
ADEL CITY HALL WINDOW REPLACEMENT PROJECT,
AND FIXING A DATE FOR HEARING THEREON AND
TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2019 Adel City Hall Window Replacement Project; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26 of the Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, STATE OF IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2019 Adel City Hall Window Replacement Project, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the

posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

Replacement of Windows, Replacement and Modifications to Door, and Blinds both manually operated and by Remote Control.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to May 10, 2019, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:00 A.M., on such date.

The City Council hereby delegates to the City Administrator or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on May 14, 2019, at 6:00 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 6:00 P.M. on May 14, 2019.

PASSED AND APPROVED this 9th day of April, 2019.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2019.

City Clerk, City of Adel, State of Iowa

(SEAL)



825 SW Ordinance Road
Ankeny, IA 50023
Email: christad@iowapumpworks.com

P: 855-228-6383
F: 866-961-5085
C: 515-669-7219

Date: 3/25/19
To: Synergy Contracting
Attn: Paige Naber
Reference: Adel, IA East Annex Project – Additional Hatch

In reference to our recent conversation regarding an additional hatch required: When quoting this project, we only saw a requirement for (3) hatches that were clearly marked on the following.

1. LS-01 and LS-02 shows a 72 x 42 dual leaf hatch for the Valve Box
2. LS-01 and LS-02 shows a 96 x 42 triple leaf hatch for the Wet Well, pump station
3. DE-07 shows a 36 x 36 single leaf hatch for the Flow Meter Structure.

You are requesting an additional 36 x 36 single leaf hatch for the lift station and while I do see a square shown on the drawings there is no sizing listed or any arrow or indication on any other drawing top views referencing that item, so we assumed that the square was just an error or oversight. Since the other hatches were clearly marked with sizes, my assumption is that would resonate throughout the plan sheets.

I have attached a cut sheet for the additional unit required for approval.

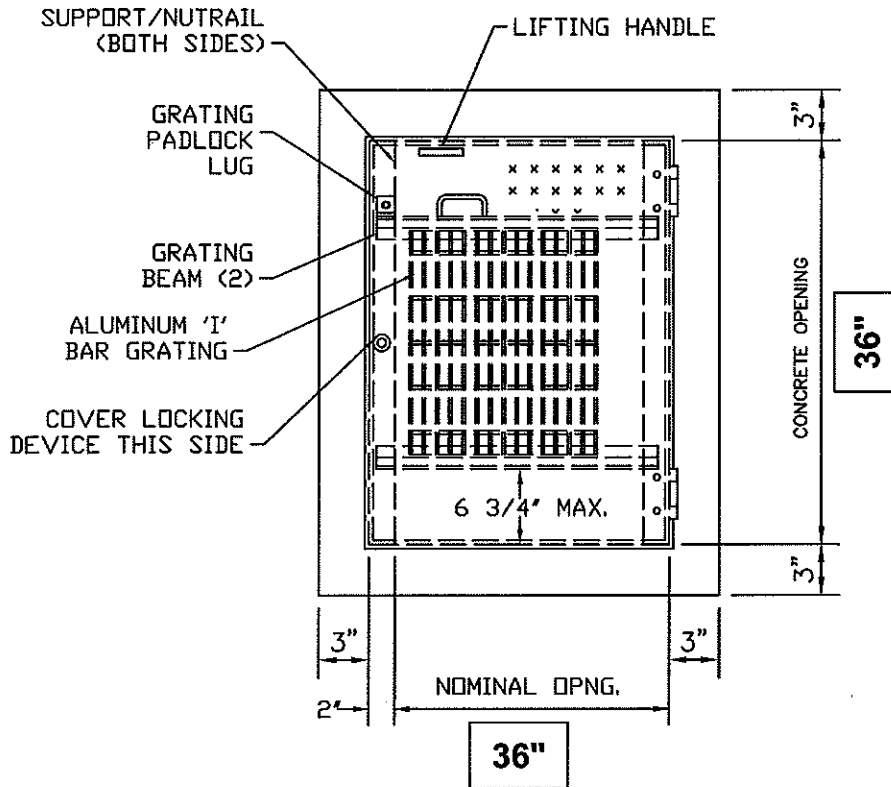
Thank you

Christa Dennis
Project Manager

HALLIDAY PRODUCTS, INC.
ORLANDO, FL
<http://www.hallidayproducts.com>



MODEL NO. S1S036036BDP-----
QUANTITY: 1
ORDER NO. Q85113
DATE: 11/26/18
LOCATION/TAG:

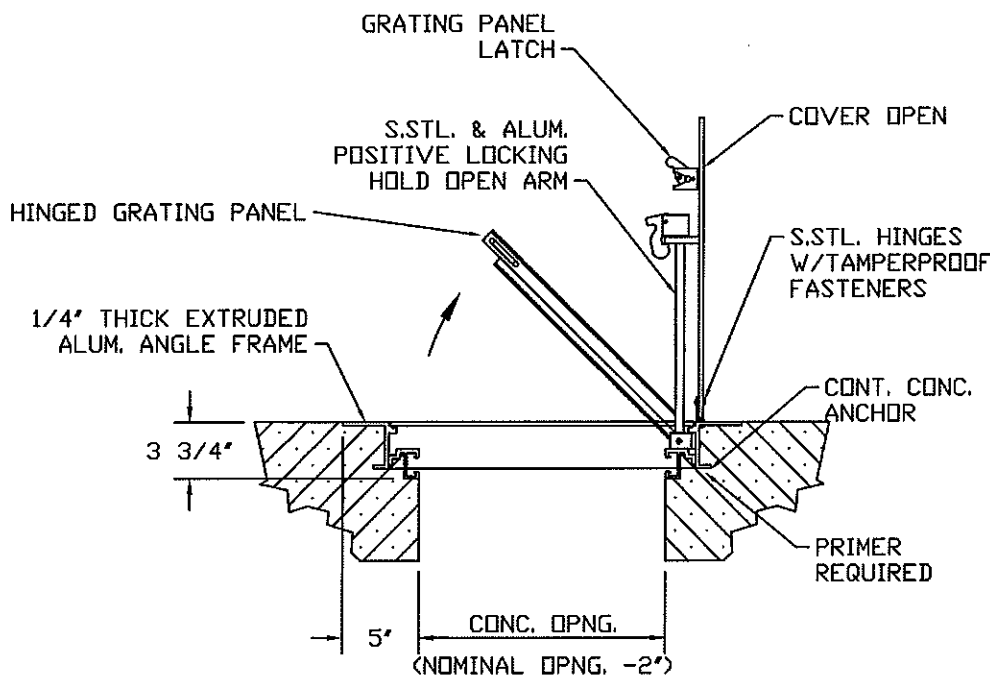


STANDARD FEATURES:

1/4 ALUMINUM TREAD PLATE COVER
1/4 THICK ALUMINUM FRAME EXTRUSION
T-316 STAINLESS STEEL HARDWARE
S.STL. & ALUM. HOLD OPEN ARM
RECESSED LIFT HANDLE (S)
HINGED AND LOCKABLE PROTECTIVE
GRATING PANEL (POWDER COATED,
SAFETY ORANGE COLOR)
LIFETIME GUARANTEE
300 LB. PER SQ. FT. LOAD RATING

OPTIONS/FEATURES:

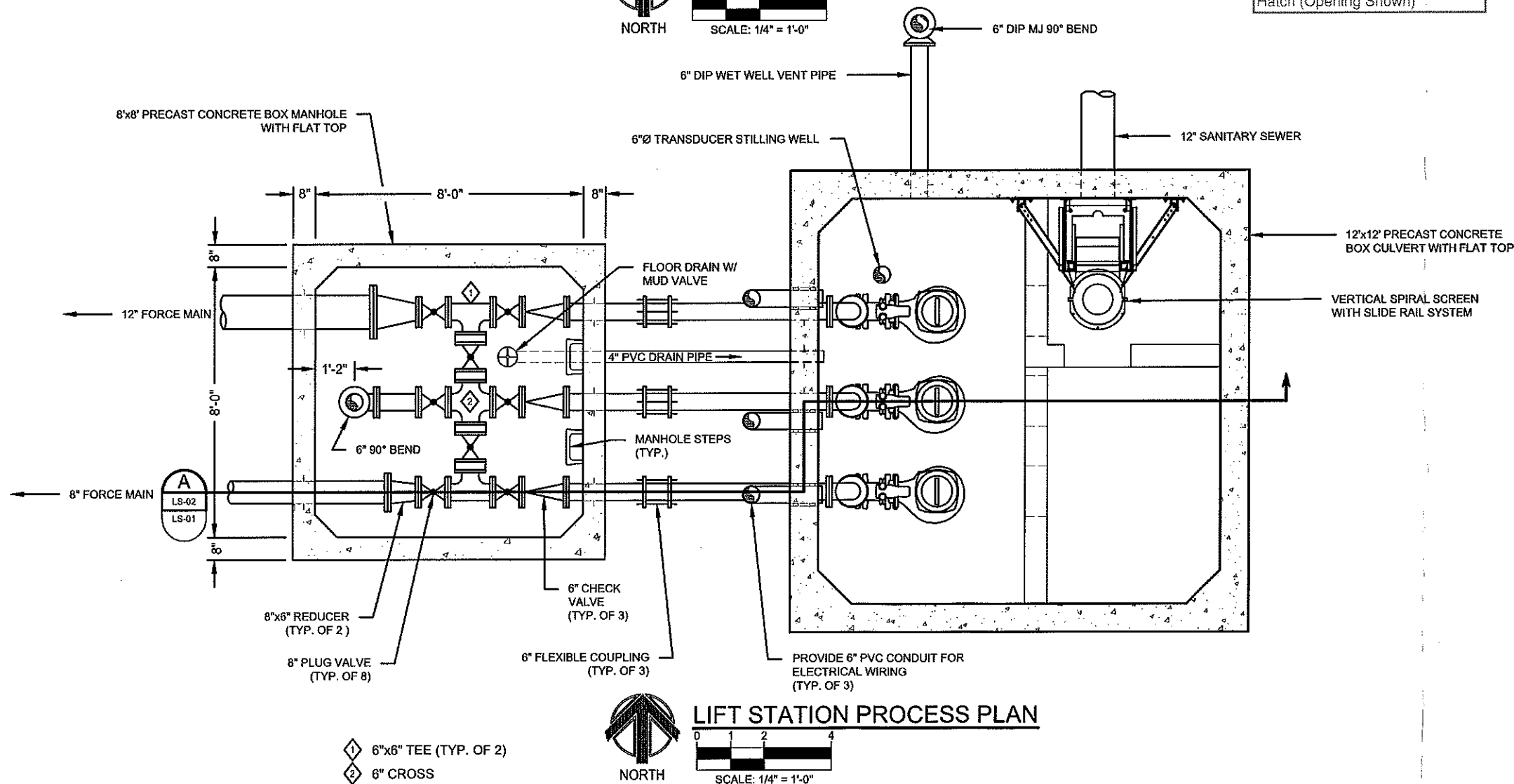
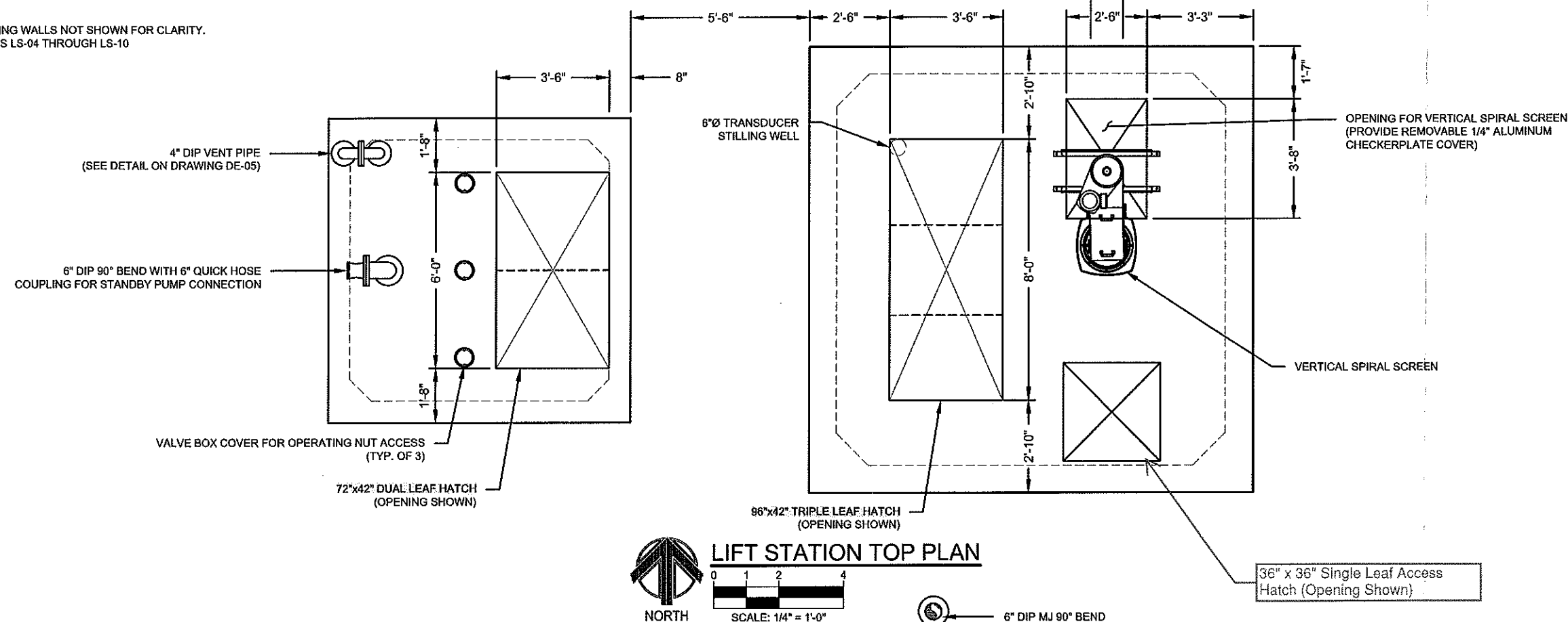
<input type="checkbox"/>	PADLOCK BAR
<input checked="" type="checkbox"/>	S.STL. SLAM LOCK W/ KEY
<input type="checkbox"/>	RECESSED LOCK BOX
<input type="checkbox"/>	KEYED CYLINDER LOCK
<input checked="" type="checkbox"/>	SPRING ASSIST
<input checked="" type="checkbox"/>	EPDM GASKET/CUSHION
<input checked="" type="checkbox"/>	BITUMINOUS COATING
<input type="checkbox"/>	PVC PROTECTIVE FILM
<input type="checkbox"/>	SLAB SKIRT HEIGHT (INCLUDING FRAME)
<input type="checkbox"/>	CLEAR ANODIZED FINISH
<input type="checkbox"/>	LACQUER FINISH
<input type="checkbox"/>	REMOVED CONT. CONC. ANCHOR
<input type="checkbox"/>	2" INSULATION W/ CAPTIVE PAN
<input type="checkbox"/>	NUTRIL - OPPOSITE OF HINGE
<input type="checkbox"/>	1/2 X 2 CENTER BAR
<input type="checkbox"/>	BOLT DOWN COVER
<input type="checkbox"/>	INSPECTION DOOR
<input type="checkbox"/>	MODULAR DESIGN
<input type="checkbox"/>	MISCELLANEOUS



NOTE: STANDARD PRODUCT WARRANTY DOES NOT COVER CORROSION FROM CHLORINE CONTACT.

NOTES:

1. LIFT STATION BUILDING WALLS NOT SHOWN FOR CLARITY. REFER TO DRAWINGS LS-04 THROUGH LS-10



McCLURE
ENGINEERING CO.
building strong communities.
1360 NW 121st STREET
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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**LIFT STATION
PROCESS PLAN**

**EAST ANNEX SANITARY
UTILITY IMPROVEMENTS
BID PACKAGE NO. 1**
ADEL, IOWA
20317006-00
OCTOBER 2018

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

ENGINEER: AMP
DRAWN BY: KJC
CHECKED BY: MFT
FIELD BOOK NO.:
DRAWING NO.: LS-01
SHEET NO.: 14 / 36

Alex Potter

To: Paige Naber
Subject: RE: Rfi 4 adel lift station

From: Paige Naber <paigenaber@synergycontracting.net>
Sent: Tuesday, March 26, 2019 1:18 PM
To: Alex Potter <aPotter@mecresults.com>
Cc: 'Brandan Smith' <brandansmith@synergycontracting.net>; Dan Wing <dwing@mecresults.com>
Subject: RE: Rfi 4 adel lift station

Alex,

After looking into this further and requesting additional information from our subs and suppliers. Synergy does not feel the hatch was called out or to be assumed. Please see the letter attached from Iowa Pump Works and our Precaster. Additional 36x36 Hatch price is \$1063.00.

Please let us know how to proceed and to get this ordered. At this time we will not be able to complete our bids for the structures until this is resolved.

From: Alex Potter <aPotter@mecresults.com>
Sent: Wednesday, March 13, 2019 3:59 PM
To: Paige Naber <paigenaber@synergycontracting.net>
Cc: Brandan Smith <brandansmith@synergycontracting.net>
Subject: RE: Rfi 4 adel lift station

Paige,

No problem, I was out this morning. See attached response to RFI-004 for your records.

Thanks,

ALEX POTTER, P.E.
PROJECT MANAGER

1740 Lininger Lane | North Liberty, IA 52317
305 2ND Avenue SE, Suite 214 | Cedar Rapids, IA 52401
O 319.626.9090 | C 319.530.7760 | F 319.626.9095

From: Paige Naber <paigenaber@synergycontracting.net>
Sent: Wednesday, March 13, 2019 11:10 AM
To: Alex Potter <aPotter@mecresults.com>
Cc: Brandan Smith <brandansmith@synergycontracting.net>
Subject: Rfi 4 adel lift station

Alex

Sorry this is not on your form, working on the road today.
Drawing LS1 shows a 36x36 hatch on the wet well. Is this a forth hatch? The precast drawing shows this also.
Or is this a mistake?

Contractor's Application for Payment No.

1 (ONE)

Application Period: 12/19/2018 to 3/31/2019

Application Date: 4/1/2019

To (Owner):	City of Adel, IA 301 South 10th Street, Adel, IA 50003	From (Contractor):	Synergy Contracting, LLC 1120 2nd Street NE, Bondurant, IA 50035	Via (Engineer):	McClure Engineering Company 1360 NW 121st Street, Clive, IA 50325
Owner's USDA-RD Number:	-	Contractor's Contract Number:	18002AD	Engineer's Contract Number:	20317006-01
Project:	Adel East Annex Sanitary Utility Improvements		Contract:	Bid Package No. 1 - Lift Station	

Application For Payment - Change Order Summary

Approved Change Orders


Number	Additions	Deductions
Totals:	\$ -	\$ -
Net Change by Change Order:	\$ -	\$ -

1. ORIGINAL CONTRACT PRICE.....	\$	1,336,000.00
2. Net change by Change Orders.....	\$	-
3. Current Contract Price (Line 1 ± 2).....	\$	1,336,000.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	95,900.00
5. RETAINAGE:		
a. 5.0% X \$ 95,900.00 Work Completed.....	\$	4,795.00
b. 5.0% X \$ - Stored Material.....	\$	-
c. Total Retainage (Line 5a + Line 5b).....	\$	4,795.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	91,105.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).	\$	-
8. AMOUNT DUE THIS APPLICATION.....	\$	91,105.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	1,244,895.00

Payment of: **\$91,105.00**

(Line 8 or other - attach explanation of the other amount)

is recommended by:


(Engineer)

4/3/19
(Date)

Payment of:

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding Agency (if applicable)

(Date)

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective

By: 

Date: 4/3/19

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):		Bid Package No. 1 - Lift Station			Application Number:	1 (ONE)		
Application Period:		12/19/2018	to	3/31/2019	Application Date:	4/1/2019		
A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 01 - General Requirements								
01.01	Mobilization	\$ 200,000.00	\$ -	\$ 25,000.00		\$ 25,000.00	12.50%	\$ 175,000.00
01.02	Bonds / Insurance	\$ 60,000.00	\$ -	\$ 60,000.00		\$ 60,000.00	100.00%	\$ -
01.03	Overhead and Profit	\$ 124,656.00	\$ -	\$ -		\$ -	0.00%	\$ 124,656.00
01.04	SWPPP Preparation	\$ 3,000.00	\$ -	\$ 3,000.00		\$ 3,000.00	100.00%	\$ -
01.05	Contingency Allowance	\$ 50,000.00	\$ -	\$ -		\$ -	0.00%	\$ 50,000.00
Division 03 - Concrete								
03.01	Concrete Reinforcement	\$ 8,000.00	\$ -	\$ -		\$ -	0.00%	\$ 8,000.00
03.02	Concrete (Cast-In-Place)	\$ 14,000.00	\$ -	\$ -		\$ -	0.00%	\$ 14,000.00
03.03	Pre-cast Roof Panels	\$ 22,000.00	\$ -	\$ -		\$ -	0.00%	\$ 22,000.00
Division 04 - Masonry								
04.01	Unit Masonry	\$ 55,000.00	\$ -	\$ -		\$ -	0.00%	\$ 55,000.00
Division 05 - Metals								
05.01	Misc. Metals	\$ 7,000.00	\$ -	\$ -		\$ -	0.00%	\$ 7,000.00
Division 07 - Thermal and Moisture Protection								
07.01	Damp-proofing / Insulation Board	\$ 7,000.00	\$ -	\$ -		\$ -	0.00%	\$ 7,000.00
07.02	Membrane Roofing / Speciality Metals	\$ 21,000.00	\$ -	\$ -		\$ -	0.00%	\$ 21,000.00
Division 08 - Openings								
08.01	Aluminum Doors / Frames / Hardware	\$ 14,000.00	\$ -	\$ -		\$ -	0.00%	\$ 14,000.00
08.02	Sectional Overhead Doors	\$ 9,000.00	\$ -	\$ -		\$ -	0.00%	\$ 9,000.00
Division 09 - Painting and Coating								
09.01	Painting and Coating	\$ 10,000.00	\$ -	\$ -		\$ -	0.00%	\$ 10,000.00
Division 10 - Specialties								
10.01	Fire Extinguishers	\$ 1,000.00	\$ -	\$ -		\$ -	0.00%	\$ 1,000.00
Division 23 - Heating, Ventilating, and Air Conditioning								
23.01	HVAC	\$ 40,000.00	\$ -	\$ -		\$ -	0.00%	\$ 40,000.00
Division 26 - Electrical								
26.01	Electrical	\$ 100,000.00	\$ -	\$ -		\$ -	0.00%	\$ 100,000.00
26.02	Standby Power Generator	\$ 60,000.00	\$ -	\$ -		\$ -	0.00%	\$ 60,000.00
Division 28 - Electronic Safety and Security								
28.01	Gas Detection and Alarm	\$ 15,000.00	\$ -	\$ -		\$ -	0.00%	\$ 15,000.00

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 31 - Earthwork								
31.01	Demo / Clearing	\$ 10,000.00	\$ -	\$ 7,500.00		\$ 7,500.00	75.00%	\$ 2,500.00
31.02	Grading / Earthwork	\$ 40,000.00	\$ -	\$ -		\$ -	0.00%	\$ 40,000.00
31.03	Erosion Controls	\$ 5,000.00	\$ -	\$ 400.00		\$ 400.00	8.00%	\$ 4,600.00
Division 32 - Exterior Improvements								
32.01	Paved Driveway	\$ 42,000.00	\$ -			\$ -	0.00%	\$ 42,000.00
32.02	Access Road	\$ 30,000.00	\$ -			\$ -	0.00%	\$ 30,000.00
32.03	Final Restoration / Seeding	\$ 5,000.00	\$ -			\$ -	0.00%	\$ 5,000.00
Division 33 - Utilities								
33.01	Site Water Distribution	\$ 5,000.00	\$ -			\$ -	0.00%	\$ 5,000.00
33.02	Valve Vault (Structure Only)	\$ 25,000.00	\$ -			\$ -	0.00%	\$ 25,000.00
33.03	Meter Manhole (Structure Only)	\$ 18,000.00	\$ -			\$ -	0.00%	\$ 18,000.00
33.04	Force Main	\$ 20,000.00	\$ -			\$ -	0.00%	\$ 20,000.00
33.05	Storm Sewer	\$ 10,000.00	\$ -			\$ -	0.00%	\$ 10,000.00
33.06	Sanitary Sewer	\$ 30,000.00	\$ -			\$ -	0.00%	\$ 30,000.00
Division 40 - Process Interconnections								
40.01	Process Piping	\$ 30,000.00	\$ -			\$ -	0.00%	\$ 30,000.00
40.02	Process Valves	\$ 30,000.00	\$ -			\$ -	0.00%	\$ 30,000.00
Division 41 - Material Processing and Handling Equipment								
41.01	Crane & Hoists	\$ 5,000.00	\$ -			\$ -	0.00%	\$ 5,000.00
Division 43 - Process Gas and Liquid Handling, Purification, and Storage Equipment								
43.01	Submersible Non-Clog Pumps	\$ 20,520.00	\$ -			\$ -	0.00%	\$ 20,520.00
43.02	Pump Hatches	\$ 5,824.00	\$ -			\$ -	0.00%	\$ 5,824.00
43.03	Pump Controls / SCADA	\$ 89,000.00	\$ -			\$ -	0.00%	\$ 89,000.00
Division 46 - Water and Wastewater Equipment								
46.01	Vertical Fine Screen	\$ 95,000.00	\$ -			\$ -	0.00%	\$ 95,000.00
	Total	\$ 1,336,000.00	\$ -	\$ 95,900.00	\$ -	\$ 95,900.00	7.18%	\$ 1,240,100.00

Stored Material Summary

Contractor's Application

[illegible]

Contractor's Application

For (Contract):	Adel East Annex Sanitary Utility Improvements Bid Package No. 1 - Lift Station					Application Number:	1 (ONE)
						Application Date:	4/1/2019
Application Period:	From:	12/19/2018	To:	3/31/2019	Contractor:	Synergy Contracting, LLC 1120 2nd Street NE, Bondurant, IA 50035	

Original Contract Amount:	\$	1,336,000.00
---------------------------	----	--------------

Approved Change Orders:

[illegible]

Revised Contract Amount:	\$	1,336,000.00
---------------------------------	-----------	---------------------

Pay Estimates Paid-to-Date

[illegible]

Total Estimates Paid to Date: \$ -

--	--	--

Total Construction Cost: \$ -