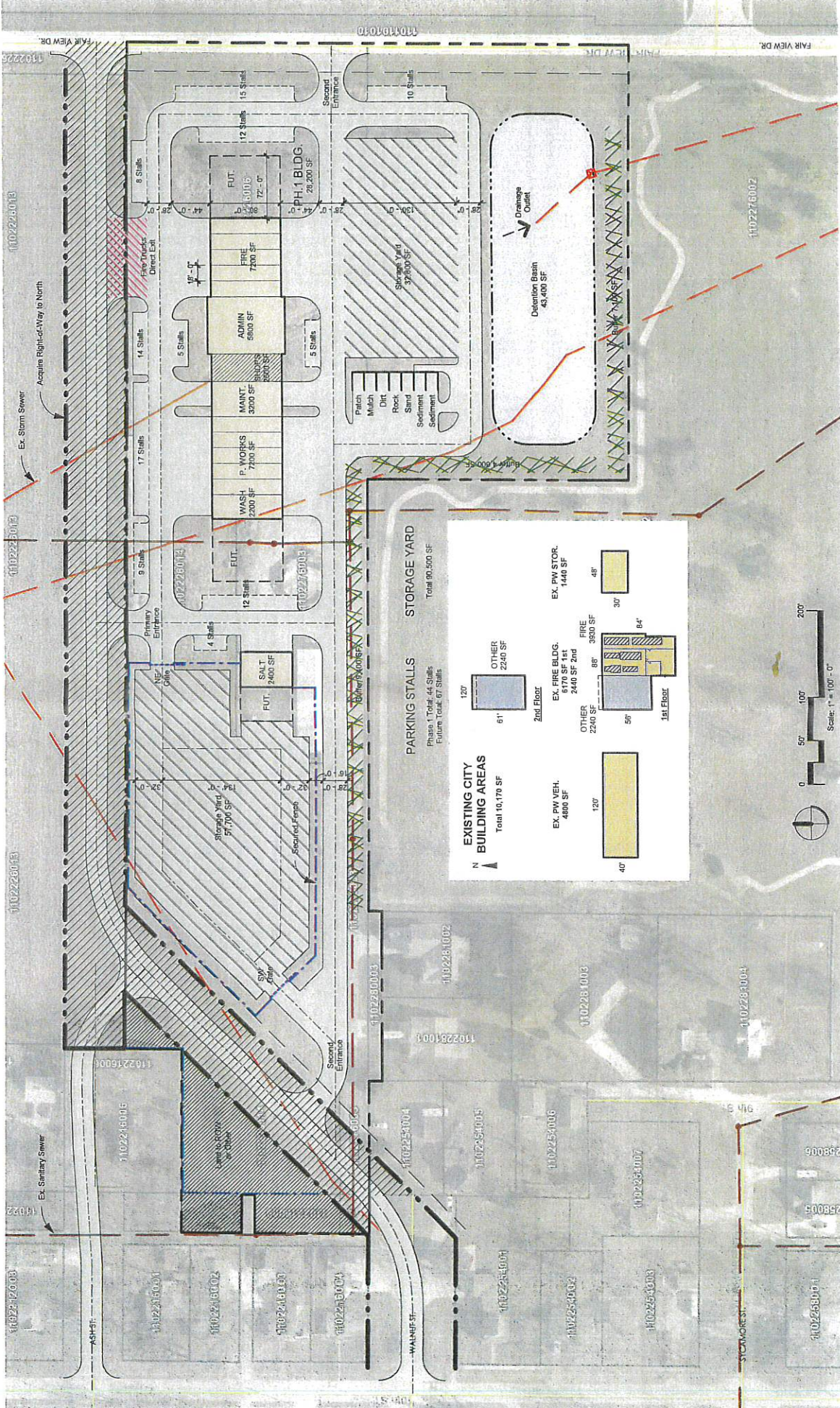


**AGENDA**  
**Dallas Center City Council**  
**October 25, 2021 –7:00 pm – Memorial Hall**

1. Roll call
2. Action to approve agenda
3. Public Works/Public Safety Building Master Plan
  - a. Review OPN Architects, Inc. proposed site plan
  - b. Possible action on proposed site plan
4. Amendment No. 7 to the Urban Renewal Plan (adding Heritage Park Improvements, Downtown Streetscape and Green Corridor, and Walnut Street Sidewalk Improvements as additional projects – no land area added)
  - a. Engineer’s Report – proposed plan
  - b. Action on Resolution 2021-54 – determining necessity and setting dates of a consultation (3:30 p.m. on November 3, 2021) and a public hearing (7 p.m. on November 9, 2021) on proposed Amendment No. 7 to the Dallas Center Urban Renewal Plan in the City of Dallas Center, Iowa.
5. Storm Water discharge from 602 Northview Drive
  - a. Engineer’s Report
  - b. Possible action on recommendation
6. Discussion on possible purchase of real estate by the City
  - a. Possible action to hold a closed session to discuss the purchase of particular real estate where premature disclosure could be reasonably expected to increase the price the City would have to pay for the property, pursuant to Iowa Code Section 21.5(1)(j) [requires the public vote of either two-thirds of the whole Council, or all of the members present]
  - b. Possible closed session
  - c. Possible action to rise from closed session
  - d. Possible action on subject matter
7. Adjournment

Cindy Riesselman, City Clerk











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**URBAN RENEWAL AREA**

**DALLAS CENTER URBAN RENEWAL AREA**

**DALLAS CENTER, IOWA**

**OCTOBER 2021**

**AMENDMENT NO. 1, MAY 1993**

**AMENDMENT NO. 2, NOVEMBER 2000**

**AMENDMENT NO. 3, MARCH 2009**

**AMENDMENT NO. 4, NOVEMBER 2014**

**AMENDMENT NO. 5, JULY 2018**

**AMENDMENT NO. 6, DECEMBER 2019**

**AMENDMENT No. 7, OCTOBER 2021**



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**VEENSTRA & KIMM, INC.**



## **AMENDMENT NO. 7**

### **URBAN RENEWAL PLAN DALLAS CENTER URBAN RENEWAL AREA DALLAS CENTER, IOWA**

#### **INTRODUCTION**

The Dallas Center Urban Renewal Plan was originally adopted in October 1992. The plan was amended in May 1993 to add Amendment No. 1. The plan was amended in November 2000 to add Amendment No. 2. The plan was amended in March 2009 to add Amendment No. 3. The plan was amended in October 2014 in Amendment No. 4 to adjust and correct the boundary of the Urban Renewal Area. Amendment No. 5 added a project to the Urban Renewal Area Plan and added language to the plan required by statutory changes since Amendment No. 4.

Amendment No. 6 in December 2019 added two areas to the Urban Renewal Area. Amendment No. 6 added two new projects including the partial funding of the Wastewater Treatment Plant Improvement project and partial funding of the Swimming Pool Improvement project.

This Amendment No. 7 adds three projects including the funding for the Downtown Streetscape and Green Corridor, the Heritage Park Improvements and sidewalks along Walnut Street.

No area is added by this Amendment No. 7.

The Urban Renewal Plan Amendment (“Urban Renewal Plan Amendment” or “Plan”) amends the Urban Renewal Area (“Urban Renewal Area” or “Area”) originally established in October 1992. In order to achieve this objective, the City intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended. The Urban Renewal Area is being amended in accordance with the requirements of Chapter 403 of the Code of Iowa.

#### **URBAN RENEWAL AREA**

The boundary of the original Urban Renewal Area established in 1992, as illustrated in yellow on Exhibit A, includes an area in the City of Dallas Center described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 35, Township 80 North, Range 27 West of the 5<sup>th</sup> P.M., Dallas County, Iowa; thence southerly along the Quarter-Quarter line of the Southwest corner to the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 35; then Westerly along the North right-of-way line of Sugar Grove Avenue (Highway 44) to a point directly North of the Northeast corner of Lot 4 in Block 66 of Huber and



Vandercook's Addition to the City of Dallas Center, Iowa; thence southerly along the West boundary of Tenth Street to the Southeast corner of Lot 1 in Block 2 of said Huber and Vandercook's Addition; thence easterly to the Southeast corner of Lot 1 in Block 1 of said Huber and Vandercook's Addition and continuing easterly along the South right-of-way of Linden Street and continuing easterly to the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence northerly along the East existing corporate boundaries to the Northeast corner of Lot 71 in said Meadow View Acres Plat One; thence westerly to the section line (which is the center of the platted Fair View Drive); thence northerly along the existing corporate boundary and continuing to follow the existing corporate boundary to the Northeast corner of Section 2, Township 79 North, Range 27 West of the 5<sup>th</sup> P.M., Dallas County, Iowa; thence northerly along the section line of the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 35, Township 80 North, Range 27 West of the 5<sup>th</sup> P.M., thence westerly to the point of beginning.

The boundaries of the additional areas added to the Dallas Center Urban Renewal Area in 1993 in Amendment No. 1, as illustrated in blue on Exhibit A, are described as follows:

Commencing at the Southeast corner of Lot 1 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa; thence westerly to the Southeast corner of Lot 1 in Block 1 of Brenton's Addition to the City of Dallas Center; thence southerly to a point 70 feet west of the Northwest corner of Lot 8 in Block 78 of the Original City of Dallas Center; thence easterly to the Northeast corner of Lot 3 in block 78 of the Original City of Dallas Center; thence northerly to the Northeast corner of Lot 4 in Block 75 of the Original City of Dallas Center; thence easterly to the Northeast corner of Lot 4 in Block 50 of Huber and Vandercook's Addition; and thence northerly to the point of beginning, all in the City of Dallas Center, Dallas County, Iowa;

and

Beginning at a point 254.75 feet North of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$ ) Northeast Quarter (NE $\frac{1}{4}$ ), Section Two (2), Township 79 North of Range 27, West of the 5<sup>th</sup> P.M., Dallas County, Iowa, thence West 500 feet, thence South 300 feet, thence East 500 feet, thence North 300 feet to the point of beginning, containing 3.443 acres, more or less; and

Commencing at the Southeast Corner of Lot numbered Five (5) in Block numbered Forty-eight (48), in Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa, thence East 872 feet; thence North 150 feet; thence West 250 feet; thence South 117 feet; thence West 622 feet; thence South 33 feet to place of beginning; and

Commencing at the Southeast Corner of Lot Five (5) in Block numbered Forty-eight (48), in Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa, thence East 872 feet; thence North 150 feet; thence West 250 feet to the point of beginning;



thence South 117 feet; thence West 125 feet; thence North 117 feet; thence East 125 feet; more or less, to the aforesaid point of beginning, all in Section Two (2), Township 79 North of Range 27, West of the 5<sup>th</sup> P.M., Dallas County, Iowa. The area includes the full right-of-way of all streets forming the boundary.

The boundaries of the additional areas added to the Dallas Center Urban Renewal Area in 2000 in Amendment No. 2, as illustrated in pink on Exhibit A, are described as follows:

Commencing at the Northeast Corner of Section 2, Township 79 North, Range 27 West of the 5<sup>th</sup> Principal Meridian; thence south a distance of 715 feet along the east line of the northeast corner of said Section 2 to the point of beginning, said point being on line with the south line of Maple Street; thence continuing south along the east line of the Northeast Quarter (NE 1/4) of said Section 2, a measured distance of 361.85 feet; thence west a distance of 452 feet; thence south a distance of 115 feet; thence west a distance of 375 feet; thence south a distance of 117 feet; thence west a distance of 497 feet; thence north a distance of 181 feet; thence east a distance of 166 feet; thence north a distance of 416 feet; thence east a distance of approximately 1,158 feet to the point of beginning,

and

Commencing at the northeast corner of Lot 3 in Block 78 of the original City of Dallas Center; thence east to the northwest corner of Lot 14 of the original City of Dallas Center; thence south along the east right-of-way of Percival Avenue to the southwest corner of Lot 8 in Block 9 of the original City of Dallas Center; thence east along the north right-of-way line of Linden Street to the east line of the Northwest Quarter (NW 1/4) of Section 2, Township 79 North, Range 27 West of the 5<sup>th</sup> Principal Meridian, said point also being located in the center of the right-of-way of 13<sup>th</sup> Street; thence south along the east line of the Northeast Quarter (NE 1/4) of said Section 2 to the Center of said Section 2; thence south along the east line of the Southwest Quarter (SW 1/4) of said Section 2 to the southeast corner of the north 10 acres of the South One-half of the Southwest Quarter (SW 1/2 SW 1/4) of said Section 2; thence west along the south line of the north 10 acres of the South One-half of the Southwest Quarter (S 1/2 SW 1/4) of said Section 2 to the west line of the Southwest Quarter (SW 1/4) of said Section 2; thence north along the west line of said Section 2 to the West Quarter corner (W 1/4 cor.) of said Section 2; thence north to a point on the north right-of-way line of Linden Street; thence east along the north line of Linden Street to the point of intersection with the west right-of-way line of Kellogg Avenue; thence north along the west right-of-way line of Kellogg Avenue to a point located 70 feet west of the northwest corner of Lot 8 in Block 78 of the original City of Dallas Center; thence east to the northwest corner of Lot 8 in Block 78 of the original City of Dallas Center; thence east along the north line of block 78 in the original City of Dallas Center to the point of beginning,

and



The Southwest Quarter (SW 1/4) of Section 1, Township 79 North, Range 27 West of the 5<sup>th</sup> Principal Meridian, City of Dallas Center, Dallas County, Iowa, lying north of the railroad right-of-way.

The boundaries of the additional area added to the Urban Renewal Area in 2009 in Amendment No. 3, as illustrated in green on Exhibit A, are described as follow:

Commencing at the northeast corner of Lot 4, Block 50 Huber and Vandercook's Addition, said point being the southwest corner of the intersection of the right-of-way of Maple Street and 10<sup>th</sup> Street; thence west along the south right-of-way line of Maple Street to the northwest corner of Lot 5, Block 56 of the original City of Dallas Center, said point being the southeast corner of the intersection of the right-of-way of Maple Street and Percival Avenue; thence south along the east right-of-way line of Percival Avenue to the northwest corner of Lot 14, Block 25 of the original City of Dallas Center, said point being the southeast corner of the intersection of the right-of-way of Percival Avenue and Sycamore Street; thence east along the south right-of-way line of Sycamore Street to the northeast corner of Lot 16, Block 31 Huber and Vandercook's Addition, said point being the southwest corner of the intersection of the right-of-way of Sycamore Street and 10<sup>th</sup> Street; thence north along the west right-of-way line of 10<sup>th</sup> Street to the point of beginning.

The boundaries of the additional area added to the Dallas Center Urban Renewal Area in 2014 in Amendment No. 4, as illustrated in orange on Exhibit A, is described as follows:

The first change increases the urban renewal area by adding the following area.

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5<sup>th</sup> P.M., Dallas County, Iowa; continuing at the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence easterly along the South line of Parcel FF of a Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the Southeast corner of Parcel FF; thence northerly along the East line of the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the northeast corner of Parcel AA in the Plat of Survey recorded December 7, 2012 in Book 2012; Page 22201; thence westerly to the Northeast corner of Lot 71 in said Meadow View Acres Plat One;

The area added as part of Amendment No. 4 consists of six lots created by a Plat of Survey dated December 7, 2012. These lots have been conveyed to and tied to lots located within Meadow View Acres Plat One. Because the added area consists of parcels that have been made a part of parcels located within the original urban renewal area, the additional area added as part of Amendment No. 4 is to be considered part of the original urban renewal area resulting in a description of the original urban renewal area being as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5<sup>th</sup> P.M., Dallas County, Iowa; thence southerly along the Quarter-Quarter line to the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 35; thence Westerly along the North right-of-way line of Sugar Grove Avenue (Highway 44) to a point directly North of the Northeast corner of Lot 4 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Iowa; thence southerly along the West boundary of Tenth Street to the Southeast corner of Lot 1 in Block 2 of said Huber and Vandercook's Addition and continuing easterly along the South right-of-way of Linden Street and continuing easterly to the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence easterly along the South line of Parcel FF of a Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the Southeast corner of Parcel FF; thence northerly along the East line of the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the northeast corner of Parcel AA in the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201; thence westerly to the Northeast corner of Lot 71 in said Meadow View Acres Plat One; thence westerly to the section line (which is the center of platted Fair View Drive); thence northerly along the existing corporate boundary and continuing to follow the existing corporate boundary to the Northeast corner of Section 2, Township 79 North, Range 27 West of the 5<sup>th</sup> P.M., Dallas County, Iowa; thence northerly along the section line to the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 35, Township 80 North, Range 27 West of the 5<sup>th</sup> P.M., thence westerly to the point of beginning.

The urban renewal area set forth in Amendment No. 2 includes a small overlap with a portion of Lot 63 Meadow View Acres Plat One. The area added as part of this amendment creates an additional overlap with the area added as a part of Amendment No. 2. To eliminate the overlap the area added in Amendment No. 2 is modified to delete the overlap resulting in the description of the area being changed from its original description reading:

The Southwest Quarter (SW1/4) of Section 1, Township 79 North, Range 27 West of the 5<sup>th</sup> Principal Meridian, Dallas Center, Iowa, lying north of the railroad right-of-way.

to read as follows:

The Southwest Quarter (SW1/4) of Section 1, Township 79 North, Range 27 West of the 5<sup>th</sup> Principal Meridian, Dallas Center, Iowa, lying north of the railroad right-of-way, except that portion of Lot 63 Meadow View Acres Plat One and that portion of Lot FF as set forth in a Plat of Survey dated December 7, 2012 located within the Southwest Quarter (SW1/4) of said Section 1.



Amendment No. 4 clarified the original urban renewal area established in 1992 included the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5<sup>th</sup> Principal Meridian, City of Dallas Center, Dallas County, Iowa. Although included in the original description, the maps prepared as part of the original Urban Renewal Plan and all subsequent maps, erroneously omitted this quarter quarter section from inclusion within the urban renewal area. Amendment No. 4 clarified the Northeast Quarter of the Southeast Quarter of Section 1 is included within the urban renewal plan area.

Amendment No. 5 to the Urban Renewal Plan did not change the Urban Renewal Area.

The boundary of the additional areas added to the Dallas Center Urban Renewal Area as part of Amendment No. 6 in 2019 as illustrated in brown on Exhibit A and is described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 12, Township 79 North, Range 27 West of the 5<sup>th</sup> Principal Meridian; thence South along the East line of the Northwest Quarter of said Section 12, to the Center said Section 12; thence West along the South line of the Northwest Quarter of said Section 12 to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 12; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 12 to the westerly right-of-way line of the former railroad right-of-way; thence northwesterly along the westerly right-of-way line of the former railroad right-of-way to a point on the North line of the Northwest Quarter of said Section 12; thence East along the north line of the Northwest Quarter of said Section 12 to the point of beginning.

and

Commencing at the point of intersection of the West right-of-way line of 10<sup>th</sup> Street and the North right-of-way line of Vine Street; thence West along the North right-of-way line of Vine Street to the northeasterly line of the former railroad right-of-way; thence northwesterly along the northeasterly line of the former railroad right-of-way to the point of intersection with the South right-of-way line of Sycamore Street; thence West along the South right-of-way line of Sycamore Street extended to a point on the southwesterly line of the former railroad right-of-way; thence southeasterly along the southwesterly right-of-way line of the former railroad right-of-way to the point of intersection with the North right-of-way line of Vine Street; thence West along the North right-of-way line of Vine Street to the West right-of-way line of 12<sup>th</sup> Street; thence South along the West right-of-way line of 12<sup>th</sup> Street to a point on the South right-of-way line of Linden Street; thence East along the South right-of-way line and Linden Street extended to a point on the southwesterly line of the former railroad right-of-way; thence southeasterly along the southwesterly right-of-way line of the former railroad right-of-way to a point on the East line of Section 2, Township 79 North range 27 West of the 5<sup>th</sup> Principal Meridian; thence North along the East line of said Section 2 to the point of intersection with the northeasterly line of the former railroad right-of-way;

thence northwesterly along the northeasterly line of the former railroad right-of-way to the point of intersection with the right-of-way line of Linden Street extended; thence East along the South right-of-way line of Linden Street extended and Linden Street to the West right-of-way line of 10<sup>th</sup> Street; thence North along the West right-of-way line of 10<sup>th</sup> Street to the point of beginning.

#### **AGRICULTURAL PROPERTY**

Portions of the property within the Urban Renewal Area, as amended, are classified as "agricultural land" as defined in Section 403.17(3) of the Code of Iowa. None of the agricultural land added in the original Urban Renewal Area, Amendment No. 1, Amendment No. 2, Amendment No. 3, or Amendment No. 4 was added subsequent to the date when property owners were required to consent to the inclusion of agricultural land within an urban renewal area.

A portion of the property included in Urban Renewal Amendment No. 6 was classified as agricultural land. The property owner of the agricultural land consented to inclusion of the property within the urban renewal area.

No additional area is added to the Urban Renewal Area as part of this Amendment No. 7.

#### **BASE VALUATION**

If the Urban Renewal Area is legally established and a TIF ordinance is adopted, the base valuation will be the sum of the assessed value of the taxable property in the area covered by the TIF ordinance as of January 1 of the calendar year preceding the first calendar year in which the City certifies debt to the Dallas County Auditor that is payable from the division of property tax revenue under Section 403.19 of the Code of Iowa.

#### **EFFECTIVE DATE**

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan and Area, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Area, including each Amendment Area, for the maximum period allowed by law.



As part of Amendment No. 4 to the Urban Renewal Plan the City modified the ending dates of the urban renewal area as set forth in the original urban renewal plan area, and the areas in Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4 and Amendment No. 6 as follows:

- a. The original urban renewal plan area will terminate June 30, 2031.
- b. The area in Amendment No. 1 will terminate June 30, 2031.
- c. The area in Amendment No. 2 will terminate June 30, 2022.
- d. The area in Amendment No. 3 will terminate June 30, 2031.
- e. The area in Amendment No. 4 will terminate June 30, 2031.
- f. The area in Amendment No. 6 will terminate June 30, 2031.

Amendment No. 5 added no area to the Urban Renewal Area.

This Amendment No. 7 adds no area to the Urban Renewal Area.

#### **TAX INCREMENT DISTRICT**

The original Urban Renewal Plan was adopted during calendar year 1992. The “frozen base” of the original district as described in Section B of the original Urban Renewal Plan was the taxable valuation in place as of January 1, 1991.

Amendment No. 1 of the Urban Renewal Plan was adopted during calendar year 1993. The “frozen base” of the area in the amended district was the taxable valuation in place as of January 1, 1992.

Amendment No. 2 of the Urban Renewal Plan was adopted during calendar year 2000. The “frozen base” of the area added in the second amendment to the urban renewal area was the taxable valuation in place as of January 1, 1999.

Amendment No. 3 of the Urban Renewal Plan was adopted during calendar year 2009. The “frozen base” of the area added in the third amendment to the urban renewal area was the taxable valuation in place as of January 1, 2008.

Amendment No. 4 of the Urban Renewal Plan was adopted during calendar year 2014. The “frozen base” of any area added or subtracted in the fourth amendment to the district will be the taxable valuation in place as of January 1, 2013.

Amendment No. 6 of the Urban Renewal Plan was adopted during calendar year 2019. The “frozen base” of any area added in the sixth amendment to the district will be the taxable valuation in place as of January 1, 2018.

The “frozen base” value of the area of the district will be determined by adding the January 1, 1991 valuation of the original district, the January 1, 1992 valuation of the area included in Amendment No. 1, the January 1, 1999 valuation of the area added in Amendment No. 2, the January 1, 2008 valuation of the area added in Amendment No. 3, the January 1, 2013 valuation of any area added as a result of Amendment No. 4 and the January 1, 2018 valuation of any area added as a result of Amendment No. 6. In the event of an overlap of areas the “frozen base” will be the base as of the year in which the area was first added to the Urban Renewal Area.

No area was added to the Urban Renewal Area as part of Amendment No. 5.

No area is being added to the Urban Renewal Area as part of Amendment No. 7.

### **URBAN RENEWAL FINANCING**

The City of Dallas Center intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Dallas Center has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal project. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Dallas Center. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.



The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal project identified in the Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of the Urban Renewal Plan.

### **AREA OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for development within the Area.

More specific objectives for development within the Urban Renewal Area are as follows:

- To help finance the cost of constructing sanitary sewer, water main, streets and other public improvements in support of new development.
- To improve the conditions in the area through the construction of public improvements, such as streets and sidewalks.
- New rehabilitated, converted or expanded industrial uses within the industrial land use area.
- New rehabilitated, converted or expanded commercial uses within the commercial land use area.

### **TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa including, but not limited to, tax increment financing. Activities may include:

- A. To arrange for or cause to be provided the construction or repair of public infrastructure including water lines, sewer lines, streets or other facilities in connection with urban renewal projects.
- B. To undertake or carry out urban renewal projects through the execution of contracts and other instruments.

- C. To provide for the construction of specific improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections and related activities.
- D. To acquire property or interest in property through a variety of mechanisms including purchase, lease and option to facilitate development which is consistent with this plan and its objectives and to dispose of the property so acquired. The City may also hold, clear or prepare property for redevelopment.
- E. To plan for relocation of persons and businesses displaced by a project and to make necessary relocation payments.
- F. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council.
- G. To borrow money or to provide security, therefore.
- H. To make or have made surveys and plans necessary for the urban renewal program or specific urban renewal projects to use tax increment financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure. To use any and all other powers granted by Chapter 403 of the Code of Iowa to develop and provide for improved economic conditions for the City of Dallas Center and the State of Iowa.
- I. Property acquisition for public facilities
- J. Construction of public facilities, including the development of parks and building facilities.
- K. Upgrading and renovation of facilities acquired by the City, including building facilities.
- L. Public infrastructure including streets, drainage, water and sanitary sewer.
- M. To construct sidewalk and street improvements within the area.
- N. To make loans, grants or rebates to developers to construct public infrastructure on such terms as may be determined by the City Council.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

**URBAN RENEWAL PROJECTS - THIS AMENDMENT**

The City of Dallas Center intends to utilize tax increment financing to pay some or all of the costs of certain improvements located within or adjacent to the urban renewal areas. The projects or purposes for which the funds will be expended include:

- a. Construction of the Heritage Park Improvements located in Heritage Park north of Walnut Street and west of 13<sup>th</sup> Street including site preparation, a pavilion and furnishings. The estimated cost for the improvements is \$300,000.
- b. Downtown Streetscape and Green Corridor located along Walnut Street, including streetscape and green corridor improvements, green alleyways and pocket parks. The estimated cost for the improvements is \$500,000.
- c. Walnut Street Sidewalk Improvements to complete missing reaches of sidewalk westerly of 9<sup>th</sup> Street. The estimated cost for the improvements is \$100,000.

The exact cost of the improvement and the extent of the cost of improvements set forth in the Urban Renewal Plan that will be funded from Tax increment Financing will be determined by the City Council from time to time, as appropriate. The City Council reserves the right to not fund any of the identified projects from Tax Increment Financing or to partially fund a project from Tax Increment Financing.

The City may certify up to \$20,000 for costs related to planning, engineering for the Urban Renewal Plan, attorney’s fees and other costs in connection with the Urban Renewal Plan.

Any new or additional projects may be funded from Tax Increment Financing only to the extent set forth in a subsequent amendment to this Urban Renewal Plan.

**EXISTING DEBT**

A summary of the existing general obligation debt of the City of Dallas Center as of October 1, 2021 is as follows:

<u>Issue Date</u>	<u>Maturity Date</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>	<u>Purpose</u>
9/24/2020	6/1/2031	\$870,000	\$768,000	Street Improvements
12/22/2016	6/1/2036	\$3,000,000	\$2,560,000	Storm Drainage Improvements
6/5/2020	6/1/2036	\$1,140,000	\$1,093,000	Wastewater Treatment Plant
			<u>\$4,421,000</u>	

As of September 30, 2021, the City has outstanding \$4,421,000 in general obligation debt.



On June 1, 2022 the City will make the annual principal payment on the outstanding general obligation bond issues. As of June 2, 2022, the outstanding principal will decrease by \$255,000 to \$4,166,000.

The total assessed value of the City as of January 1, 2021 is \$162,708,370. The constitutional debt limit of the City of Dallas Center is \$8,135,269.

As of September 30, 2021, the outstanding debt consists of 54.34% of the constitutional debt limit. As of June 2, 2022 the outstanding debt will decrease to 51.21% of the outstanding debt.

A specific amount of debt to be incurred for the Eligible Urban Renewal Projects, as identified in this Plan, has not yet been determined. This document is for planning purposes. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately \$920,000.

#### **DEVELOPMENT PLAN**

The City of Dallas Center has a general plan for the physical development of the City, as a whole, outlined in the Comprehensive Plan for the City of Dallas Center. The goals, objectives, and projects proposed in this Urban Renewal Plan are in conformity with the goals, objectives, and policy recommendations established in the Comprehensive Plan for the City of Dallas Center.

Any need for constructing traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth herein.

The Urban Renewal Area consists of land zoned for various residential and commercial zoning districts. This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

#### **PROPERTY ACQUISITION/DISPOSITION**

Other than easements and public right-of-ways, no property acquisition by the City is anticipated at this time. However, if property acquisition/disposition becomes necessary to accomplish the objectives of the Plan, urban renewal powers will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law.

## **RELOCATION**

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

## **STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **SEVERABILITY**

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **URBAN RENEWAL PLAN AMENDMENTS**

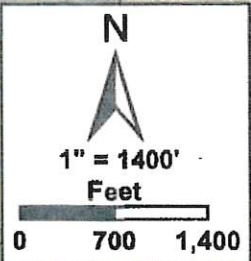
This Urban Renewal Plan may be further amended from time to time for a number of reasons, including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

EXHIBIT A

MAP OF URBAN RENEWAL AREA





**URBAN RENEWAL AREA**

- ORIGINAL AREA (1992)
- AMENDMENT 1 (1993)
- AMENDMENT 2 (2000)
- AMENDMENT 3 (2009)
- AMENDMENT 4 (2014)
- AMENDMENT 6 (2019)

**INSET MAP**  
1" = 400'

**VEENSTRA & KIMM, INC.**  
NOVEMBER 19, 2019

**URBAN RENEWAL AREA  
DALLAS CENTER, IOWA**



**RESOLUTION NO. 2021-54**

**RESOLUTION SETTING DATES OF A CONSULTATION  
AND A PUBLIC HEARING ON A PROPOSED  
AMENDMENT NO. 7 TO THE DALLAS CENTER  
URBAN RENEWAL PLAN IN THE CITY OF  
DALLAS CENTER, IOWA**

**WHEREAS**, by Resolution No. 92-18, adopted October 27, 1992, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Dallas Center Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Dallas Center Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Dallas County; and

**WHEREAS**, the City subsequently amended the Urban Renewal Plan by Amendment No. 1 to the Plan adopted May 25, 1993, by Resolution No. 93-22, by Amendment No. 2 to the Plan adopted October 10, 2000, by Resolution No. 2000-16, by Amendment No. 3 adopted June 9, 2009, by Resolution No. 2009-13, by Amendment No. 4 adopted November 11, 2014, by Resolution No. 2014-27, by Amendment No. 5 adopted September 11, 2018, by Resolution No. 2018-38, and by Amendment No. 6 adopted December 10, 2019, by Resolution No. 2019-73; and

**WHEREAS**, City staff has caused there to be prepared a form of Amendment No. 7 to the Plan ("Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to identify three additional urban renewal projects, namely: (a) Heritage Park Improvements, (b) Downtown Streetscape and Green Corridor, and (c) Walnut Street Sidewalk Improvements; and

**WHEREAS**, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall

submit written responses as provided in Section 403.5, as amended; and

**WHEREAS**, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the purpose of the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

**NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, STATE OF IOWA:**

Section 1. That the consultation on the proposed Amendment No. 7 to the Dallas Center Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on November 3, 2021, in the City Hall, 1502 Walnut Street, Dallas Center, Iowa, at 3:30 o'clock P.M., and the Mayor, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 7, the notice to be in substantially the following form:



NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
THE CITY OF DALLAS CENTER, IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED AMENDMENT NO. 7 TO THE DALLAS  
CENTER URBAN RENEWAL PLAN FOR THE CITY OF  
DALLAS CENTER, IOWA

The City of Dallas Center, State of Iowa, will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 3:30 o'clock P.M. on November 3, 2021, in the Dallas Center City Hall, 1502 Walnut Street, Dallas Center, Iowa, concerning a proposed Amendment No. 7 to the Dallas Center Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, as amended, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, as amended, and the duration of any bond issuance included in the Amendment. No real estate is being added by the Amendment. The Amendment only identifies three additional projects.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Mayor, or his delegate, as the designated representative of the City of Dallas Center, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 7 to the Dallas Center Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Dallas Center, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 25th day of October, 2021.

---

Cindy Riesselman, City Clerk

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 7 before the City Council at its meeting which commences at 7:00 P.M. on November 9, 2021, in the Memorial Hall, 1502 Main Street, Dallas Center, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Dallas County News, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

**NOTICE OF PUBLIC HEARING TO CONSIDER  
APPROVAL OF A PROPOSED AMENDMENT NO. 7 TO  
THE DALLAS CENTER URBAN RENEWAL PLAN FOR AN  
URBAN RENEWAL AREA IN THE CITY OF DALLAS  
CENTER, STATE OF IOWA**

The City Council of the City of Dallas Center, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on November 9, 2021, in the Memorial Hall, 1502 Walnut Street, Dallas Center, Iowa, to consider adoption of a proposed Amendment No. 7 to the Dallas Center Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Dallas Center, State of Iowa.

The Amendment does not add any land to the Urban Renewal Area, but identifies three additional improvement projects for which the City of Dallas Center intends to utilize tax increment financing to pay some or all of the costs, namely: (a) Heritage Park Improvements, (b) Downtown Streetscape and Green Corridor, and (c) Walnut Street Sidewalk Improvements.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Dallas Center, Iowa.

The City of Dallas Center, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The



Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment provides that the Plan, as amended, may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Dallas Center, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 25th day of October, 2021.

---

Cindy Riesselman, City Clerk

(End of Notice)

Section 5. That the proposed Amendment, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 7 to the Dallas Center Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

**PASSED AND APPROVED** this 25<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Michael A. Kidd, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Riesselman, City Clerk

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

ATTACH THE AMENDMENT  
LBELED AS EXHIBIT 1 HERE





October 20, 2021

Brian Slaughter  
City of Dallas Center  
1502 Walnut Street  
P.O. Box 396  
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA  
602 NORTHVIEW DRIVE  
DRAINAGE IMPROVEMENTS

This letter is a follow-up to the discussion at the October 12, 2021 City Council meeting concerning the drainage issues on the lot at 602 Northview. Information from the design of the East Dual Purpose Sewer in the year 2000 indicated that prior to construction of the East Dual Purpose Sewer and the paving of Fairview Drive the drainage from the lot at 602 Northview was tributary to the pair of 18-inch culverts under Fairview Drive just south of Northview Drive. The pair of culverts under Northview Drive just west of Fairview Drive were intended to drain the northwest corner of the intersection southerly to 602 Northview Drive and easterly across Fairview Drive.

At that time there was an open drainage swale on the east side of Fairview Drive that continues southeasterly into the agricultural area. When the East Dual Purpose Sewer was constructed an open area intake was constructed at the northwest corner of the intersection near the 18-inch culverts that extend under Northview Drive.

At the time of the design of the East Dual Purpose Sewer the decision was made to not connect the culverts to the East Dual Purpose Sewer. The concern was under major rainfall events it was possible the 42-inch storm sewer would be flowing full. At that time the City intended to continue using the storm water detention basin as an active component of the storm water system. The hydraulic grade line between the high water level in the basin and the area intake at Northview Drive and Fairview Drive was such that under a full basin condition the area intake would have very limited capacity and there was an outside possibility for water to back out of the inlet. Because the culverts appeared to be adequately draining the area the decision was made to maintain the open surface drainage while locating the intake at the northwest corner of the intersection in order to intercept the runoff under events other than those that would exceed the capacity of the 42-inch dual purpose sewer.

Subsequent to the construction of the East Dual Purpose Sewer and the paving of Fairview Drive the east end of the culverts under Fairview Drive were blocked. As a result the natural easterly drainage from the lot at 602 Northview Drive is no longer present. The only drainage outlet from the lot at 602 Northview Drive is northerly across Northview Drive to the area intake at the northwest corner of the intersection.

At the present time this area intake must serve the surface water drainage from the south and the surface drainage from the north.

Under major rainfall events it appears quite likely the amount of runoff reaching the intake from both the north and the south would exceed the effective capacity of the intake. This would result in ponding until the rainfall intensity abates and the intake can drain down the ponded area.

The City no longer anticipates using the storm water basin in the same manner as anticipated in the year 2000. The basin is effectively an open flow channel and the City is not operating the basin in a manner that is intended to store runoff during peak events on a managed basis. The change in the operating strategy of the storm water basin somewhat lessens the impact of the hydraulic grade line concern.

While there may still be major storm events during which the 42-inch storm sewer capacity is fully utilized those events are only occasional. Once the peak intensity of the rainfall abates the storm sewer should be able to drain out any ponded areas relatively quickly.

At the present time it appears the limited intake capacity is more restrictive than the available storm sewer capacity in the 42-inch East Dual Purpose Sewer. This would point toward the option of improving the storm water drainage by increasing the effectiveness of the intake capture. The East Dual Purpose Sewer is not designed for the largest storm events that could be experienced. Increasing the intake capacity will improve the drainage, but will not eliminate the potential for ponding immediately following a very intense rainfall event.

The only other option to improving the intake captive is to reestablish the overland flow outlet to the east. Because of elevations it would not be possible to pipe the storm sewer flow on the east side of Fairview Drive. Rather the developed yard area would need to be restored to the original natural swale and that is inconsistent with the current use of the area.

Assuming the preferred course of action is to increase the intake capacity the writer identified two options. The two options are shown on the enclosed drawing.

Under Option 1 the only change would be to convert the intake at the northwest corner of the intersection to a modified SUDAS SW/513 intake. Enclosed is a copy of the SUDAS detail for that type of intake.

Under this intake design there is an open intake throat on up to all four sides of the intake between the ground surface and the top slab of the intake. The intake at the northwest corner of the intersection is circular manhole. Typically, the SW/513 is constructed as a rectangular intake. However, it is possible to modify a circular manhole by extending the barrel section above the ground surface and installing a flat top. Portions of the manhole barrel section between the ground surface and the top slab can be removed to create openings similar to the openings in an SW/513 intake. Because the circumference of the manhole is less than the outside dimensions of a rectangular structure the total opening area modified circular manhole will be less than what could be achieved with a rectangular manhole.

The advantage of Option 1 is it is less costly and disruptive. This option only involves modifying the intake. The disadvantage is it has a lower capacity than a rectangular SW/513 intake.

Option 2 would involve extending an 18-inch, or possibly 24-inch, storm sewer from the intake manhole at the northwest corner of the intersection directly south across the intersection and install an SW/513 intake at the southwest corner of the intersection of Fairview Drive and Northview Drive. Under this option the water that is on the south side of Northview Drive would be intercepted by the new intake rather than being required to flow through the culverts. This option would increase the effective capacity of the system as it provides an intake on both the north side and the south side of Northview Drive. The disadvantage of this option is it involves more extensive work and is more costly.

The writer assumes from the discussion at the City Council meeting the intent is for the City staff to complete as much of the work as possible. The ability of staff to complete the work will affect the overall cost of the project.

The writer reviewed cost information from similar projects to estimate a cost if the City were to contract the work to a third party. Because of the small size of the project it is difficult to find comparison projects.

A typical cost for the modification of an intake under Option 1 would be in the range of \$2,500 to \$3,500. The estimated cost for Option 2 based on current contractor pricing would appear to be in the range of \$15,000 to \$17,500. However, pricing for construction has been very volatile the last few weeks making it very difficult to develop accurate estimates of cost for smaller projects.



Brian Slaughter  
October 20, 2021  
Page 4

It would appear the decision making for the project would involve the following:

1. Determine if the City is in agreement with one of the two options.
2. If the City is in agreement with one of the options determine what work can be completed by City staff and what work would need to be contracted.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at [bveenstra@v-k.net](mailto:bveenstra@v-k.net).

VEENSTRA & KIMM, INC.

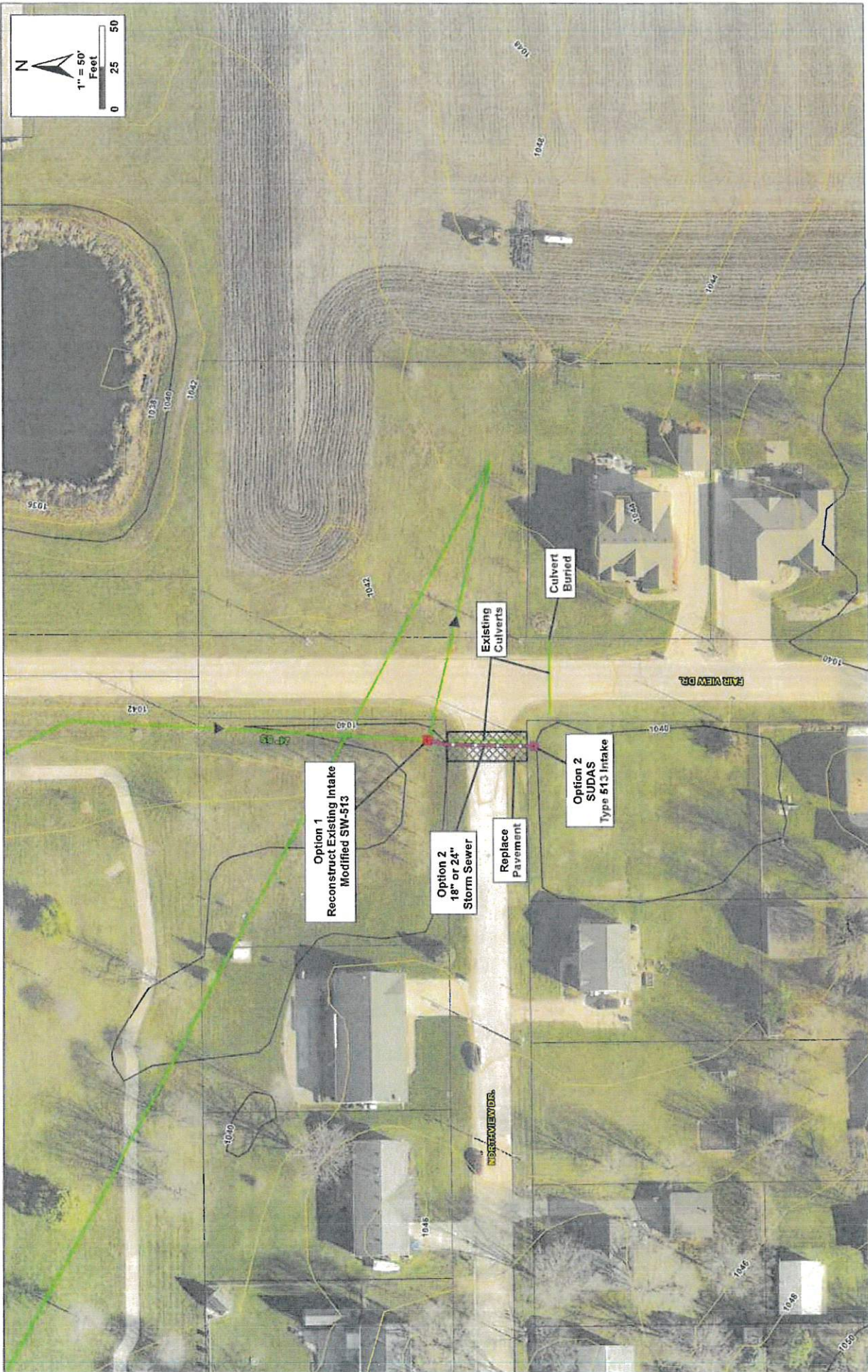
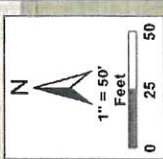
A handwritten signature in blue ink, appearing to read "H. R. Veenstra Jr.", is positioned above the printed name.

H. R. Veenstra Jr.

HRVJr:rdp  
1-011

Enclosure

Cc: Cindy Riesselman, City of Dallas Center  
Ralph Brown, City Attorney



Option 1  
Reconstruct Existing Intake  
Modified SW-513

Option 2  
18" or 24"  
Storm Sewer

Replace  
Pavement

Existing  
Culverts

Culvert  
Buried

Option 2  
SUDAS  
Type 513 Intake

FAIRVIEW DR.

SHERWOOD DR.



- Structure may be built with openings on any or all sides. Provide openings and orientation as specified in the contract documents.
- Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.
- ① Construct inlet openings with 15 inch #4 epoxy coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top at all openings.
  - ② Grade to inlet elevation on open sides. Grade to top elevation on closed sides.
  - ③ Corner pier required between openings of two adjacent walls. Extend wall reinforcing vertically through pier. Install one additional 15 inch #4 bar in pier.
  - ④ Center pier required at center of any inlet opening with length of 5 feet or greater. Extend wall reinforcing vertically through pier. Install one additional 15 inch #4 bar in pier.
  - ⑤ Wall widths vary with pipe diameter. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.
  - ⑥ Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
  - ⑦ Install four #4 diagonal bars at all pipe openings.
  - ⑧ 12 inch minimum wall height above all pipes.

SUDAS FIGURE 6010.513	IOWADOT STANDARD ROAD PLAN	REVISION 3 04-20-21
		SW-513 SHEET 1 of 1
REVISIONS: Modified check notes 1, 3, 4 and 8.		
Prepared by: <i>[Signature]</i> Checked by: <i>[Signature]</i> IOWA DEPARTMENT OF TRANSPORTATION		
OPEN-SIDED AREA INTAKE		

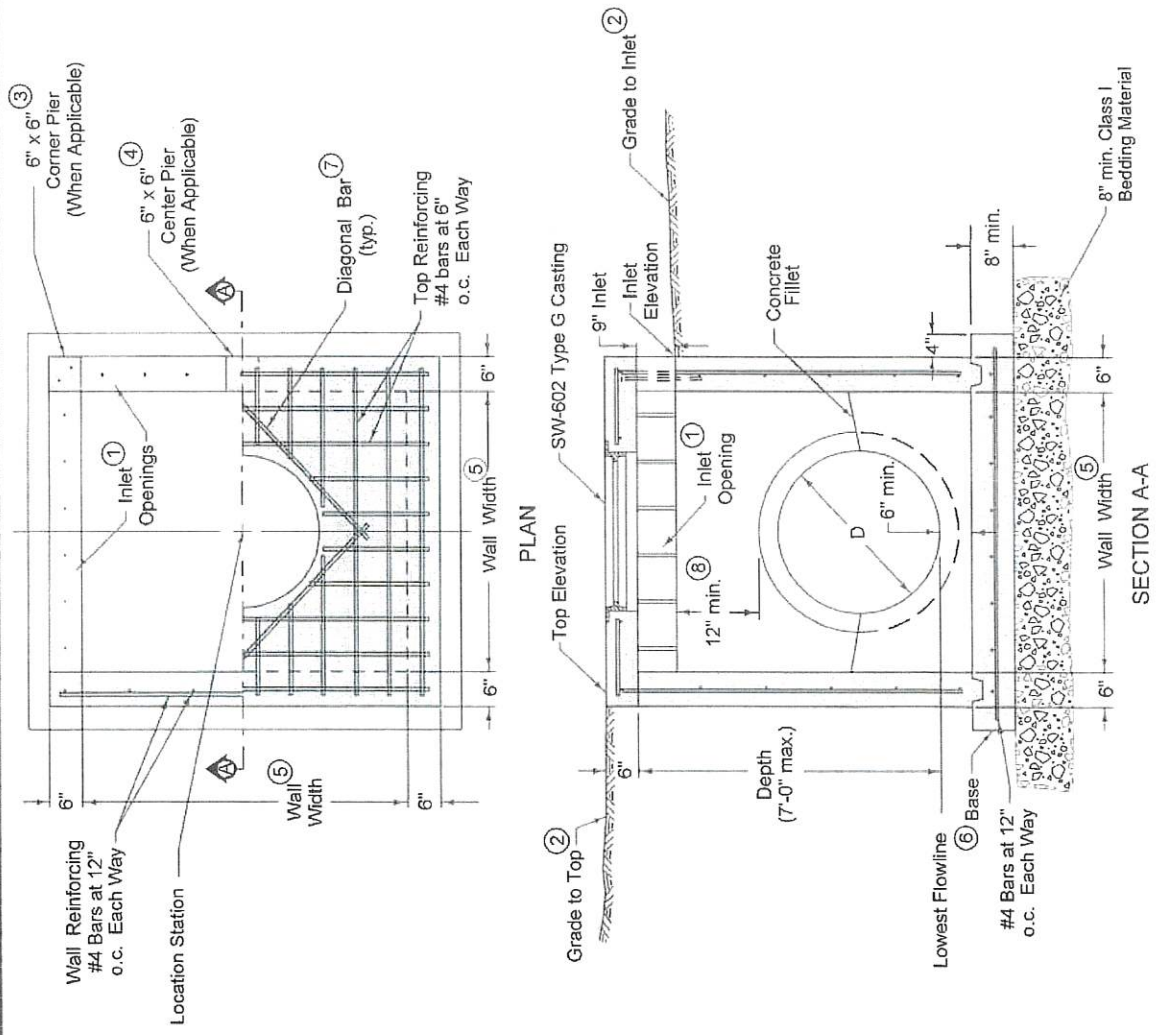


FIGURE 6010.513 SHEET 1 OF 1