

NOTICE OF A PUBLIC MEETING
Dallas Center City Council
Tentative Agenda
April 9, 2024 – 7:00 pm – Memorial Hall
1502 Walnut Street, Dallas Center

The Council meeting will be held in person in Memorial Hall. The meeting also may be accessed by the public electronically by Zoom at the following Internet link:

<https://us02web.zoom.us/j/85161740955>

If a Zoom user has the Zoom app, just enter the meeting ID **851 6174 0955** and the passcode is 467751

Or a member of the public may connect to the meeting by telephone using any of the following numbers (the Meeting ID is **851 6174 0955**, the passcode is **467751**: Dial by your time zone below:

312 626 6799 (CST) 646 558 8656 (EST) 719 359 4580 (MST) 669 900 9128 US (PST)

Depending on the caller's long-distance calling plan, long distance charges may apply.

PUBLIC HEARING -on **Ordinance No. 601** – vacating an alley between 14th and 15th Streets north of Walnut Street and between parcels of real estate owned by Jordan M. Krueger. Each person will have up to five minutes to comment on this alley vacation.

PUBLIC HEARING – on **Fiscal Year 2023-2024 Dallas Center City Budget Amendment #2**. Each person will have up to five minutes to comment on Fiscal Year 2023-2024 Dallas Center City Budget Amendment #2.

1. Pledge of Allegiance
2. Roll call
3. Action to approve agenda
4. Public Comments [Anyone wanting to address the Council should raise your hand and the Mayor will acknowledge you. Please stand, state your name, address, and topic. You will have two minutes to address the Mayor and Council]
5. Action to approve consent agenda
 - a. Approve minutes of March 12th regular meeting and April 2nd special meetings
 - b. March Treasurer's Report, Balance Sheet, and Budget Report
 - c. March Law Enforcement, Fire/Rescue, Compliance and Water Reports
 - d. Approve street closure request for Korner Kone Movie Night on June 8, 2024 with a rain date of June 15, 2024
 - e. Approve Day Hawk, LLC dba The Handlebar liquor license (Class C Retail Alcohol License) pending dram shop review and receipt of required information
 - f. Approve hiring skating rink operator Darla Macconnell at \$13.25/hour effective May 1, 2024
 - g. Approve hiring skating rink operator Nicole Waller at \$13.25/hour effective May 1, 2024 pending background check
 - h. Approve hiring 1st year lifeguard Alexander New at \$12.50/hour; 2nd year lifeguards Jackson Chiochon, Stella Davidson and Haydn Little at \$12.75/hour; 3rd year lifeguard Kate Busby at \$13.00/hour; Assistant Manager Hailee Anderson at \$14.50/hour and Assistant Manager Olivia Macumber at \$15.50/hour. All lifeguard hires pending lifeguard certifications and background checks with a start date of June 1, 2024

- i. Approve invoices for payment (review committee Van De Pol and Beaudet)
6. Kenny Keltner – discuss water quality of the Dallas Center Water System.
7. Action by Council to appoint citizen to the Planning and Zoning Commission, 5-year term expiring October 1, 2029
8. City Administrator/Finance Director Search – Brent Hinson, Hinson Consulting, LLC
 - a. Report
 - b. Action to authorize proceeding with advertising for the position
 - c. Action to approve the Position Profile
 - d. Discussion of current residency requirements of City Administrator/Finance Director and possible action thereon
9. Parks and Recreation Board
 - a. Recommendation to approve agreement with Tennis Services of Iowa to resurface the tennis/pickleball court at Mound Park with funding coming from both FY 2024 and FY 2025 budgets
 - b. Recommendation to hire Kaleb Cain as Sports Complex Field Manager at \$16/hr effective April 10, 2024, pending background check
 - c. Permission to store large tree stumps near the city maintenance facility for use at a future nature playscape in Memorial Park
10. Planning and Zoning Commission
 - a. Report – Matt Ostanik
 - b. Action on Resolution 2024-30 – approving Subdivision Development Agreement with Skye View Estates relating parkland dedication for the area set aside for apartments
 - c. Action on Resolution 2024-31 – approving the resubmitted Preliminary Plat of Skye View Estates (a phased plat)
 - d. Action on Resolution 2024-35 – approving the further revised Site Plan for Casey’s General Store
 - e. Action on Resolution 2024-36 – granting variances to the Sign Regulations for certain signage at the new Casey’s General Store
 - f. Action to set a public hearing for 7 p.m. on May 14, 2024, on proposed Ordinance No. 603 – relating to the width of certain subsidiary streets
11. Proposed Alley vacation
 - a. Action on Ordinance No. 601 – vacating an alley between 14th and 15th Streets north of Walnut Street and between parcels of real estate owned by Jordan M. Krueger, first reading
 - b. Possible action to determine the sale price of the vacated alley
 - c. Action to the direct the City Attorney to prepare a resolution for the May 14th Council meeting to propose the sale of the vacated alley and setting a public hearing thereon
 - d. Action on Resolution 2024-37 – approving an Agreement between the City and Jordan M. Krueger relating to the sewer line
12. Public Works
 - a. Director’s Report
13. Cross Country Estates and Country Living Estates Street Improvements Project
 - a. Engineer’s Report
 - b. Action on Change Order No. 1 (incorporating an alternate method of construction) – Grimes Asphalt & Paving Corporation – reduction of \$48,784.00
 - c. Action on Resolution 2024-32 – approving Third Amendment to Agreement (Resolution Nos. 2023-46, 2023-70 and 2024-12) by including the design of the improvements to 230th Street east of Highway 169
 - d. Discussion and possible action – preliminary cost on extending asphaltting on 230th Street east of Highway 169
14. City Engineer – Other Matters
15. Code Enforcement Services

- a. Action on Resolution 2024-33 -approving an agreement with Iowa Inspections, LLC d/b/a Iowa Code Enforcement for Code Enforcement Services effective May 13, 2024

16. City Administrator

- a. Action on Resolution 2024-34 – approving the budget amendment #2 for the Fiscal Year 2023-2024 Dallas Center City Budget
- b. Reminder of April 23rd special meeting on FY24-25 Budget Adoption at 6:00 pm

17. Council reports

18. Mayor’s report

19. Adjournment

Shellie Schaben, City Clerk

Claims

A King's Throne, LLC	Mar Serv	\$390.00
Access Systems Leasing	Lease	\$378.15
Access Systems	Maint Cont	\$48.53
ACCO	Supplies	\$550.00
Adel TV & Appliance Co	Equipment	\$4,240.00
Advantage Administrators	Claims	\$180.51
Advantage Administrators	Claims	\$3,068.74
Advantage Administrators	Claims	\$2,056.63
Aetna Behavioral Health, LLC	2nd Qtr EAP	\$26.28
AgSource Coop Services	Tests	\$1,229.20
Ahlers & Cooney, Pc	Mar Serv	\$3,981.00
Baker & Taylor Co.	Books	\$432.09
Bay Bridge Administrators	Insurance	\$44.92
Brenton Arboretum	Trees	\$251.00
Brown, Fagen & Rouse	April Serv	\$3,000.00
Centurylink	Mar Serv	\$666.52
CJ Cooper & Associates	Drug Testing	\$10.00
Crossroads Ag, LLC	Supplies	\$227.25
Culligan Water System	Apr Serv	\$39.96
Gannett Holdings - Central	Renewal	\$46.80
Dallas County Treasurer	Mar Prot	\$18,924.51
Dan's Overhead Doors & More	Doors	\$16,322.00
Delta Dental	Insurance	\$34.28
Delta Dental	Insurance	\$586.78
Digital Stew Services	Equipment	\$1,158.99
Dorrian Heating & Cooling	Apr Serv	\$220.00
EFTPS	Taxes	\$3,987.60
EFTPS	Taxes	\$4,719.79
Emergency Medical Products	Supplies	\$76.41
Fire Service Training Bureau	Training	\$50.00
Gannett Media Corp	Publications	\$307.20
GCMOA	Dues	\$25.00
GIT Insurance	24/25 Ins Prem	\$136,960.96
Heartland Co-Op	Mar Serv	\$1,019.98

HSA Cory, Rochelle	HSA	\$100.00
HSA Nolte, Cristian	HSA	\$50.00
HSA Riesselman, Cindy	HSA	\$375.00
HSA Schaben, Michele	HSA	\$458.00
HSA Scrivner, April	HSA	\$812.49
HSA Scrivner, April	HSA	\$270.83
HSA Tiffany, Joshua	HSA	\$600.00
HSA Tiffany, Joshua	HSA	\$200.00
IPERS	IPERS	\$5,705.69
Iron Mountain	Feb & Mar Serv	\$210.84
Karen McCleary	Mar Serv	\$675.00
Krudico Inc	Repairs	\$2,249.30
Eddie Leedom	Compliance	\$691.37
Linde Gas & Equipment Inc.	Supplies	\$41.94
Marshall McCalley	Laptop	\$820.00
Menards	Supplies	\$17.98
Micromarking LLC	Audio Books	\$98.98
MidAmerican Energy	Apr Serv	\$3,917.87
Minburn Communications	Apr Serv	\$54.99
Napa Auto Parts	Supplies	\$842.70
Nationwide Retirement Sol	Deferred Comp	\$125.00
Nationwide Retirement Sol	Deferred Comp	\$125.00
Natural Structures	Slides	\$67,561.00
ODP Business Solutions LLC	Supplies	\$71.36
Paint Pump Pros LLC	Repairs	\$489.60
Dallas Center Post Office	Postage	\$1,400.00
Cindy Riesselman	Mileage	\$37.52
Treasurer - State of Iowa	Taxes	\$1,106.05
Treasurer - State of Iowa	Taxes	\$2,198.05
Schaben, Shellie	Mileage	\$28.14
April Scrivner	Mileage	\$41.80
Security Equipment Inc	2nd Qtr Monitoring	\$115.29
Simmering-Cory/Iowa Codifi.	Codification	\$430.00
Storey Kenworthy/Matt Parrott	Supplies	\$78.15
Trionfo Solutions LLC	Insurance	\$15.24
Trionfo Solutions LLC	Insurance	\$65.90
Uline	Chemical Scale	\$200.18
USA Blue Book	Chemicals	\$955.58
Veenstra & Kimm	Mar Serv	\$3,044.26
Verizon Wireless	Mar Serv	\$474.62
Victor Stanley	Pool Furniture	\$7,571.00
Treasurer - State of Iowa	Taxes	\$1,269.36
Waste Management	Garbage	\$22,667.37
Wellmark Blue Cross Blue Shiel	Insurance	\$354.20
Wellmark Blue Cross Blue Shiel	Insurance	\$6,835.63
Wells Fargo	Mar Serv	\$921.83
Accounts Payable Total		<u>\$341,636.19</u>

General	\$141,518.93
Capital Improvement	\$16,322.00
RUT	\$1,627.32
T&A (EB)	\$25,466.87
CAP Improvement Pool	\$72,688.00
CAP Improvement Cross Dev	\$3,619.26
Water	\$41,031.45
Sewer	\$36,442.28
SEWER CAP OUTLAY-LIFT ST	\$2,741.00
Storm District	<u>\$179.08</u>
Total Funds	\$341,636.19

Revenues

General Total	\$93,911.81
T&A (SC) Total	\$1,000.00
Capital Improvement Total	\$5,000.00
T&A(SI) Total	\$62.00
RUT Total	\$15,500.16
T&A (EB) Total	\$5,808.28
Emergency Levy Fund Total	\$1,442.78
Local Option Sales Tax Total	\$52,135.12
TIF Total	\$3,457.91
Debt Service Total	\$30,493.45
CAP Improve Pool Total	\$50,000.00
Water Total	\$44,801.64
Sewer Total	\$36,199.19
Storm District Total	<u>\$5,024.67</u>
Total Revenue By Fund	\$344,837.01

Mayor Beyer opened a public hearing at 7:00 pm on the matter of the adoption of plans, specifications, form of contract and estimate of cost for the construction of the Cross Country Estates and Country Living Estates Street Improvements – 2024. There were no written comments. Julie Becker had several comments regarding TIF. Mayor Beyer closed the public hearing at 7:04 pm.

The Dallas Center City Council met in regular session on Tuesday, March 12, 2024, at 7:04 pm. Mayor Beyer called the meeting to order and led the Pledge of Allegiance. Council members present included Bret Van De Pol, Amy Strutt, Beth Wright and Angie Beaudet. Also, present were City Attorney Ralph Brown, City Engineer Bob Veenstra and City Administrator Cindy Riesselman. Dan Willrich was absent.

Motion by Strutt, 2nd by Beaudet to approve the amended agenda. Motion passed 4-0.

Public Comments

Bob Haxton had several comments regarding staffing for the Burnett Complex Fields.

Julie Becker made comments regarding the vacation of alleys.

Motion by Van De Pol, 2nd by Wright to approve consent agenda: [Approve minutes of February 13 regular and March 6 special meeting; February Treasurer's Report, Balance Sheet, and Budget Report; February Law Enforcement, Fire/Rescue, Compliance and Water Reports; Approve hiring Scott Deaver as a summer public works assistant at \$15.50/hr up to 25 hours/week effective April 1, 2024 pending background check; Approve hiring Devin Schroeder as a summer public works assistant at \$15.50/hr up to 25 hours/week effective May 1, 2024 pending background check; Approve hiring Jim McNeill as a summer public works assistant at \$15.75/hr up to 25 hours/week effective April 1, 2024 pending background check; Approve Board and Batten, LLC liquor license renewal (Special Class C Retail Alcohol License (BW)) pending dram shop review; Accept resignation of James Pohl as a member of Planning and Zoning Commission; Approve invoices for payment (review committee Wright and Strutt)]. Motion passed 4-0

Library Board of Trustees

Robert Findlay provided an update on the newly created Acting Assistant Director position. Bob asked the council to consider additional staff for the library. Tina Cantrell will be the Acting Assistant Director until further evaluation.

Parks and Recreation Board

Shelley Horak presented a proposal for the expanded use of the Burnett Complex Softball and Baseball Fields. The goal is to capitalize on the shortage of ball fields in the Des Moines Metro area. Sydney Hinders has been in contact USSSA and they have already scheduled tournaments for this year but are open to using our fields for practice or other events as needed.

Motion by Beaudet, 2nd by Wright to approve the proposal for the expanded use of the Burnett Complex Softball and Baseball Fields. Motion passed 4-0

Motion by Strutt, 2nd by Beaudet to hire a field manager to maintain Burnett Complex Softball and Baseball Fields pending job description review by the City Administrator. Motion passed 4-0.

Planning and Zoning Commission

Ralph Brown reported the P&Z spent a lot of time discussing the Skye View Estates preliminary plat and will be on the next P&Z agenda for further and hopefully final action. The commission also discussed the vacation of the alley between 14th and 15th Streets which is owned by Jordan Krueger. Recommendation was made for vacating the alley.

Motion by Strutt, 2nd by Beaudet to set a public hearing for 7 p.m. on April 9, 2024, on proposed Ordinance No. 601 – vacating an alley between 14th and 15th Streets north of Walnut Street and between parcels of real estate owned by Jordan M. Krueger. Motion passed 4-0

City Administrator Recruitment

Motion by Van De Pol, 2nd by Wright on Resolution 2024-26 – approve Proposal dated March 5, 2024, from Hinson Consulting, LLC and authorizing Mayor to take any necessary actions to engage the firm's services at a fee not to exceed \$14,900. Roll Call Vote, All Ayes

Public Works

Public Works Director Bret Kaszinski reported that the department has been preparing for spring and summer.

Two-Mile Agreement with Xenia Rural Water District –

Motion by Strutt, 2nd by Beaudet on Resolution 2024-28 – Approving the Eleventh Amendment to The Two-Mile Agreement Dated June 9, 1992, Between the City and Xenia Rural Water District. Roll Call Vote, All Ayes

Cross Country Estates and Country Living Estates Street Improvements Project

Motion by Beaudet, 2nd by Van De Pol on Resolution 2024-20 – declaring an official intent to issue debt to reimburse the City for certain original expenditures paid in connection with the Project. Roll Call Vote, All Ayes

Motion by Strutt, 2nd by Wright on Resolution 2024-21 – providing for the acquisition of a parcel of real estate by the City in connection with the Project, approving the form of the Warranty Deed, and authorizing compensation to the owners. Roll Call Vote, All Ayes

City Engineer Bob Veenstra reported on the results of the bid letting.

Motion by Strutt, 2nd by Van De Pol on Resolution 2024-23 – adopting plans, specifications, form of contract, and estimate of costs. Roll Call Vote, All Ayes

Motion by Strutt, 2nd by Beaudet directing the city to move forward with the base bid and alternate bid for the scope of the project. Motion passed 4-0

Motion by Wright, 2nd by Van De Pol on Resolution 2024-24 – making award of construction contract. Roll Call Vote, All Ayes

Motion by Beaudet, 2nd by Wright on Resolution 2024-25 – approving construction contract and bond for the construction of the Cross Country Estates and Country Living Street Improvements – 2024. Roll Call Vote, All Ayes

Motion by Van De Pol, 2nd by Strutt to approve Resolution 2024-27 — contract with Mosquito Control of Iowa. Roll Call Vote, All Ayes.

Motion by Beaudet, 2nd by Strutt to approve Ordinance No. 600 – amending Section 106.08 of the Code of Ordinances increasing the fees for the collection and disposal of solid waste for residential and commercial premises, second reading. Roll Call Vote, All Ayes.

Motion by Strutt, 2nd by Beaudet to waive third reading. Roll Call Vote, All Ayes

City Administrator

Motion by Strutt, 2nd by Wright to set public hearing on property tax levy for 6:30 pm on April 2, 2024. Motion passed 4-0.

Motion by Beaudet, 2nd by Van De Pol to terminate the Code Enforcement Agreement with Ed Leedom effective May 13, 2024. Motion passed 4-0

The Council reviewed and discussed a proposal for Code Enforcement by Iowa Inspections LLC d/b/a Iowa Code Enforcement (ICE)

Motion by Wright, 2nd by Van De Pol to direct City Attorney to prepare Agreement for Code Enforcement with Iowa Inspections LLC effective May 13, 2024. Motion passed 4-0

Motion by Beaudet, 2nd by Strutt to approve Resolution 2024-19 – authorizing city employees to voluntarily contribute unused sick leave to a sick leave bank for the benefit of Rochelle Cory-Shivvers. Roll Call Vote, All Ayes

Motion by Van De Pol, 2nd by Beaudet to approve Resolution 2024-22 – authorizing cell phone stipend for specified city employees. Roll Call Vote, All Ayes

Motion by Strutt, 2nd by Van De Pol to approve Resolution 2024-29 – Fiscal Year 2024 fund transfers. Roll Call Vote, All Ayes

Motion by Strutt, 2nd by Beaudet to review and receive the Auditor of State's Examination Report for the period July 1, 2022, through June 30, 2023. Motion passed 4-0

Motion by Van De Pol, 2nd by Wright to set a public hearing on FY24 budget amendment number 2 for April 9, 2024 at 7:00 pm. Motion passed 4-0

Reminder of two special meetings on April 2nd, one at 6:30 pm and one at 7:00 pm

Mayor's report

Arbor Day Proclamation by the Mayor

Meeting adjourned at 8:06 pm

Shellie Schaben, City Clerk

Claims

A King's Throne, LLC	Mar Serv	\$390.00
Access Granted Systems, LLC	Supplies	\$525.00
Access Systems	Mar Serv	\$48.53
ACCO	Training	\$700.00
Adel TV & Appliance Co	Radon Mitigation	\$3,882.00
Advantage Administrators	Claim	\$761.10
AgSource Coop Services	Tests	\$1,486.75
Ahlers & Cooney, PC	Legal	\$2,053.50
Baker & Taylor Co.	Books	\$167.57
Bay Bridge Administrators	Insurance	\$44.92
Brown, Fagen & Rouse	Mar Retainer	\$3,000.00
Centurylink	Feb Serv	\$655.20
Concrete & More, LLC	Radon Mitigation	\$750.00
Connected Solutions Group LLC	Tablets	\$4,973.89
Culligan Water System	Mar Serv	\$12.56
Dallas County Treasurer	Feb Serv	\$18,924.51
Delta Dental	Insurance	\$34.28
Delta Dental	Insurance	\$586.78
Digital Stew Services	Mar Serv	\$199.50
DMACC	Training	\$2,360.00
Dunn, David & Judy	Cross St Land Purchase	\$5,226.00
EFTPS	Taxes	\$3,953.79
EFTPS	Taxes	\$3,923.95
Electric Pump	Supplies	\$6,983.77
Elite Electric & Utility	Repairs	\$1,096.24
Fire Service Training Bureau	Training	\$200.00
Galls, LLC	Supplies	\$493.24
Gannett Media Corp	Publications	\$27.00
Heartland Co-Op	Feb Serv	\$1,186.57
HSA Cory, Rochelle	HSA	\$100.00
HSA Nolte, Cristian	HSA	\$50.00
HSA Riesselman, Cindy	HSA	\$375.00
HSA Schaben, Michele	HSA	\$458.00
Iowa Firefighters Assoc.	Dues	\$34.00
Iowa One Call	Jan Serv	\$36.90
Iowa Prison Industries	Street Signs	\$73.60
IPERS	IPERS	\$5,652.09
Karen McCleary	Feb Serv	\$675.00
Robert King	Supplies	\$38.94
Koch Office Group	Copies	\$27.40
Leaf	Copier Cont	\$189.09

Eddie Leedom	Compliance	\$690.70
Library Ideas LLC	Books	\$523.45
Linde Gas & Equipment Inc.	Rental Fee	\$43.46
Menards	Supplies	\$405.49
Merritt Company	Supplies	\$316.92
Metropolitan Compounds, Inc	Supplies	\$613.92
MidAmerican Energy	Mar Serv	\$6,355.71
Midwest Breathing Air LLC	Testing	\$229.15
Minburn Communications	Mar Serv	\$54.99
Moss Bros, Inc	Supplies	\$17.56
Municipal Supply Inc	MXUs	\$169.00
Nationwide Retirement Sol	Deferred Comp	\$125.00
Nationwide Retirement Sol	Deferred Comp	\$125.00
Quill.Com	Supplies	\$98.56
Red Lion Renewables, LLC	Feb Serv	\$1,711.44
Treasurer - State of Iowa	Taxes	\$1,098.78
Treasurer - State of Iowa	Taxes	\$2,399.86
Sam, LLC	GIS Mapping	\$490.00
Security Equipment Inc	Repairs	\$297.00
State Hygienic Laboratory	Tests	\$529.00
Stivers Ford, Inc	Safety Repair	\$1,137.00
Trionfo Solutions LLC	Insurance	\$15.24
Trionfo Solutions LLC	Insurance	\$54.06
USA Blue Book	Supplies	\$781.46
Veenstra & Kimm	Feb Serv	\$38,121.61
Verizon Wireless	Feb Serv	\$280.07
Treasurer - State of Iowa	Taxes	\$1,271.27
Waste Management	Feb Serv	\$23,132.89
Wellmark Blue Cross Blue Shiel	Insurance	\$354.20
Wellmark Blue Cross Blue Shiel	Insurance	\$6,835.63
Wells Fargo	Feb Serv	\$1,213.40
Buse & Vrieze LLC	Feb Serv	\$11,677.50
Accounts Payable Total		<u>\$173,525.99</u>
General		\$82,676.24
RUT		\$2,059.54
T&A(EB)		\$10,366.29
CAP Improve Cross Streets		\$38,867.61
Water		\$19,252.57
Sewer		\$12,260.02
Sewer Cap Outlay-Lift St		\$6,533.50
Storm District		\$1,510.22
Total Funds		<u>\$173,525.99</u>

Revenues

General Total	\$36,705.98
RUT Total	\$19,577.15
T&A (EB) Total	\$935.54
Emergency Levy Fund Total	\$232.38
TIF Total	\$2,737.74
Debt Service Total	\$22,657.70
Water Total	\$40,323.08
Sewer Total	\$35,748.90
Storm District Total	\$4,901.74
Total Revenue by Fund	<hr/> \$163,820.21

Mayor Beyer opened a public hearing at 6:30 pm on Fiscal Year 2024-2025 Proposed Property Tax Levy. There were no written comments. Julie Becker spoke. Mayor Beyer closed the public hearing at 6:39 pm.

Shellie Schaben
City Clerk

The Dallas Center City Council met in special session on April 2, 2024 at 7:00 pm. Mayor Beyer called the meeting to order. Council members present included Bret Van De Pol, Amy Strutt, Daniel Willrich, Angie Beaudet and Beth Wright. City Attorney Ralph Brown was also present.

Motion by Strutt, 2nd by Beaudet to approve the agenda. Motion passed 5-0.

Motion by Strutt, 2nd by Van De Pol to set the public hearing for FY2024-2025 budget adoption on April 23, 2024 at 6:00 pm. Motion passed 5-0.

Meeting adjourned at 7:00 pm

Shellie Schaben
City Clerk

TREASURER'S REPORT
CALENDAR 3/2024, FISCAL 9/2024

FUND	LAST REPORT ON HAND	REVENUES	EXPENSES	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	469,459.90	93,911.81	95,547.73	398.84	467,425.14
011 T&A (PD) BENEVOLENT	.00	.00	.00	.00	.00
015 T&A(FT)	458,450.75	.00	.00	.00	458,450.75
021 T&A(SC)	14,669.69	1,000.00	.00	.00	15,669.69
029 CAPITAL IMPROVEMENT	218,945.70	5,000.00	.00	.00	223,945.70
041 T&A(SL)	11,149.22	62.00	.00	.00	11,211.22
110 RUT	49,181.19	15,500.16	2,059.54	.00	62,621.81
112 T&A(EB)	34,631.49	5,808.28	17,496.13	.00	22,943.64
119 EMERGENCY LEVY FUND	16,179.58	1,442.78	17,622.36	.00	.00
121 LOCAL OPTION SALES TAX	157,406.99	52,135.12	66,055.11	.00	143,487.00
125 TIF	1,906.11	3,457.91	4,923.25	.00	440.77
126 TIF-WEST URA	.00	.00	.00	.00	.00
127 TIF-LMI	.00	.00	.00	.00	.00
161 TREES	18,732.53	.00	.00	.00	18,732.53
166 T&A(REC PROGRAM) REV	.00	.00	.00	.00	.00
167 BURNETT PROJECT	95,142.86	.00	.00	.00	95,142.86
168 T&A(BC)	.00	.00	.00	.00	.00
169 T&A(BURNETT CAP IMPROVE)	.00	.00	.00	.00	.00
177 T&A(PD)	.00	.00	.00	.00	.00
180 REC TRAIL	.00	.00	.00	.00	.00
200 DEBT SERVICE	288,524.66	30,493.45	.00	.00	319,018.11
301 CAP IMPROVE WASTEWATER	.00	.00	.00	.00	.00
305 PLAYGROUND EQUIPMENT	.00	.00	.00	.00	.00
308 CAP IMPROVE - LIBRARY	.00	.00	.00	.00	.00
309 CAP IMPROVE POOL	84,037.09	50,000.00	.00	.00	134,037.09
310 CAP IMPRV-AMERICAN RESCUE	.00	.00	.00	.00	.00
311 CAP IMPROVE CROSS STREETS	72,679.13-	.00	38,867.61	.00	111,546.74-
501 T&A(B)	16,351.00	.00	.00	.00	16,351.00
502 T&A(Y)	12,716.49	.00	.00	.00	12,716.49
600 WATER	595,211.35	44,801.64	25,365.86	371.42	614,275.71
602 WATER CAPITAL OUTLAY	17,036.99	.00	.00	.00	17,036.99
610 SEWER	731,620.27	36,199.19	17,610.12	171.40	750,037.94
612 SEWER CAP OUTLAY-LIFT ST	8,233.00-	.00	6,533.50	.00	14,766.50-
740 STORM DISTRICT	134,810.59	5,024.67	6,545.06	.00	133,290.20
760 DRAINAGE DISTRICT 76	11,570.96	.00	.00	.00	11,570.96
Report Total	3,356,823.28	344,837.01	298,626.27	941.66	3,402,092.36

BALANCE SHEET
CALENDAR 3/2024, FISCAL 9/2024

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING-GENERAL	25,342.88	35,408.28
011-000-1110	CHECKING-T&A(PD) BENEVOLENT	.00	.00
015-000-1110	CHECKING-T&A(FT)	.00	.00
021-000-1110	CHECKING-T&A(SC)	.00	.00
029-000-1110	CHECKING-DEPR POLICE	.00	.00
029-000-1111	CHECKING-DEPR NON RUT EQUIP	.00	.00
029-000-1112	CHECKING-DEPR PARK	.00	.00
029-000-1113	CHECKING-DEPR SWIM POOL	.00	.00
029-000-1114	CHECKING-DEPR P/W BLDG	.00	.00
029-000-1115	CHECKING-DEPR FD EQUIP	.00	.00
029-000-1116	CHECKING-DEPR MEMORIAL HALL	.00	.00
041-000-1110	CHECKING-T&A(SL)	.00	.00
110-000-1110	CHECKING-RUT	.00	.00
110-000-1111	CHECKING-DEPR RUT EQUIP	.00	.00
110-000-1112	CHECKING-SIDEWALK PROJ	.00	.00
112-000-1110	CHECKING-T&A(EB)	6,687.85-	5,833.67
119-000-1110	CHECKING-EMERG LEVY	.00	.00
121-000-1110	CHECKING-LOST	.00	.00
121-000-1112	CHECKING-LOST SWIM POOL	.00	.00
125-000-1110	CHECKING-TIF ORIG URA	.00	.00
126-000-1110	CHECKING-TIF WEST URA	.00	.00
127-000-1110	CHECKING	.00	.00
161-000-1110	CHECKING-TREE FUND	.00	.00
167-000-1110	CHECKING-T&A(BURNETT REC)	.00	.00
167-000-1111	CHECKING-T&A(BURNETT REC/POOL)	.00	.00
168-000-1110	CHECKING-T&A(BURNETT LIBRARY)	.00	.00
169-000-1110	CHECKING-T&A(BURNETT CAP IMP)	.00	.00
180-000-1110	CHECKING-REC TRAIL	.00	.00
200-000-1110	CHECKING-DEBT SERVICE	.00	.00
301-000-1110	CHECKING-CAP IMPROVE SEWER	.00	.00
308-000-1110	CHECKING-CAP IMPROVE LIBRARY	.00	.00
309-000-1110	CHECKING-CAP IMPROVE POOL	.00	.00
310-000-1110	CHECKING-CAP IMPRV ARPA	.00	.00
311-000-1110	CHECKING-CAP IMPROVE CROSS STR	.00	.00
501-000-1110	CHECKING-T&A(B)	.00	.00
502-000-1110	CHECKING-T&A(Y)	.00	.00
600-000-1110	CHECKING-WATER	935.64-	26,449.97
600-000-1111	CHECKING-WATER SINKING	.00	.00
600-000-1112	CHECKING-T&A(M)	.00	.00
600-000-1113	CHECKING-WATER IMPROVEMENT	.00	.00
600-000-1114	CHECKING-WATER RESERVE	.00	.00
602-000-1110	CHECKING-WATER CAP OUTLAY	.00	.00
610-000-1110	CHECKING-SEWER	6,582.33-	23,776.49
610-000-1111	CHECKING-SEWER SINKING	.00	.00
610-000-1112	CHECKING-SEWER RESERVE	.00	.00
610-000-1113	CHECKING-SEWER IMPROVEMENT	.00	.00
612-000-1110	CHECKING-SEWER CI EAST SAN SEW	204.00	.00
740-000-1110	CHECKING-STORM DISTRICT	520.39-	6,282.14
760-000-1110	CHECKING-DRAINAGE DISTRICT 76	.00	.00
	CHECKING TOTAL	10,820.67	97,750.55

BALANCE SHEET
CALENDAR 3/2024, FISCAL 9/2024

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1120	PETTY CASH	.00	100.00
	PETTY CASH TOTAL	.00	100.00
001-000-1160	SAVINGS-GENERAL	27,377.64-	131,916.86
011-000-1160	SAVINGS-T&A(PD) BENEVOLENT	.00	.00
015-000-1160	SAVINGS-T&A(FT)	.00	63,450.75
021-000-1160	SAVINGS-T&A(SC)	1,000.00	5,669.69
029-000-1161	SAVINGS-DEPR NON RUT EQUIP	5,000.00	96,090.28
029-000-1162	SAVINGS-DEPR PARK	.00	7,156.96
029-000-1163	SAVINGS-DEPR SWIM POOL	.00	.00
029-000-1164	SAVINGS-DEPR P/W BLDG	.00	95,261.15
029-000-1165	SAVINGS-DEPR FIRE	.00	19,297.48
029-000-1166	SAVINGS-DEPR MEMORIAL HALL	.00	6,139.83
041-000-1160	SAVINGS-T&A(SL)	62.00	11,211.22
110-000-1160	SAVINGS-RUT	13,440.62	26,168.14-
110-000-1161	SAVINGS-DEPR RUT EQUIP	.00	58,789.95
110-000-1162	SAVINGS-SIDEWALK PROJ	.00	.00
112-000-1160	SAVINGS-T&A(EB)	5,000.00-	17,109.97
119-000-1160	SAVINGS-EMERG LEVY	16,179.58-	.00
121-000-1160	SAVINGS-LOST	13,919.99-	143,487.00
121-000-1162	SAVINGS-LOST SWIM POOL	.00	.00
121-000-1163	SAVINGS-LOST SINKING	.00	.00
125-000-1160	SAVINGS-TIF	1,465.34-	440.77
126-000-1160	SAVINGS-TIF WEST URA	.00	.00
127-000-1160	SAVINGS	.00	.00
161-000-1160	SAVINGS-TREE FUND	.00	18,732.53
166-000-1160	SAVINGS-T&A(REC PROGRAM)	.00	.00
167-000-1160	SAVINGS-T&A(BURNETT REC)	.00	20,142.86
167-000-1161	SAVINGS-T&A(BURNETT REC/POOL)	.00	.00
168-000-1160	SAVINGS-T&A(BURNETT LIBRARY)	.00	.00
169-000-1160	SAVINGS-T&A(BURNETT CAP IMP)	.00	.00
200-000-1160	SAVINGS-DEBT SERV	30,493.45	319,018.11
301-000-1160	SAVINGS-CAP IMPROVE SEWER	.00	.00
308-000-1160	SAVINGS-CAP IMPROVE - LIBRARY	.00	.00
309-000-1160	SAVINGS-CAP IMPROVE POOL	50,000.00	134,037.09
310-000-1160	SAVINGS-CAP IMPRV ARPA	.00	.00
311-000-1160	SAVINGS-CAP IMPROVE CROSS STRT	38,867.61-	111,546.74-
501-000-1160	SAVINGS-T&A(B)	.00	4,351.00
502-000-1160	SAVINGS-T&A(Y)	.00	2,716.49
600-000-1160	SAVINGS-WATER	9,921.62	329,143.73
600-000-1161	SAVINGS-WATER SINKING	10,078.38	94,140.45
600-000-1162	SAVINGS-T&A(M)	.00	4,053.88
600-000-1163	SAVINGS-WATER IMPROVEMENT	.00	10,487.68
600-000-1164	SAVINGS-WATER RESERVE	.00	.00
602-000-1160	SAVINGS-WATER CAP OUTLAY	.00	17,036.99
610-000-1160	SAVINGS-SEWER	8,678.33	368,470.09
610-000-1161	SAVINGS-SEWER SINKING	16,321.67	134,448.70
610-000-1162	SAVINGS-SEWER RESERVE	.00	.00
610-000-1163	SAVINGS-SEWER IMPROVEMENT	.00	13,342.66

BALANCE SHEET
CALENDAR 3/2024, FISCAL 9/2024

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
612-000-1160	SAVINGS-SEWER CI EAST SAN SEWR	6,737.50-	14,766.50-
740-000-1160	SAVINGS-STORM DISTRICT	1,000.00-	127,008.06
760-000-1160	SAVINGS-DRAINAGE DISTRICT 76	.00	11,570.96
	SAVINGS TOTAL	34,448.41	2,112,241.81
001-000-1170	CD#49498-GENERAL	.00	250,000.00
001-000-1171	CD#48956-GENERAL	.00	50,000.00
015-000-1170	CD#48956-T&A (FT)	.00	240,000.00
015-000-1171	CD#49498-T&A (FT)	.00	155,000.00
021-000-1170	CD#48956-T&A (SC)	.00	10,000.00
029-000-1170	CD-DEPR POLICE	.00	.00
029-000-1171	CD-DEPR NON RUT EQUIP	.00	.00
029-000-1172	CD-DEPR PARK	.00	.00
029-000-1173	CD-DEPR SWIM POOL	.00	.00
029-000-1174	CD-DEPR P/W BLDG	.00	.00
029-000-1175	CD#-DEPR P/W BLDG	.00	.00
029-000-1176	CD-DEPR FIRE	.00	.00
110-000-1170	CD-RUT	.00	.00
110-000-1171	CD#49498-DEPR RUT EQUIP	.00	30,000.00
121-000-1172	CD-LOST SWIM POOL	.00	.00
121-000-1173	CD-LOST SWIM POOL	.00	.00
167-000-1170	CD#49498-T&A(BURNETT REC)	.00	75,000.00
167-000-1171	CD-T&A(BURNETT REC/POOL)	.00	.00
167-000-1172	CD-T&A(BURNETT REC)	.00	.00
168-000-1170	CD-T&A(BURNETT LIBRARY)	.00	.00
169-000-1170	CD-T&A(BURNETT CAP IMPR)	.00	.00
169-000-1171	CD-T&A(BURNETT CAP IMPR)	.00	.00
308-000-1170	CD-CAP IMPROVE LIBRARY	.00	.00
310-000-1170	CD-CAP IMPRV ARPA	.00	.00
501-000-1170	CD#49498-T&A(B)	.00	12,000.00
502-000-1170	CD#49498-T&A(Y)	.00	10,000.00
600-000-1170	CD#49498-WATER	.00	100,000.00
600-000-1171	CD#48956-WATER	.00	50,000.00
610-000-1170	CD#48956-SEWER	.00	200,000.00
610-000-1171	CD#49498-SEWER	.00	10,000.00
	CD'S TOTAL	.00	1,192,000.00
	TOTAL CASH	45,269.08	3,402,092.36

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-110-6010	POLICE-WAGES	.00	.00	.00	.00
001-110-6181	POLICE-CLOTHING	.00	.00	.00	.00
001-110-6210	POLICE-DUES,M'SHIPS, SPE	.00	.00	.00	.00
001-110-6230	POLICE-TRAINING	.00	.00	.00	.00
001-110-6310	POLICE-OFFICE RENTAL/MAI	.00	.00	.00	.00
001-110-6331	POLICE-VEHICLE OPERATION	.00	.00	.00	.00
001-110-6332	POLICE-VEHICLE/EQUIP REP	.00	.00	.00	.00
001-110-6371	POLICE-UTILITIES	.00	.00	.00	.00
001-110-6373	POLICE-TELEPHONE	.00	.00	.00	.00
001-110-6413	POLICE-PAYMENTS OTHER AG	164,843.00	13,828.59	123,927.98	75.18
001-110-6419	POLICE-TECHNOLOGY SERVIC	.00	.00	.00	.00
001-110-6499	POLICE-RESERVE OFFICERS	.00	.00	.00	.00
001-110-6505	POLICE-PIONEER GRANT	.00	.00	.00	.00
001-110-6506	POLICE-OFFICE SUPPLIES	.00	.00	.00	.00
001-110-6507	POLICE-OPERATING SUPPLIE	.00	.00	.00	.00
001-110-6599	POLICE-PUBLIC RELATIONS	.00	.00	.00	.00
011-110-6599	T&A(PD) BENEVOLENT	.00	.00	.00	.00
029-110-6799	DEPR-POLICE EXPENSE	.00	.00	.00	.00
112-110-6110	POLICE-FICA	10,365.00	863.76	7,748.64	74.76
112-110-6130	POLICE-IPERS	12,546.00	1,045.54	9,379.36	74.76
112-110-6150	POLICE-GROUP INSURANCE	36,972.00	3,081.00	27,728.21	75.00
112-110-6155	POLICE-CITY SHARE HSA	.00	.00	.00	.00
112-110-6160	POLICE-WORKER'S COMP	1,078.00	89.82	808.38	74.99
112-110-6170	POLICE-UNEMPLOYMENT	190.00	15.80	142.20	74.84
112-110-6181	POLICE-UNIFORM ALLOWANCE	600.00	.00	200.00	33.33
177-110-6505	T&A(PD)-FORFEITURES EXPE	.00	.00	.00	.00
	POLICE TOTAL	226,594.00	18,924.51	169,934.77	75.00
001-150-6010	FIRE DEPT-SALARIES	10,000.00	.00	7,350.00	73.50
001-150-6150	FIRE DEPT-GROUP INSURANC	.00	.00	.00	.00
001-150-6210	FIRE DEPT-DUES	500.00	34.00	459.00	91.80
001-150-6230	FIRE DEPT-TRAINING	5,000.00	2,560.00	4,799.95	96.00
001-150-6310	FIRE DEPT-BUILDING MAINT	10,000.00	.00	9,661.28	96.61
001-150-6331	FIRE DEPT-VEHICLE OPERAT	3,000.00	178.43	2,185.11	72.84
001-150-6332	FIRE DEPT-VEHICLE MAINT/	11,000.00	.00	4,569.95	41.55
001-150-6373	FIRE DEPT-TELEPHONE	1,800.00	.00	602.01	33.45
001-150-6412	FIRE DEPT-HEALTH/FITNESS	1,000.00	424.14	424.14	42.41
001-150-6415	FIRE DEPT-HYDRANT RENT	.00	.00	.00	.00
001-150-6419	FIRE DEPT-TECHNOLOGY SER	5,000.00	186.85	2,890.46	57.81
001-150-6505	FIRE DEPT-PAGERS/REPAIRS	4,000.00	.00	3,348.00	83.70
001-150-6507	FIRE DEPT-OPERATING SUPP	3,000.00	935.68	2,176.37	72.55
001-150-6599	FIRE DEPT-REPAIRS/SUPP N	18,000.00	493.24	15,047.50	83.60
015-150-6505	T&A(FD)-EXPENSES	.00	.00	.00	.00
029-150-6504	DEPR-FD MINOR EQUIPMENT	.00	.00	10,389.00	.00
112-150-6110	FIRE-FICA	765.00	.00	562.38	73.51
112-150-6130	FIRE-IPERS	200.00	.00	5.59	2.80
112-150-6150	FIRE-GROUP INSURANCE	.00	.00	.00	.00
112-150-6155	FIRE-CITY SHARE HSA	.00	.00	.00	.00
112-150-6160	FIRE-WORKER'S COMP	7,920.00	.00	190.23	2.40
	FIRE TOTAL	81,185.00	4,812.34	64,660.97	79.65
001-170-6407	BUILDING INSPECTION-FEES	50,000.00	.00	18,674.60	37.35
	BUILDING INSPECTIONS TOT	50,000.00	.00	18,674.60	37.35

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-190-6499	ANIMAL CONTROL-EXPENSES	400.00	.00	84.35	21.09
	ANIMAL CONTROL TOTAL	400.00	.00	84.35	21.09
001-199-6010	CROSSING GUARD-WAGES	.00	3,447.87	3,447.87	.00
112-199-6110	CROSSING GUARD-FICA	.00	263.79	263.79	.00
112-199-6130	CROSSING GUARD-IPERS	.00	28.14	28.14	.00
112-199-6160	CROSSING GUARD-WORKER'S	.00	.00	.00	.00
	OTHER PUBLIC SAFETY TOTA	.00	3,739.80	3,739.80	.00
	PUBLIC SAFETY TOTAL	358,179.00	27,476.65	257,094.49	71.78
001-210-6010	STREETS-WAGES	40,061.00	2,557.24	30,469.23	76.06
001-210-6210	STREETS-DUES	200.00	.00	166.66	83.33
001-210-6230	STREETS-EDUCATION/TRAINI	.00	.00	1,283.50	.00
001-210-6332	STREETS-VEHICLE MAINT	.00	.00	.00	.00
001-210-6417	STREETS-PROJECTS	.00	.00	.00	.00
001-210-6419	STREETS-TECHNOLOGY SERV	2,200.00	1,406.01	2,354.44	107.02
001-210-6499	STREETS-CONTRACT LABOR	900.00	.00	493.00	54.78
001-210-6507	STREETS-SUPPLIES	.00	.00	.00	.00
001-210-6599	STREETS-MISC SUPPLIES	1,300.00	.00	706.27	54.33
021-210-6417	T&A(SC)-REFUNDS	1,000.00	.00	6,000.00	600.00
029-210-6710	DEPR-NON RUT EQUIP	.00	.00	15,699.00	.00
110-210-6331	RUT-VEHICLE OPERATIONS	3,000.00	121.10	2,647.62	88.25
110-210-6407	RUT-ENGINEERING	.00	.00	.00	.00
110-210-6408	RUT-LIABILITY INSURANCE	.00	.00	.00	.00
110-210-6417	RUT-STREET REPAIRS/MAINT	299,100.00	.00	283,729.50	94.86
110-210-6425	RUT-SIDEWALK IMPROVEMENT	1,000.00	.00	360.00	36.00
110-210-6490	RUT-FAIR VIEW DR SIDEWAL	.00	.00	.00	.00
110-210-6504	RUT-STREET EQUIP	.00	.00	.00	.00
110-210-6710	RUT-DEPR EQUIP EXPENSES	.00	.00	33,486.00	.00
112-210-6110	STREETS-FICA	3,065.00	195.62	2,360.01	77.00
112-210-6130	STREETS-IPERS	3,610.00	240.25	2,779.90	77.01
112-210-6150	STREETS-GROUP INSURANCE	9,618.00	522.93	6,668.03	69.33
112-210-6155	STREETS-CITY SHARE HSA	2,536.00	26.50	1,327.05	52.33
112-210-6156	STREETS-CITY SHARE PSF	.00	.00	.00	.00
112-210-6160	STREETS-WORKER'S COMP	5,720.00	.00	179.04	3.13
112-210-6170	STREETS-UNEMPLOYMENT	.00	.00	.00	.00
112-210-6181	STREETS-UNIFORM ALLOWANC	800.00	.00	400.00	50.00
127-210-6417	TIF LMI-EXPENSES	.00	.00	.00	.00
	ROADS, BRIDGES, SIDEWALK	374,110.00	5,069.65	391,109.25	104.54
110-230-6371	RUT-STREET LIGHTS	22,000.00	1,523.70	12,981.47	59.01
110-230-6509	RUT-STREET SIGNS	3,000.00	73.60	213.50	7.12
	STREET LIGHTING TOTAL	25,000.00	1,597.30	13,194.97	52.78
110-250-6331	RUT-SNOW REM VEHICLE OPE	3,500.00	341.14	2,416.58	69.05
110-250-6332	RUT-SNOW REM VEHICLE REP	4,500.00	.00	.00	.00
110-250-6499	RUT-SNOW REM CONTRACT LA	4,000.00	.00	3,500.00	87.50
110-250-6599	RUT-SNOW REM SUPPLIES	15,000.00	.00	6,526.57	43.51
	SNOW REMOVAL TOTAL	27,000.00	341.14	12,443.15	46.09
001-290-6010	GARBAGE-WAGES	23,450.00	1,767.02	16,179.68	69.00
001-290-6411	GARBAGE-COURT CLAIMS	2,195.00	.00	2,195.00	100.00
001-290-6418	GARBAGE-SALES TAX	7,000.00	512.76	4,641.11	66.30

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-290-6499	GARBAGE-FEES	272,950.00	23,132.89	206,731.07	75.74
001-290-6506	GARBAGE-OFFICE SUPPLIES	1,200.00	.00	247.43	20.62
001-290-6508	GARBAGE-POSTAGE	1,500.00	.00	1,400.00	93.33
112-290-6110	GARBAGE-FICA	1,794.00	135.16	1,237.60	68.99
112-290-6130	GARBAGE-IPERS	2,214.00	166.82	1,527.49	68.99
112-290-6150	GARBAGE-GROUP INSURANCE	9,741.00	628.12	5,847.31	60.03
112-290-6155	GARBAGE-CITY SHARE HSA	1,500.00	28.50	1,331.17	88.74
112-290-6156	GARBAGE-CITY SHARE PSF	.00	.00	.00	.00
	GARBAGE TOTAL	323,544.00	26,371.27	241,337.86	74.59
001-299-6010	GARAGE-WAGES	22,051.00	1,255.32	17,301.23	78.46
001-299-6310	GARAGE-BUILDING REPAIRS	10,000.00	.00	2,675.80	26.76
001-299-6331	GARAGE-VEHICLE OPERATION	3,500.00	405.35	3,329.68	95.13
001-299-6332	GARAGE-VEHICLE REPAIRS	14,000.00	338.56	4,333.81	30.96
001-299-6371	GARAGE-UTILITIES	3,500.00	465.87	2,257.67	64.50
001-299-6373	GARAGE-TELEPHONE	.00	.00	.00	.00
001-299-6399	GARAGE-MINOR REPAIRS/MAI	4,500.00	208.35	754.91	16.78
001-299-6490	STREET TREES	28,000.00	10,422.50	17,622.50	62.94
001-299-6507	GARAGE-OPERATING SUPPLIE	8,000.00	.00	2,588.01	32.35
029-299-6799	DEPR-P/W BLDG EXPENSE	245,000.00	.00	135,486.62	55.30
112-299-6110	GARAGE-FICA	1,687.00	96.02	1,322.18	78.37
112-299-6130	GARAGE-IPERS	2,082.00	117.61	1,607.24	77.20
112-299-6150	GARAGE-GROUP INSURANCE	6,533.00	143.54	4,014.36	61.45
112-299-6155	GARAGE-CITY SHARE HSA	918.00	13.50	705.61	76.86
112-299-6156	GARAGE-CITY SHARE PSF	.00	.00	.00	.00
112-299-6160	GARAGE-WORKER'S COMP	2,000.00	.00	123.09	6.15
	OTHER PUBLIC WORKS TOTAL	351,771.00	13,466.62	194,122.71	55.18
	PUBLIC WORKS TOTAL	1,101,425.00	46,845.98	852,207.94	77.37
001-350-6501	MOSQUITO SPRAYING-FEES	8,600.00	.00	8,335.00	96.92
	WATER,AIR,MOSQUITO CONTR	8,600.00	.00	8,335.00	96.92
001-399-6590	COVID-19 EXPENSES	.00	.00	.00	.00
	OTHER HEALTH/SOCIAL SERV	.00	.00	.00	.00
	HEALTH & SOCIAL SERVICES	8,600.00	.00	8,335.00	96.92
001-410-6010	LIBRARY-WAGES	93,769.00	7,392.57	63,573.60	67.80
001-410-6230	LIBRARY-TRAINING/EDUCATI	250.00	.00	.00	.00
001-410-6310	LIBRARY-BLDG REPAIR/MAIN	8,000.00	415.00	6,900.64	86.26
001-410-6320	LIBRARY-GROUNDS MAINT	500.00	.00	92.25	18.45
001-410-6340	LIBRARY-COMPUTER MAINT	6,000.00	.00	469.98	7.83
001-410-6371	LIBRARY-UTILITIES	14,000.00	894.00	6,170.06	44.07
001-410-6373	LIBRARY-TELEPHONE	4,000.00	322.99	2,856.11	71.40
001-410-6390	LIBRARY-DALLAS CO FOUND	.00	.00	.00	.00
001-410-6419	LIBRARY-TECHNOLOGY SERV	1,600.00	189.09	1,515.57	94.72
001-410-6502	LIBRARY-BOOKS	16,000.00	685.50	9,584.48	59.90
001-410-6505	LIBRARY-OFFICE FURNITURE	2,000.00	.00	329.99	16.50
001-410-6507	LIBRARY-SUPPLIES/PROG/DU	6,500.00	507.37	2,360.47	36.31
001-410-6508	LIBRARY-POSTAGE	500.00	.00	114.28	22.86

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-410-6599	LIBRARY-EQUIPMENT	.00	.00	.00	.00
041-410-6502	T&A(SL)-EXPENSES	.00	.00	.00	.00
112-410-6110	LIBRARY-FICA	7,173.00	565.54	4,863.39	67.80
112-410-6130	LIBRARY-IPERS	8,852.00	697.86	6,001.40	67.80
112-410-6150	LIBRARY-GROUP INSURANCE	28,224.00	4,024.28	16,271.99	57.65
112-410-6155	LIBRARY-CITY SHARE HSA	5,000.00	100.00	4,700.00	94.00
112-410-6156	LIBRARY-CITY SHARE PSF	.00	.00	.00	.00
112-410-6160	LIBRARY-WORKER'S COMP	500.00	.00	44.76	8.95
121-410-6770	LOST-CAP OUTLAY LIBRARY	.00	.00	.00	.00
168-410-6721	T&A(BURNETT LIBRARY)-EXP	.00	.00	.00	.00
501-410-6502	T&A BOOKS-EXPENSE	.00	.00	.00	.00
	LIBRARY TOTAL	202,868.00	15,794.20	125,848.97	62.03
001-430-6010	PARKS-WAGES	52,785.00	1,558.59	28,067.90	53.17
001-430-6210	PARKS-DUES	100.00	.00	65.00	65.00
001-430-6230	PARKS-EDUCATION/TRAINING	250.00	.00	.00	.00
001-430-6310	PARKS-BLDG MAINT/REPAIR	10,000.00	48.00	4,688.47	46.88
001-430-6320	PARKS-GROUND MAINT/REPAI	31,000.00	390.00	48,367.39	156.02
001-430-6331	PARKS-VEHICLE OPERATION	3,000.00	284.25	1,514.24	50.47
001-430-6350	PARKS-EQUIP REPAIRS	1,000.00	.00	219.01	21.90
001-430-6371	PARKS-UTILITIES	2,500.00	144.13	1,497.62	59.90
001-430-6385	PARKS-GRANT EXPENSES	5,000.00	.00	8,000.00	160.00
001-430-6390	PARKS-DALLAS COUNTY FOUN	.00	.00	780.75	.00
001-430-6399	PARKS-PARK EQUIP/MAINT	20,000.00	38.94	2,575.32	12.88
001-430-6450	PARKS-TREE MAINT	10,000.00	1,255.00	9,420.00	94.20
001-430-6460	PARKS-TREES PLEASE GRANT	2,000.00	.00	.00	.00
001-430-6461	PARKS-TREES FOREVER GRAN	1,500.00	.00	1,493.86	99.59
001-430-6495	PARKS-ACTIVITIES	200.00	.00	.00	.00
001-430-6505	PARKS-WELLMARK GRANT	.00	.00	.00	.00
001-430-6507	PARKS-MISC OPERATING SUP	2,000.00	236.39	897.51	44.88
029-430-6720	DEPR-PARK EXPENSES	.00	.00	.00	.00
112-430-6110	PARKS-FICA	4,038.00	119.27	2,145.87	53.14
112-430-6130	PARKS-IPERS	3,849.00	138.50	2,141.79	55.65
112-430-6150	PARKS-GROUP INSURANCE	6,712.00	256.61	2,259.42	33.66
112-430-6155	PARKS-CITY SHARE HSA	1,314.00	17.01	777.80	59.19
112-430-6156	PARKS-CITY SHARE PSF	.00	.00	.00	.00
112-430-6160	PARKS-WORKER'S COMP	1,000.00	.00	78.33	7.83
112-430-6181	PARKS-UNIFORM ALLOWANCE	400.00	.00	.00	.00
167-430-6320	T&A(BURNETT REC)-PARK IM	80,000.00	.00	49,300.00	61.63
305-430-6505	PLAYGROUND-EXPENSES	.00	.00	.00	.00
	PARKS TOTAL	238,648.00	1,130.97	164,290.28	68.84
001-440-6010	SWIM POOL-WAGES	74,957.00	1,145.22	56,193.03	74.97
001-440-6230	SWIM POOL-TRAINING	2,000.00	700.00	2,810.00	140.50
001-440-6310	SWIM POOL-EQUIP/BLDG REP	5,000.00	.00	169.71	3.39
001-440-6350	SWIM POOL-OPER EQUIP REP	3,000.00	274.90	274.90	9.16
001-440-6371	SWIM POOL-UTILITIES	6,000.00	52.41	3,177.90	52.97
001-440-6373	SWIM POOL-PHONE	500.00	71.55	601.97	120.39
001-440-6418	SWIM POOL-SALES TAX	4,000.00	.00	1,732.99	43.32
001-440-6419	SWIM POOL-TECHNOLOGY SER	.00	8.30	374.30	.00
001-440-6501	SWIM POOL-CHEM/INSPEC	10,000.00	.00	7,486.14	74.86
001-440-6507	SWIM POOL-OPERATING SUPP	3,000.00	540.00	3,700.31	123.34
029-440-6599	DEPR-POOL DONATION EXPEN	.00	.00	.00	.00

BUDGET REPORT
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PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
029-440-6710	DEPR-SWIM POOL EXPENSES	.00	.00	.00	.00
112-440-6110	SWIM POOL-FICA	5,734.00	87.58	4,297.38	74.95
112-440-6130	SWIM POOL-IPERS	1,412.00	107.58	1,002.45	71.00
112-440-6150	SWIM POOL-GROUP INS	4,979.00	250.81	2,522.88	50.67
112-440-6155	SWIM POOL-CITY SHARE HSA	425.00	16.00	750.75	176.65
112-440-6156	SWIM POOL-CITY SHARE PSF	.00	.00	.00	.00
112-440-6160	SWIM POOL-WORKER'S COMP	1,980.00	.00	156.66	7.91
166-440-6599	T&A(REC PROGRAM)-EXPENSE	.00	.00	.00	.00
167-440-6801	T&A(BURNETT REC)-PRINCIP	.00	.00	.00	.00
169-440-6750	T&A(BURNETT CAP IMPR)-PA	.00	.00	.00	.00
180-440-6320	REC TRAIL-EXPENSES	.00	.00	.00	.00
180-440-6380	REC TRAIL-PROJ MAIN ST G	.00	.00	.00	.00
180-440-6407	REC TRAIL-ENGINEERING	.00	.00	.00	.00
180-440-6499	REC TRAIL-TRAILHEAD ARTW	.00	.00	.00	.00
180-440-6801	REC TRAIL-BURNETT PRINC	.00	.00	.00	.00
180-440-6851	REC TRAIL-BURNETT INT	.00	.00	.00	.00
502-440-6505	T&A YOUTH-EXPENSES	.00	.00	1,477.17	.00
	RECREATION TOTAL	122,987.00	3,254.35	86,728.54	70.52
	CULTURE & RECREATION TOT	564,503.00	20,179.52	376,867.79	66.76
161-510-6450	DEVELOPMENT TREES- EXPEN	.00	.00	.00	.00
	COMMUNITY BEAUTIFICATION	.00	.00	.00	.00
001-520-6210	ECON DEV-DUES	5,000.00	.00	4,752.50	95.05
001-520-6371	ECON DEV-UTILITIES	200.00	.00	130.83	65.42
001-520-6402	ECON DEV-ADVERTISING/SIG	1,000.00	.00	.00	.00
001-520-6407	ECON DEV-ENGINEERING	10,000.00	.00	3,230.00	32.30
001-520-6413	ECON DEV-PAYMENT OTHER A	10,000.00	.00	9,901.00	99.01
001-520-6470	ECON DEV-COMPLIANCE	8,000.00	732.16	7,432.14	92.90
001-520-6490	ECON DEV-MISC EXPENSE	500.00	.00	.00	.00
001-520-6495	ECON DEV-ACTIVITIES	5,000.00	.00	.00	.00
001-520-6499	ECON DEV-OTHER PROF SERV	.00	.00	198.00	.00
001-520-6761	ECON DEV-WALNUT STREET	.00	.00	60.74	.00
125-520-6411	TIF-LEGAL EXPENSES	.00	.00	.00	.00
125-520-6499	TIF-PIONEER REBATE AGREE	.00	.00	.00	.00
125-520-6799	TIF-STREETScape	.00	.00	.00	.00
169-520-6499	T&A(BURNETT CAP IMP)-WAL	.00	.00	.00	.00
	ECONOMIC DEVELOPMENT TOT	39,700.00	732.16	25,705.21	64.75
001-540-6371	P&Z-UTILITIES	.00	.00	.00	.00
001-540-6407	P&Z ENGINEERING	20,000.00	.00	.00	.00
001-540-6414	P&Z-PUBLICATIONS	100.00	.00	.00	.00
001-540-6490	P&Z-MISC	300.00	.00	.00	.00
	PLANNING & ZONING TOTAL	20,400.00	.00	.00	.00
	COMMUNITY & ECONOMIC DEV	60,100.00	732.16	25,705.21	42.77
001-610-6010	MAYOR/COUNCIL-WAGES	9,600.00	400.00	8,400.00	87.50
001-610-6210	MAYOR/COUNCIL-DUES	3,000.00	.00	2,918.00	97.27
001-610-6230	MAYOR/COUNCIL-TRAINING	300.00	.00	740.00	246.67

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PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
001-610-6401	MAYOR/COUNCIL-AUDITS	20,000.00	.00	.00	.00
001-610-6414	MAYOR/COUNCIL-PUBLICATIO	7,200.00	307.20	5,469.17	75.96
001-610-6419	MAYOR/COUNCIL-TECHNOLOGY	1,500.00	59.94	756.96	50.46
001-610-6490	MAYOR/COUNCIL-BONDS/DUES	3,000.00	.00	.00	.00
001-610-6599	MAYOR/COUNCIL-MISC EXPEN	5,000.00	16.60	2,017.21	40.34
112-610-6110	MAYOR/COUNCIL-FICA	734.00	30.60	523.56	71.33
112-610-6130	MAYOR/COUNCIL-IPERS	634.00	.00	181.24	28.59
112-610-6160	MAYOR/COUNCIL-WORKER'S C	.00	.00	.00	.00
	MAYOR/COUNCIL/CITY MGR T	50,968.00	814.34	21,006.14	41.21
001-620-6010	CLERK-WAGES	78,780.00	6,097.81	60,530.76	76.84
001-620-6210	CLERK-DUES	300.00	.00	120.00	40.00
001-620-6230	CLERK-EDUCATION/TRAINING	5,000.00	.00	3,830.47	76.61
001-620-6350	CLERK-EQUIPMENT REPAIRS	500.00	.00	.00	.00
001-620-6373	CLERK-TELEPHONE/RADIOS	3,100.00	250.70	2,206.95	71.19
001-620-6419	CLERK-TECHNOLOGY SERVICE	16,000.00	106.86	22,161.52	138.51
001-620-6490	CLERK-CONTRACT LABOR	1,000.00	.00	.00	.00
001-620-6505	CLERK-OFFICE EQUIP PURCH	5,000.00	.00	.00	.00
001-620-6507	CLERK-MISC OPERATING SUP	4,300.00	80.53	3,974.08	92.42
001-620-6508	CLERK-POSTAGE/BOX RENT	1,500.00	18.34	501.10	33.41
112-620-6110	CLERK-FICA	6,027.00	466.50	4,630.75	76.83
112-620-6130	CLERK-IPERS	7,437.00	575.62	5,714.01	76.83
112-620-6150	CLERK-GROUP INSURANCE	35,923.00	2,464.99	22,683.41	63.14
112-620-6155	CLERK-CITY SHARE HSA	4,825.00	113.50	5,359.53	111.08
112-620-6156	CLERK-CITY SHARE PSF	.00	.00	.00	.00
112-620-6160	CLERK-WORKER'S COMP	540.00	.00	55.95	10.36
	CLERK/TREASURER/ADM TOTA	170,232.00	10,174.85	131,768.53	77.41
001-630-6403	ELECTIONS-EXPENSES	1,200.00	.00	1,123.11	93.59
	ELECTIONS TOTAL	1,200.00	.00	1,123.11	93.59
001-640-6405	ATTORNEY-MISC EXP	3,000.00	.00	2,743.21	91.44
001-640-6411	ATTORNEY-RETAINER	36,000.00	3,000.00	27,000.00	75.00
	LEGAL SERVICES/ATTORNEY	39,000.00	3,000.00	29,743.21	76.26
001-650-6310	MEMORIAL HALL-BLDG MAINT	10,000.00	4,779.99	5,117.49	51.17
001-650-6320	MEMORIAL HALL-MISC EXPEN	4,000.00	261.56	1,257.48	31.44
001-650-6371	MEMORIAL HALL-UTILITIES	6,500.00	528.35	4,209.51	64.76
001-650-6373	MEMORIAL HALL-TELEPHONE	600.00	50.00	450.00	75.00
001-650-6399	MEMORIAL HALL-CAPITAL OU	.00	.00	.00	.00
001-650-6409	MEMORIAL HALL-JANITOR SE	4,300.00	260.00	2,340.00	54.42
001-650-6499	MEMORIAL HALL-ELEV MAINT	1,300.00	.00	863.86	66.45
	CITY HALL/GENERAL BLDGS	26,700.00	5,879.90	14,238.34	53.33
001-660-6408	GENERAL-LIABILITY INSURA	75,000.00	.00	6,854.00	9.14
	TORT LIABILITY TOTAL	75,000.00	.00	6,854.00	9.14
001-699-6490	MISC UNALLOCATED REIMB	5,000.00	.00	497.05	9.94
	OTHER GENERAL GOVERNMENT	5,000.00	.00	497.05	9.94
	GENERAL GOVERNMENT TOTAL	368,100.00	19,869.09	205,230.38	55.75
307-210-6407	ENGINEERING	.00	.00	.00	.00
307-210-6499	OTHER CONTRACTUAL SERV	.00	.00	.00	.00
200-210-6801	DS PRINC-2005 STREETS	.00	.00	.00	.00
200-210-6802	DS PRINC-TIF FAIRVIEW	.00	.00	.00	.00

BUDGET REPORT
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PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
200-210-6803	DS PRINC-2011 STREETS	65,000.00	.00	.00	.00
200-210-6805	DS PRINC-2023 STREET GO	.00	.00	.00	.00
200-210-6851	DS INT-2005 STREETS	.00	.00	.00	.00
200-210-6852	DS INT-TIF FAIRVIEW	.00	.00	.00	.00
200-210-6853	DS INT-2011 STREETS	12,160.00	.00	6,080.00	50.00
200-210-6855	DS INT-2023 STREET GO	.00	.00	.00	.00
200-210-6899	DS BOND-REGISTRATION FEE	600.00	.00	.00	.00
	ROADS, BRIDGES, SIDEWALK	77,760.00	.00	6,080.00	7.82
305-430-6385	PLAYGROUND-PRAIRE MDWS G	.00	.00	.00	.00
305-430-6390	PLAYGROUND-DALLAS CNTY G	.00	.00	.00	.00
	PARKS TOTAL	.00	.00	.00	.00
200-440-6804	DS PRINC-2022 POOL	25,000.00	.00	.00	.00
200-440-6854	DS INT-2022 POOL	111,981.00	.00	55,990.63	50.00
200-440-6899	DS BOND-REGISTRATION FEE	600.00	.00	600.00	100.00
	RECREATION TOTAL	137,581.00	.00	56,590.63	41.13
200-815-6801	DS PRINC-2001 EDS	.00	.00	.00	.00
200-815-6802	DS PRINC-2001 SRF	.00	.00	.00	.00
200-815-6803	DS PRINC-2020 SRF	46,000.00	.00	.00	.00
200-815-6851	DS INT-2001 EDS	.00	.00	.00	.00
200-815-6852	DS INT-2001 SRF	.00	.00	.00	.00
200-815-6853	DS INT-2020 SRF	15,628.00	.00	7,813.75	50.00
200-815-6899	DS BOND-REGISTRATIONS FE	2,233.00	.00	1,716.25	76.86
	SEWER/SEWAGE DISPOSAL TO	63,861.00	.00	9,530.00	14.92
200-865-6801	DS PRINC-2016 SW STORM	150,000.00	.00	.00	.00
200-865-6851	DS INT-2016 SW STORM	65,720.00	.00	32,860.00	50.00
200-865-6899	DS BOND-REGISTRATION	600.00	.00	250.00	41.67
	STORM DISTRICT TOTAL	216,320.00	.00	33,110.00	15.31
	DEBT SERVICE TOTAL	495,522.00	.00	105,310.63	21.25
311-210-6407	CAP IMPR CROSS STS-ENGIN	50,000.00	33,641.61	106,320.74	212.64
311-210-6411	CAP IMPR CROSS STS-LEGAL	.00	.00	.00	.00
311-210-6490	CAP IMPR CROSS STS-BOND	.00	.00	.00	.00
311-210-6761	CAP IMPR CROSS STS-EXPEN	100,000.00	5,226.00	5,226.00	5.23
	ROADS, BRIDGES, SIDEWALK	150,000.00	38,867.61	111,546.74	74.36
308-410-6770	CAP IMPROVEMENT LIBRARY-	.00	.00	.00	.00
	LIBRARY TOTAL	.00	.00	.00	.00
309-440-6407	CAP IMPROVE POOL-ENGINEE	55,000.00	.00	28,048.58	51.00
309-440-6490	CAP IMPROVE POOL-BOND EX	.00	.00	.00	.00
309-440-6797	CAP IMPROVE POOL-BOCK GR	.00	.00	.00	.00
309-440-6798	CAP IMPROVE POOL-CAT GRA	250,000.00	.00	56,820.32	22.73
309-440-6799	CAP IMPROVE POOL-EXPENSE	1,200,000.00	.00	649,086.03	54.09
	RECREATION TOTAL	1,505,000.00	.00	733,954.93	48.77
310-750-6374	CAP IMPRV ARPA-EXPENSES	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	1,655,000.00	38,867.61	845,501.67	51.09
600-810-6010	WATER-WAGES	104,848.00	7,416.52	79,074.13	75.42

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
600-810-6110	WATER-FICA	8,021.00	567.34	6,078.18	75.78
600-810-6130	WATER-IPERS	9,898.00	696.75	7,416.83	74.93
600-810-6150	WATER-GROUP INSURANCE	29,133.00	1,570.76	16,708.25	57.35
600-810-6155	WATER-CITY SHARE HSA	3,239.00	92.50	4,466.31	137.89
600-810-6156	WATER-CITY SHARE PSF	.00	.00	.00	.00
600-810-6160	WATER-WORKER'S COMP	3,200.00	.00	145.47	4.55
600-810-6181	WATER-UNIFORM ALLOWANCE	400.00	.00	400.00	100.00
600-810-6210	WATER-DUES	1,500.00	.00	739.17	49.28
600-810-6230	WATER-TRAINING	1,500.00	.00	832.17	55.48
600-810-6310	WATER-EQUIP/REPAIRS/MAIN	50,000.00	6,503.77	47,962.93	95.93
600-810-6320	WATER-WELL MAINTENANCE	25,000.00	1,096.24	14,585.24	58.34
600-810-6331	WATER-VEHICLE OPERATIONS	2,000.00	336.15	1,461.20	73.06
600-810-6332	WATER-VEHICLE REPAIRS	500.00	.00	.00	.00
600-810-6340	WATER-OFFICE EQUIP	.00	.00	.00	.00
600-810-6350	WATER-CAPITAL PROJECTS	10,000.00	.00	.00	.00
600-810-6371	WATER-UTILITIES	25,000.00	1,615.40	17,469.03	69.88
600-810-6373	WATER-TELEPHONE	.00	.00	.00	.00
600-810-6374	T&A(M)DEPOSIT REFUND	13,000.00	797.71	11,611.42	89.32
600-810-6401	WATER-AUDIT	.00	.00	.00	.00
600-810-6407	WATER-ENGINEERING	30,000.00	.00	.00	.00
600-810-6408	WATER-INSURANCE	18,650.00	.00	.00	.00
600-810-6411	WATER-LEGAL	10,000.00	.00	.00	.00
600-810-6418	WATER-SALES TAX EXPENSE	29,870.00	2,198.05	20,838.51	69.76
600-810-6419	WATER-TECHNOLOGY SERVICE	8,000.00	1,476.76	6,527.70	81.60
600-810-6499	WATER-TESTS	6,500.00	29.00	2,535.79	39.01
600-810-6501	WATER-SALT/CHEMICALS	20,000.00	781.46	3,707.05	18.54
600-810-6506	WATER-OFFICE SUPPLIES	1,800.00	18.45	450.38	25.02
600-810-6507	WATER-OPERATING SUPPLIES	4,000.00	169.00	5,556.70	138.92
600-810-6508	WATER-POSTAGE	1,500.00	.00	1,404.35	93.62
600-810-6599	WATER-MISC EXP	2,500.00	.00	158.05	6.32
600-810-6780	WATER-CAPITAL IMPROVEMEN	.00	.00	.00	.00
600-810-6801	WATER DEBT-PRINC 1996	.00	.00	.00	.00
600-810-6802	WATER DEBT PRINC 1999	.00	.00	.00	.00
600-810-6803	WATER DEBT-PRINC 2008 WT	.00	.00	.00	.00
600-810-6854	WATER DEPT-INT 2008 WTR	.00	.00	.00	.00
600-810-6805	WATER DEBT-PRINC 2021	112,000.00	.00	.00	.00
600-810-6851	WATER DEBT-INT 1996	.00	.00	.00	.00
600-810-6852	WATER DEBT-INT 1999	.00	.00	.00	.00
600-810-6855	WATER DEBT-INT 2021	8,341.00	.00	4,170.25	50.00
600-810-6899	WATER-BOND REGISTRATION	500.00	.00	600.00	120.00
602-810-6407	WATER CAP OUTLAY-ENGINEE	12,604.91	.00	2,581.76	20.48
602-810-6780	WATER CAP OUTLAY-UTIL SY	50,000.00	.00	31,439.66	62.88
	WATER TOTAL	603,504.91	25,365.86	288,920.53	47.87
610-815-6010	SEWER-WAGES	97,547.00	6,971.20	75,092.59	76.98
610-815-6110	SEWER-FICA	7,462.00	533.41	5,774.68	77.39
610-815-6130	SEWER-IPERS	9,208.00	654.99	7,045.29	76.51
610-815-6150	SEWER-GROUP INSURANCE	30,220.00	1,570.72	18,372.69	60.80
610-815-6155	SEWER-CITY SHARE HSA	7,943.00	92.49	4,481.78	56.42
610-815-6156	SEWER-CITY SHARE PSF	.00	.00	.00	.00
610-815-6160	SEWER-WORKER'S COMP	3,500.00	.00	145.47	4.16
610-815-6181	SEWER-UNIFORM ALLOWANCE	400.00	.00	400.00	100.00

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
610-815-6210	SEWER-DUES	350.00	.00	1,339.54	382.73
610-815-6230	SEWER-EDUCATION/TRAINING	1,500.00	.00	1,137.41	75.83
610-815-6310	SEWER-BLDG REPAIR/MAINT	10,000.00	.00	2,562.59	25.63
610-815-6320	SEWER-GROUND REPAIR/MAIN	2,500.00	.00	.00	.00
610-815-6331	SEWER-VEHICLE OPERATIONS	1,600.00	336.15	1,393.28	87.08
610-815-6332	SEWER-VEHICLE REPAIRS	.00	.00	.00	.00
610-815-6340	SEWER-OFFICE EQUIP	.00	.00	.00	.00
610-815-6350	SEWER-OPERATION/MAINT	10,000.00	480.00	2,534.62	25.35
610-815-6371	SEWER-UTILITIES	35,000.00	2,843.29	25,694.47	73.41
610-815-6373	SEWER-TELEPHONE	.00	.00	.00	.00
610-815-6374	SEWER DEPOSITS	2,000.00	70.60	820.60	41.03
610-815-6407	SEWER-ENGINEERING	50,000.00	.00	4,830.00	9.66
610-815-6408	SEWER-INSURANCE	23,000.00	.00	.00	.00
610-815-6411	SEWER-LEGAL	.00	.00	.00	.00
610-815-6418	SEWER-SALES TAX EXPENSE	7,560.00	479.05	4,226.64	55.91
610-815-6419	SEWER-TECHNOLOGY SERVICE	12,500.00	1,573.02	7,185.98	57.49
610-815-6499	SEWER-TESTS	17,000.00	1,986.75	11,542.85	67.90
610-815-6506	SEWER-OFFICE SUPPLIES	1,700.00	18.45	450.41	26.49
610-815-6507	SEWER-SUPPLIES	500.00	.00	152.86	30.57
610-815-6508	SEWER-POSTAGE	1,500.00	.00	12.54	.84
610-815-6599	SEWER-ADMIN EXPENSES	2,000.00	.00	173.89	8.69
610-815-6767	SEWER-FAIR VIEW DR SAN S	.00	.00	.00	.00
610-815-6780	SEWER-CAPITAL OUTLAY PRO	.00	.00	2,619.50	.00
610-815-6801	SEWER DEBT-PRINC-2001 ED	.00	.00	.00	.00
610-815-6802	SEWER DEBT-PRINC 1999	.00	.00	.00	.00
610-815-6803	SEWER DEBT-PRINC WASS	.00	.00	.00	.00
610-815-6804	SEWER DEBT-PRINC 2019 SR	140,000.00	.00	.00	.00
610-815-6851	SEWER DEBT-INT 2001 EDS	.00	.00	.00	.00
610-815-6853	SEWER DEBT-INT WASS	.00	.00	.00	.00
610-815-6852	SEWER DEBT-INT-1999	.00	.00	.00	.00
610-815-6854	SEWER DEBT-INT 2019 SRF	48,878.00	.00	24,438.75	50.00
610-815-6899	SEWER DEBT-REGISTRAR FEE	6,983.00	.00	3,491.25	50.00
612-815-6407	SEWER CI EAST SAN SEWR-E	.00	4,480.00	7,983.00	.00
612-815-6411	SEWER CI EAST SAN SEWR-L	.00	2,053.50	3,283.50	.00
612-815-6780	SEWER CI EAST SAN SEWR-E	.00	.00	3,500.00	.00
	SEWER/SEWAGE DISPOSAL TO	530,851.00	24,143.62	220,686.18	41.57
740-865-6010	STORM DISTRICT-WAGES	.00	.00	.00	.00
740-865-6110	STORM DISTRICT-FICA	.00	.00	.00	.00
740-865-6130	STORM DISTRICT-IPERS	.00	.00	.00	.00
740-865-6150	STORM DISTRICT-GROUP INS	.00	.00	.00	.00
740-865-6155	STORM DISTRICT-CITY SHAR	.00	.00	.00	.00
740-865-6156	STORM DISTRICT-CITY SHAR	.00	.00	.00	.00
740-865-6160	STORM DISTRICT-WORKER'S	.00	.00	.00	.00
740-865-6181	STORM DISTRICT-UNIFORM A	.00	.00	.00	.00
740-865-6331	STORM DISTRICT-VEHICLE O	.00	.00	.00	.00
740-865-6379	STORM DISTRICT-MAINT/REP	65,000.00	.00	4,791.29	7.37
740-865-6407	STORM DISTRICT-ENGINEER	.00	.00	.00	.00
740-865-6411	STORM DISTRICT-LEGAL	.00	.00	.00	.00
740-865-6418	STORM DISTRICT-SALES TAX	1,500.00	114.24	1,022.56	68.17
740-865-6419	STORM DISTRICT-TECH SERV	3,000.00	1,430.82	3,228.17	107.61
740-865-6765	STORM DISTRICT-CAPITAL P	.00	.00	.00	.00

BUDGET REPORT
CALENDAR 3/2024, FISCAL 9/2024

PCT OF FISCAL YTD 75.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED
740-865-6801	STORM DISTRICT DEBT-PRIN	.00	.00	.00	.00
740-865-6851	STORM DISTRICT DEBT-INTE	.00	.00	.00	.00
740-865-6899	STORM DISTRICT DEBT-REGI	.00	.00	.00	.00
	STORM DISTRICT TOTAL	69,500.00	1,545.06	9,042.02	13.01
760-899-6399	DRAINAGE DISTRICT 76-EXP	80,000.00	.00	20,252.50	25.32
760-899-6407	DRAINAGE DISTRICT 76-ENG	8,000.00	.00	.00	.00
760-899-6411	DRAINAGE DISTRICT 76-LEG	8,000.00	.00	.00	.00
	OTHER BUSINESS TYPE TOTA	96,000.00	.00	20,252.50	21.10
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	ENTERPRISE FUNDS TOTAL	1,299,855.91	51,054.54	538,901.23	41.46
001-910-6910	GENERAL-TRANSFERS OUT	118,305.00	.00	118,305.00	100.00
011-910-6910	T&A(PD)BENEVOLENT-TRANSF	.00	.00	.00	.00
029-910-6910	DEPR-TRANSFER OUT	.00	.00	.00	.00
110-910-6910	RJT-TRANSFERS OUT	.00	.00	.00	.00
112-910-6910	T&A(EB)-TRANSFER OUT	.00	.00	.00	.00
119-910-6910	EMERGENCY-TRANSFER OUT	28,170.00	17,622.36	17,622.36	62.56
121-910-6910	LOST-TRANSFER OUT	550,800.00	66,055.11	321,360.99	58.34
125-910-6910	TIF ORIG URA-TRANSFER OU	163,832.00	4,923.25	134,039.25	81.82
126-910-6910	TIF WEST URA-TRANSFER OU	.00	.00	.00	.00
126-910-6911	TIF WEST URA-TRANSFER OU	.00	.00	.00	.00
127-910-6910	TRANSFER OUT	.00	.00	.00	.00
161-910-6910	DEVELOPMENT TREES-TRANSF	.00	.00	.00	.00
167-910-6910	T&A(BURNETT REC)-TRANSFE	.00	.00	.00	.00
168-910-6910	T&A(BURNETT LIB)-TRANSFE	.00	.00	.00	.00
169-910-6910	T&A(BURNETT CAP IMP) TRA	.00	.00	.00	.00
180-910-6910	REC TRAIL-TRANSFER OUT	.00	.00	.00	.00
200-910-6910	DS-TRANSFER OUT	.00	.00	.00	.00
307-910-6911	TRANSFER OUT - TIF	.00	.00	.00	.00
301-910-6910	CAP IMPR WASTEWTR-TRANSF	.00	.00	.00	.00
308-910-6910	CAP IMPROVE LIBRY-TRANSF	.00	.00	.00	.00
309-910-6910	CAP IMPROV POOL-TRANSFER	62,750.00	.00	.00	.00
310-910-6910	CAP IMPRV ARPA-TRANSFER	.00	.00	.00	.00
311-910-6910	CAP IMPR CROSS STS-TRANS	.00	.00	.00	.00
600-910-6910	WATER-TRANSFERS OUT	7,000.00	.00	7,000.00	100.00
602-910-6910	WATER CAP OUTLAY-TRANSFE	14,340.00	.00	.00	.00
610-910-6910	SEWER-TRANSFERS OUT	7,000.00	.00	7,000.00	100.00
612-910-6910	SEWER CAP OUTLAY-TRANSFE	.00	.00	.00	.00
740-910-6910	STORM DISTRICT-TRANSFER	5,000.00	5,000.00	5,000.00	100.00
760-910-6910	DRAINAGE DISTRICT 76-TRA	18,000.00	.00	20,011.67	111.18
	TRANSFERS TOTAL	975,197.00	93,600.72	630,339.27	64.64
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	TRANSFER OUT TOTAL	975,197.00	93,600.72	630,339.27	64.64
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	TOTAL EXPENSES BY FUNCTI	6,886,481.91	298,626.27	3,845,493.61	55.84
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March 2024

Dallas Center Calls for Service

Create Date/Time	Call Type	Location
3/1/2024 7:28	EXTRA PATROL	1232 13TH ST, DALLAS CENTER
3/1/2024 12:13	WARRANT CHECK	404 10TH ST, DALLAS CENTER
3/1/2024 17:05	FUEL SPILL/FUEL ODOR	1107 SYCAMORE ST, DALLAS CENTER
3/2/2024 15:23	911 HANGUP	ORDER DR / 240TH ST, DALLAS CENTER
3/3/2024 15:55	TRAFFIC STOP	595 SUGAR GROVE AVE, DALLAS CENTER
3/4/2024 5:53	CIVIL PAPER	404 10TH ST, DALLAS CENTER
3/4/2024 7:05	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/4/2024 8:39	PREMISES CHECK	13TH ST / SUGAR GROVE AVE, DALLAS CENTER
3/4/2024 16:16	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
3/4/2024 20:25	TRAFFIC STOP	SUGAR GROVE AVE / R AVE, DALLAS CENTER
3/4/2024 23:02	CIVIL PAPER	404 10TH ST, DALLAS CENTER
3/5/2024 7:10	EXTRA PATROL	1247 13TH ST, DALLAS CENTER
3/5/2024 15:55	TRAFFIC STOP	SUGAR GROVE AVE / R AVE, DALLAS CENTER
3/5/2024 18:15	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
3/6/2024 7:09	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/6/2024 16:26	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
3/6/2024 18:35	TRAFFIC STOP	2700 240TH ST, DALLAS CENTER
3/6/2024 18:35	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
3/6/2024 18:47	TRAFFIC STOP	SUGAR GROVE AVE / 10TH ST, DALLAS CENTER
3/7/2024 7:07	EXTRA PATROL	1260 13TH ST, DALLAS CENTER
3/7/2024 10:02	FALLS	703 9TH ST, DALLAS CENTER
3/7/2024 11:13	CIVIL PAPER	1412 WALNUT ST A, DALLAS CENTER
3/7/2024 22:39	WARRANT CHECK	1504 SYCAMORE ST, DALLAS CENTER
3/8/2024 7:51	CIVIL PAPER	303 11TH ST, DALLAS CENTER
3/9/2024 9:01	CIVIL PAPER	1412 WALNUT ST A, DALLAS CENTER
3/9/2024 15:55	TRAFFIC COMPLAINT	13TH ST / SUGAR GROVE AVE, DALLAS CENTER
3/10/2024 10:20	ANIMAL CONTROL	SUGAR GROVE AVE / QUINLAN AVE, DALLAS CENTER
3/11/2024 1:31	TRAFFIC STOP	SUGAR GROVE AVE / QUINLAN AVE, DALLAS CENTER
3/11/2024 6:04	CIVIL PAPER	303 11TH ST, DALLAS CENTER
3/11/2024 13:43	TRESPASS	1204 SUGAR GROVE AVE, DALLAS CENTER
3/11/2024 14:27	FOLLOW UP INVESTIGATION	1503 SUGAR GROVE AVE, DALLAS CENTER
3/11/2024 15:25	TRAFFIC STOP	SUGAR GROVE AVE / R AVE, DALLAS CENTER

3/11/2024 17:00	TRAFFIC STOP	1205 13TH ST, DALLAS CENTER
3/11/2024 17:19	TRAFFIC STOP	1205 13TH ST, DALLAS CENTER
3/11/2024 17:21	911 HANGUP	1204 LINDEN ST, DALLAS CENTER
3/11/2024 19:10	MVC-PD	704 SUGAR GROVE AVE, DALLAS CENTER
3/12/2024 9:59	ALARM	590 SUGAR GROVE AVE, DALLAS CENTER
3/12/2024 15:56	TRAFFIC STOP	FAIRVIEW DR / SUGAR GROVE AVE, DALLAS CENTER
3/12/2024 17:12	TRAFFIC STOP	2300 QUINLAN AVE, DALLAS CENTER
3/12/2024 18:04	WELFARE CHECK	1406 WALNUT ST B, DALLAS CENTER
3/13/2024 8:38	SICK PERSON	1006 LINDEN ST 216, DALLAS CENTER
3/13/2024 16:01	CONVULSIONS/SEIZURES	6 NORTH STAR LN, DALLAS CENTER
3/13/2024 18:10	TRAFFIC STOP	SUGAR GROVE AVE / R AVE, DALLAS CENTER
3/14/2024 7:59	911 HANGUP	ORDER DR / 240TH ST, DALLAS CENTER
3/14/2024 21:33	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
3/14/2024 22:58	FIRE ALARM	1204 13TH ST, DALLAS CENTER
3/15/2024 0:53	OVERDOSE/POISONING	707 LINDEN ST, DALLAS CENTER
3/15/2024 4:53	HEMORRHAGE/LACERATIONS	5 ORCHARD LN, DALLAS CENTER
3/15/2024 11:33	HEMORRHAGE/LACERATIONS	5 ORCHARD LN, DALLAS CENTER
3/15/2024 12:55	WELFARE CHECK	1202 SUGAR GROVE AVE, DALLAS CENTER
3/15/2024 14:10	CIVIL PAPER	1202 SUGAR GROVE AVE, DALLAS CENTER
3/15/2024 19:09	TRAFFIC STOP	14TH ST / LAUREL ST, DALLAS CENTER
3/15/2024 20:33	INFORMATION	CHERRY ST / 15TH ST, DALLAS CENTER
3/15/2024 21:20	TRAFFIC STOP	240TH ST / QUINLAN AVE, DALLAS CENTER
3/15/2024 23:22	TRAFFIC STOP	QUINLAN AVE / SUGAR GROVE AVE, DALLAS CENTER
3/16/2024 7:43	MOTORIST ASSIST	2360 240TH ST, DALLAS CENTER
3/16/2024 16:45	FALLS	701 14TH ST, DALLAS CENTER
3/16/2024 17:57	TRAFFIC STOP	SUGAR GROVE AVE / KELLOGG AVE, DALLAS CENTER
3/17/2024 15:23	ANIMAL CONTROL	605 OAK CT, DALLAS CENTER
3/18/2024 5:00	MEDICAL TRANSPORT EMERGENT	1204 LINDEN ST, DALLAS CENTER
3/18/2024 17:17	911 HANGUP	SUGAR GROVE AVE / QUINLAN AVE, DALLAS CENTER
3/19/2024 7:02	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/19/2024 9:49	PREMISES CHECK	306 SUGAR GROVE AVE, DALLAS CENTER
3/20/2024 7:05	EXTRA PATROL	1258 13TH ST, DALLAS CENTER
3/20/2024 7:59	TRAFFIC STOP	2400 240TH ST, DALLAS CENTER
3/20/2024 8:27	SUSPICIOUS	3 ORCHARD LN, DALLAS CENTER
3/20/2024 14:05	PREMISES CHECK	384 SUGAR GROVE AVE, DALLAS CENTER
3/20/2024 15:49	TRAFFIC STOP	N AVE / 230TH ST, DALLAS CENTER
3/20/2024 16:29	TRAFFIC STOP	595 SUGAR GROVE AVE, DALLAS CENTER
3/21/2024 7:02	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/21/2024 10:38	PROPERTY REPORT	1404 WALNUT ST, DALLAS CENTER
3/21/2024 22:11	PURSUIT	SUGAR GROVE AVE / 14TH ST, DALLAS CENTER
3/22/2024 1:15	ALARM	1400 VINE ST, DALLAS CENTER

3/22/2024 7:05	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/22/2024 9:46	PREMISES CHECK	306 SUGAR GROVE AVE, DALLAS CENTER
3/22/2024 16:08	TRAFFIC COMPLAINT	1915 SUGAR GROVE AVE, DALLAS CENTER
3/22/2024 21:37	DOMESTIC	1405 FAIRVIEW DR, DALLAS CENTER
3/22/2024 22:03	ANIMAL COMPLAINT	602 VINE ST, DALLAS CENTER
3/23/2024 0:02	TRAFFIC STOP	595 SUGAR GROVE AVE, DALLAS CENTER
3/23/2024 0:10	TRAFFIC STOP	FAIRVIEW DR / SUGAR GROVE AVE, DALLAS CENTER
3/23/2024 0:19	TRAFFIC STOP	10TH ST / SUGAR GROVE AVE, DALLAS CENTER
3/23/2024 5:11	WELFARE CHECK	1200 ASH ST, DALLAS CENTER
3/23/2024 11:06	CIVIL PAPER	1505 FAIRVIEW DR, DALLAS CENTER
3/23/2024 11:20	FIRE ALARM	707 PERCIVAL AVE, DALLAS CENTER
3/23/2024 15:00	BREATHING PROBLEMS	705 10TH ST, DALLAS CENTER
3/23/2024 15:35	UNCONSCIOUS/FAINTING	701 NORTHVIEW DR, DALLAS CENTER
3/24/2024 9:23	HARASSMENT/THREATS	1412 WALNUT ST, DALLAS CENTER
3/24/2024 16:04	ANIMAL COMPLAINT	1806 LINDEN ST, DALLAS CENTER
3/25/2024 7:05	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/25/2024 7:16	FALLS	309 HIGHVUE TER, DALLAS CENTER
3/25/2024 10:07	MOTORIST ASSIST	2350 240TH ST, DALLAS CENTER
3/25/2024 17:34	SICK PERSON	400 KELLOGG AVE, DALLAS CENTER
3/26/2024 7:03	EXTRA PATROL	1258 13TH ST, DALLAS CENTER
3/26/2024 14:21	MEDICAL TRANSPORT NON EMERGENT	1204 LINDEN ST, DALLAS CENTER
3/26/2024 18:58	911 HANGUP	1204 LINDEN ST, DALLAS CENTER
3/27/2024 7:04	EXTRA PATROL	1256 13TH ST, DALLAS CENTER
3/27/2024 11:53	MVC-PD	2577 240TH ST, DALLAS CENTER
3/27/2024 13:43	PREMISES CHECK	306 SUGAR GROVE AVE, DALLAS CENTER
3/27/2024 16:29	TRAFFIC STOP	2500 240TH ST, DALLAS CENTER
3/27/2024 17:55	TRAFFIC STOP	SUGAR GROVE AVE / R AVE, DALLAS CENTER
3/28/2024 6:04	MEDICAL TRANSPORT NON EMERGENT	1204 LINDEN ST, DALLAS CENTER
3/28/2024 7:23	CIVIL PAPER	1505 FAIRVIEW DR, DALLAS CENTER
3/28/2024 7:29	CIVIL PAPER	302 11TH ST, DALLAS CENTER
3/28/2024 14:40	PREMISES CHECK	1609 SUGAR GROVE AVE, DALLAS CENTER
3/28/2024 15:27	WELFARE CHECK	307 14TH ST, DALLAS CENTER
3/28/2024 17:13	SUSPICIOUS	1205 13TH ST, DALLAS CENTER
3/28/2024 22:00	911 HANGUP	ORDER DR / 240TH ST, DALLAS CENTER
3/29/2024 8:56	SUSPICIOUS	1412 WALNUT ST, DALLAS CENTER
3/29/2024 11:45	911 HANGUP	1204 LINDEN ST, DALLAS CENTER
3/29/2024 15:08	ALARM	504 14TH ST, DALLAS CENTER
3/29/2024 15:48	RETURN PHONE CALL	401 13TH ST, DALLAS CENTER
3/29/2024 16:35	VEHICLE UNLOCK	606 VINE ST, DALLAS CENTER
3/30/2024 9:38	SUSPICIOUS	595 SUGAR GROVE AVE, DALLAS CENTER
3/30/2024 11:31	SICK PERSON	1006 LINDEN ST 418, DALLAS CENTER

3/31/2024 13:53	MEDICAL TRANSPORT NON EMERGENT	1204 LINDEN ST, DALLAS CENTER
3/31/2024 21:14	DOMESTIC	103 14TH ST, DALLAS CENTER
Total		116

FIRE & EMS REPORT

March 2024

Total calls :22

FIRE 7 total

1 Grass/Field Fire with Van Meter

1 Mutal Aid with Grimes/Johnston

1 Outside Fire-Controlled Burn

2 Fire Alarms

1 Police Assist- Downed Stop Sign

1 Gas leak/Odor

EMS 15 Total

15 calls for service (11 City/4 Rural)

MARCH 2024 CODE ENFORCEMENT REPORT DALLAS CENTER

CASE #	ADDRESS	VIOLATION	DATE OF VIOLATION	REINSPECT DATE	COMMENTS	COMPLIED
		BEGIN 2017				
		BEGIN 2019				
		BEGIN-2020				
2020-139	804 Fairview	Junk	10/20/2020	10/27/2020 11/18/20 12/18/20 1/4/21 6/17/21 7/8/21	M- 11/2/20 Advisory-12/1/20 Certified- 12/21/20 FINAL 5/26/21 new violations Cert.- 6/22/21 FINAL 8-2-21 Refer to city	
2020-166	1506 Cherry	Junk	12/10/2020	12/15/2020 1/2/21 1/21/21 2/18/21 3/18/21 7/8/21	M- 12/17/20 Advisory- 1/5/21 Certified- 2/2/21 FINAL- 3/1/21 FINAL ii	
		BEGIN 2021				
		BEGIN 2022				
		BEGIN 2023				
2023-084	1201 Walnut	Junk	5/8/2023	5/15/2023	Certified- 7/10/23 Refer to City	

2023-158	1004 Laurel	Junk	6/26/2023	7/3/2023 7/20/23 8/9/23 8/28/23 9/27/23 11/19/23	M-7/3/23 Advisory- 7/24/23 Certified-8/14/23 FINAL- 9/19/23 Final C.U. 10/2/23 refer to city	
2023-236	1102205001	Junk	10/23/2023	11/9/2023 11/30/23 1/12/24	Advisory-11/13/23 Certified- 12/22/23 FINAL	
2023-243	1006 Sugar Grove	Junk	10/30/2023	11/16/2023 12/21/23	Advisory-12/4/23 Certified- 1/8/24 Refer to City	
		BEGIN 2024				
2024-006	704-9	Junk	1/8/2024	1/15/2024	M	
2024-007	605-9	Junk	1/8/2024	1/15/2024	M	3/12/2024
2024-011	607 Hatton	Junk	1/22/2024	2/7/2024	Advisory	3/25/2024
2024-012	1002 Sycamore	Junk	1/22/2024	2/7/2024	Advisory	
2024-014	604 Percival	Junk	1/29/2024	2/15/2024 2/28/24	Advisory-Certified- 3/12/24 FINAL	
2024-015	706 Vine	Junk	2/5/2024	2/12/2024	M	3/12/2024
2024-016	1006 Ash	Junk	2/5/2024	2/12/2024	M	
2024-019	1412 Walnut	Junk	2/19/2024	3/7/2024	Advisory	
2024-020	605-9	Junk	2/19/2024	2/26/2024 3/21/24	M-3/4/24 Advisory	
2024-021	704-9	Junk	2/19/2024	2/26/2024	M	3/4/2024
2024-022	804 Vine	Junk	2/19/2024	2/26/2024	M	
2024-024	205-10	Junk	2/26/2024	3/4/2024	M	3/4/2024
2024-025	1004 Walnut	Junk	2/26/2024	3/4/2024	M	3/4/2024
2024-026	500-10	Junk	3/4/2024	3/11/2024	M	
2024-027	706-9	Junk	3/4/2024	3/21/2024	Advisory	
2024-028	1104 Walnut	Junk	3/4/2024	3/21/2024	Advisory	3/12/2024
2024-029	707-14	Junk	3/4/2024	3/11/2024	M	3/12/2024
2024-030	601 Percival	Junk	3/4/2024	3/11/2024	M	

2024-031	604 Vine	Junk	3/12/2024	3/18/2024	M	
2024-032	1200 Ash	Junk	3/12/2024	3/28/2024	Advisory	3/25/2024
2024-033	306-12	Junk	3/12/2024	3/18/2024	M	
2024-034	401 Hatton	Junk & Vehicle	3/12/2024	3/28/2024	Advisory	
2024-035	1404 Walnut	Junk	3/25/2024	4/1/2024	M	
2024-036	1701 Walnut	Junk	3/25/2024	4/11/2024	Advisory	
2024-037						

Monthly Water Report

Date	Mar-24																							
Water Plant																								
Total Gal.>	3,695,000	Max	150,300	Min	67,600	Avg	119,194	Gpm	241															
Total Hrs.>	256.2	Max	10.5	Min	4.7	Avg	8.26451613																	
Last Month.>	3,579,400	Max	249,500	Min	78,500	Avg	123,428	Gpm	254															
Last Year.>	3,555,900	Max	217,500	Min	32,400	Avg	114,706	Gpm	240															
Lbs.of Chlorine	130	Lbs of Fluoride	97	Gallons of salt brine	7,045																			
Chlorine.Mg/l	0.73	Fluoride.Mg/l	0.6	Hardness. Mg/l	88	Iron. Mg/l	0	Nitrate.Mg/l																
Well																								
Date	3/7/2024																							
	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm	S	R	DD	Gpm				
Well # 7	18	8	10	120																				
Well # 9	20	8	12	100																				
Well # 10	20	10	10	120																				
Well # 11	32	6	26	200																				
Water Meters																								
	New Installs				Read In																			
	Replace Meter				Read Out																			
	Replace Radio				Shut off For nonpayment																			
	Read																							
	Repair																							
Fire Hydrants																								
	New Install				Flush Hyd				Repair Hyd															
Water Plant																								
Water Tower																								
Reservoir																								
Dist. System																								
Wells	3/7/2024 - Tested wells 7-9-10-11 no issues.																							
Other																								



CITY OF DALLAS CENTER STREET CLOSING PERMIT REQUEST

This request must be submitted 30 days prior to the event

Applicant/Organization: Korner Home

Address: 504 14th ST.

Phone: Cell 515-822-4708 Shop 515-992-4053

Contact Person: Carter Robinson

Phone: 515-822-4708

Date of Event: June 8th ^{Rain date June 15th} Time(s): 6:00pm to 11:30 pm

Nature of Activities: Movie Night / out door live music ~~6pm~~ 6pm until dusk then movie

Streets/Intersections Requested to Be Blocked Off: Need city's input on location of closing

[Signature]
Signature of Applicant

3-12-24
Date

If this request in conjunction with a liquor license it is the licensee's responsibility to familiarize themselves with Iowa State law in regard to their liquor license. If you have specific questions in regard to your liquor license, please contact Iowa Alcoholic Beverages Division at 515-281-7400.

City Council Approved
 Denied

Copies to: SO
FD
PW



Dallas County

14th ST.

Screen

Screen

1102179001

1102179002

1102179003

SYCAMORE ST.



HINSON CONSULTING, LLC
LOCAL GOVERNMENT HIRING, PLANNING & FINANCE

DALLAS CENTER, IOWA
**City Administrator/
Finance Director**
Position Profile



Apply by May 16, 2024
Hinsonapplications@gmail.com
["Dallas Center" in Subject Line]

Contact: Brent Hinson
Hinson Consulting, LLC
hinsonconsultingllc@gmail.com
641-373-2535



{Quietly PROGRESSIVE}



The Community

Dallas Center, Iowa is a community of nearly 2,000 people located in Central Iowa in Dallas County, Iowa’s fastest-growing county. Since 2010, Dallas Center has grown from 1,634 residents to its current level of 1,955 (2022 Census estimate). Dallas County’s 2022 estimated population is over 108,000. The western suburbs of Des Moines are just minutes away from Dallas Center, but it retains its hometown feel and sense of community pride while continuing to grow and improve.



Community Pool (Constructed 2022-2023)

The Raccoon River Valley Trail includes 89 miles of paved trail with a 72-mile internal loop and has a trailhead in downtown Dallas Center. The trail connects 14 communities and 3 counties and attracts many users from Central Iowa and beyond. Dallas Center has invested extensively in its infrastructure in recent years, but also took a major step forward



Raccoon Valley Trail Trailhead

in recreational amenities in 2023 with the completion of a new community pool. This \$5M project was many years in the making and involved extensive community fundraising, approval of a bond referendum, and active grant-seeking.

Major employers in Dallas Center include Hy-Line International genetics, Dallas Center-Grimes School District, Pioneer Hi-Bred, and Spurgeon Manor retirement home.

Dallas Center-Grimes School District

The district currently serves 3,500 students pre-kindergarten through twelfth grade and is growing rapidly. The district includes four elementary schools: Dallas Center Elementary, Heritage Elementary, North Ridge Elementary and South Prairie Elementary; one 5/6



CITY ADMINISTRATOR/ FINANCE DIRECTOR POSITION PROFILE- APRIL 2024

middle school: Dallas Center-Grimes Middle School; one 7/8 building: Dallas Center-Grimes Oak View; and one high school: Dallas Center-Grimes High School.

The communities of Dallas Center and Grimes have a combined population of over 14,000 people. DCG employs just over 450 dedicated staff members. The mission of DCG CSD is,

“Empowering Students to Take Charge of Their Future!” Its

administration and teachers strive to provide students with unique and high quality learning opportunities. The district’s goal is to maintain a small district feel amidst rapid growth, while achieving big district accomplishments.



Dallas Center-Grimes Middle School

More information is available at:

- Dallas Center-Grimes Schools, www.dcgschools.com
- Greater Dallas County Economic Alliance, www.dallascounty-ia.org
- City of Dallas Center, www.dallascenter.com
- Dallas County Tourism Guide, www.discoverdallascountyiowa.com
- Raccoon River Valley Trail, <https://bit.ly/raccoontrail>

City Government & Organization-

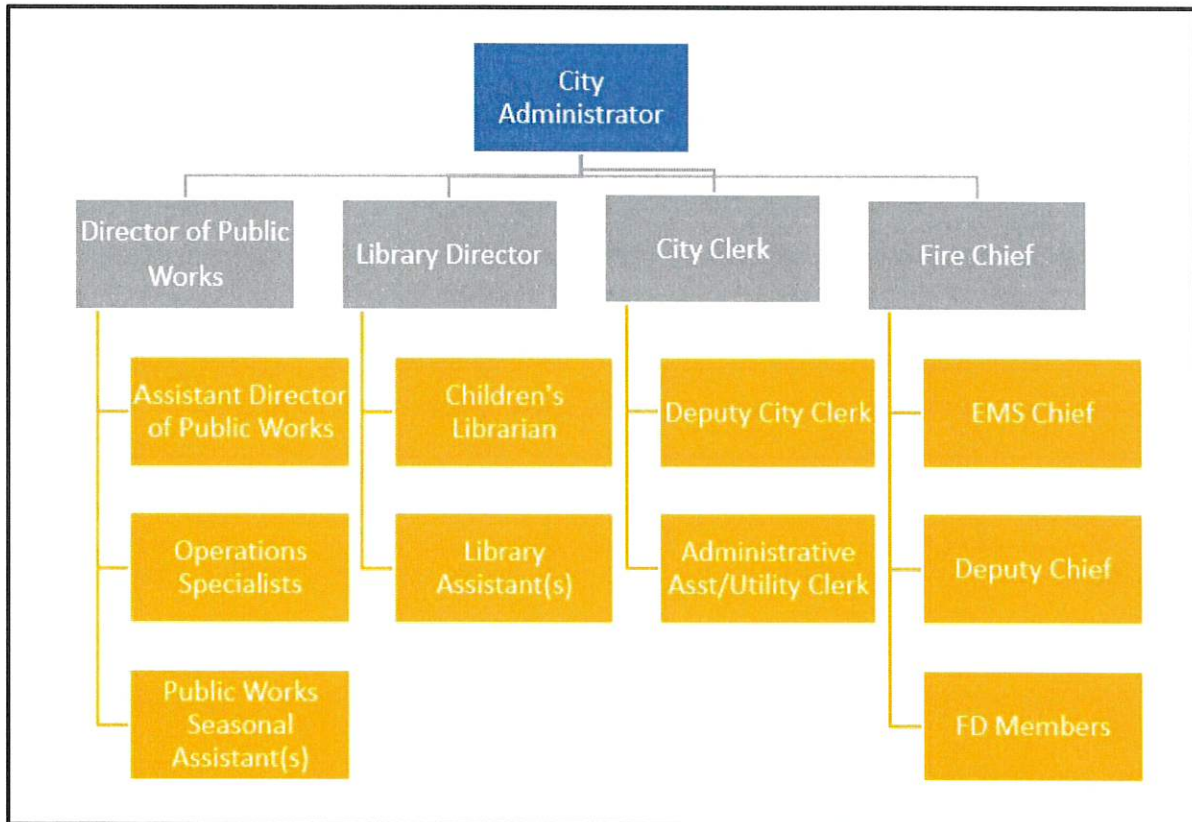
Dallas Center operates under the Mayor-Council form of government typical to Iowa. The City Administrator/Finance Director position was created by ordinance to administer the day-to-day affairs of the City. The Mayor does not vote and is elected to four-year terms. The five members of the City Council are elected to staggered four-year terms, with all members elected at-large. The City Council meets on the 2nd & 4th Tuesdays each month at 7:00 PM in regular session. Volunteer boards & commissions include: Zoning Board of Adjustment, Planning & Zoning Commission, Library Board of Trustees, Parks & Recreation Board, and Tree Board.

The City has 8 full-time and 5 part-time employees in the following departments: Administration (including Clerk and Finance), Public Works, Library, and Fire. The City contracts with the Dallas County Sheriff for police protection. The current City Administrator/ Finance Director is leaving on good terms for other employment in the Des Moines metro area after 17 years of service with the City. The City offers a competitive benefit package to employees, with limited employee premium share for the following: Health, dental, and vision for employee and/or family. An HSA plan is available. The City



**CITY ADMINISTRATOR/ FINANCE DIRECTOR
POSITION PROFILE- APRIL 2024**

also pays for a life insurance and accidental death/dismemberment policy for all full-time employees. Employees are covered by the Iowa Public Employment Retirement System (IPERS) pension system. Employees are granted 10 paid holidays and 2 additional floating holidays, and also have access to employee-paid deferred compensation and cancer coverage plan.



City of Dallas Center Organizational Chart

City Budget

The City's FY25 (July 1, 2024-June 30, 2025) property tax rate is \$12.18243 per \$1,000 valuation and it has an overall budget of approximately \$11 million, including capital projects. The City expects to have an estimated \$2.7 million in fund balances at 6/30/24 and at 6/30/23 has \$6.7 million in General Obligation debt (77% of its allowable limit) and \$3.5 million in Water/Sewer Revenue debt.

A breakdown of budgeted FY25 city expenditures is as follows:

Public Safety- Police, Fire, Building Inspections.....	\$704,462
Public Works- Streets, Lighting, Snow Removal, Garbage.....	\$851,689
Health & Social Services	\$8,600



**CITY ADMINISTRATOR/ FINANCE DIRECTOR
POSITION PROFILE- APRIL 2024**

Culture & Recreation- Library, Parks & Rec.....	\$559,543
Community & Economic Development.....	\$57,900
General Government.....	\$364,537
Debt Service.....	\$762,994
Capital Projects	\$2,621,699
Enterprise- Water.....	\$397,829
Enterprise- Sewer.....	\$479,823
Enterprise- Stormwater	\$61,585
Enterprise Debt Service	\$121,277
Enterprise Capital Projects	\$3,283,000
Total	\$10,274,938

The major sources of city revenues include the following:

Property Taxes.....	\$1,276,423
TIF Revenues	\$431,081
Other Taxes- Local Option Sales, Utility Repl Tax.....	\$607,658
Licenses & Permits	\$89,150
Use of Money & Property	\$80,987
Other Fees & Charges for Service	\$73,000
Miscellaneous Revenues	\$60,700
Road Use Taxes.....	\$269,000
Grants & Reimbursements	\$128,524
Water Enterprise User Fees	\$567,924
Sewer Enterprise User Fees	\$496,552
Garbage Fees	\$340,964
Stormwater Fees	\$58,500
Cable TV, Internet & Telephone	\$3,500
Proceeds of Debt	\$5,700,000
Total	\$10,183,963

City Administrator/Finance Director Hiring Attributes

City officials and staff have identified the following desired attributes for the person selected for this position.

Personal Skills Desired

- Communication and people skills
- Able to multi-task
- Attention to detail
- Self-confident
- Diplomatic and resilient

Professional Skills Desired

- Financial and budgeting skills
- Economic development experience
- Supervisory and leadership skills



CITY ADMINISTRATOR/ FINANCE DIRECTOR POSITION PROFILE- APRIL 2024

Goals & Challenges for the New City Administrator/ Finance Director

- Completion of current capital projects- street overlay and sewer lift station.
- Guide processes for several new housing developments in various stages.
- Assist with other economic development opportunities and examination of annexations.
- Work with the City Council to update the Capital Improvements Plan.
- Investigate strategies and programming regarding downtown and other commercial development and redevelopment.

Duties and Responsibilities of the Position

Title: City Administrator/Finance Director

FLSA Classification: Non-exempt
Facility and Work Area: Dallas Center
City Hall

JOB SUMMARY

Under general administrative direction of the Mayor and Council; to oversee the work of all city employees and departments in the daily operation of the City; major functional areas covered are: Administration, Finance, City Clerk, Human Resources, budgeting, payroll, accounts payable, account receivable, utilities, debt issuance, investments, purchasing, and related work as required. Supervises staff, including training and evaluation of subordinates. Implements City Council strategic goals and plans pertaining to all of the departments.



Fall Festival Parade

JOB FUNCTIONS

Examples of Essential Job Functions

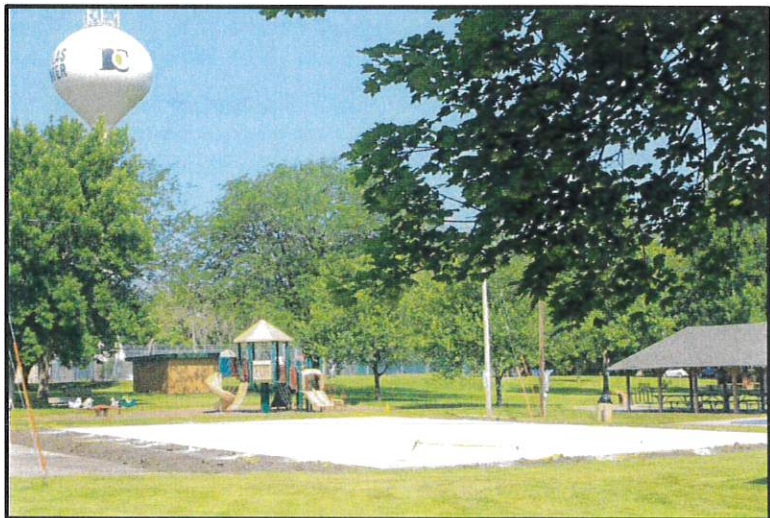
- Attends meetings of the City Council, staff meetings, and other conferences and meetings as directed.
- Ensures that council directives and approved operational policies of the city are enforced, executed, or delegated for compliance.
- Consults with and advises other city employees to assist in prioritizing work items, resolving problems, and communicating needs and activities of the city.
- Regularly communicates with and reports problems and needs to the mayor and council.
- Oversees work activities of all city departments, including risk management programs; oversees human resource activities and coordination of administrative support from other department staff including approving the use of leave and the administration of



CITY ADMINISTRATOR/ FINANCE DIRECTOR POSITION PROFILE- APRIL 2024

all disciplinary action up to but not including discharge; performs duties of the City Clerk in their absence.

- Participates in all interviews of full-time personnel and makes hiring recommendation to the mayor and council.
- Coordination of City budget, budget amendments, including development of budget forms and instructions, compilation of budget figures, performance of budget analysis, preparation of budget documents, and monitors budget compliance throughout the fiscal year.
- Oversees payroll, utility billing, investment of City funds, accounts payable, and collection of all money and fees due the City.
- Coordination of financial aspects of the Capital Improvement Planning process, including oversight of project expenditures within the plan.
- Oversees the preparation of a variety of financial reports summarizing revenues and expenditures as well as budget and fund balances. Monitors actual receipts, expenditures and cash position of each fund.
- Coordinates and supervises the year-end closing in accordance with City financial policies, including year-end report preparation and coordination of annual audit.
- Oversees internal audit of City financial policies and procedures, and develops and monitors internal controls over City financial operations.
- Coordinates and manages financial accounting software, implementation, updates, and departmental training.
- Manages City's treasury including cash flow analysis, banking operations, investment of funds, and credit card services. Manages the City's relationship with banking and financial institutions.
- Supervises city-wide purchasing system, coordinates city-wide purchasing opportunities, purchasing policies, and purchasing systems.
- Develops, writes, and manages City financial policies and procedures; establishes and maintains internal control procedures and assures that required accounting procedures are maintained.
- Coordinates bond activities and the issuance of bonded indebtedness including assisting in bond rating preparation and meetings, debt analysis, and producing debt reports and summaries as required.
- Supervises bond principal and interest payments. Prepares and maintains debt related reports as required.



Mound Park Playground and City Water Tower



CITY ADMINISTRATOR/ FINANCE DIRECTOR POSITION PROFILE- APRIL 2024

- Manages the City's tax increment financing incentive and rebate programs, including processing of payments for programs and annual reporting requirements.
- Manages and supervises assigned operations to achieve goals within available resources; plans and organizes workloads and staff assignments; trains, motivates and evaluates assigned staff; reviews progress and directs changes as needed.
- Performs many duties involving confidential data; responsible for informing City Council of legal and ethical issues involved with the use of confidential data.
- Assists in the development of short and long-range plans; gathers, interprets, and prepares data for studies, reports and recommendations; coordinates department activities with other departments and agencies as needed.
- Performs duties of City Treasurer as specified in the Code of Iowa and the Dallas Center Code of Ordinances.
- Plans, formulates and recommends short and long-range processes and programs that will improve departmental effectiveness and efficiency.
- Recommends and assists in establishing City policies and guidelines for various municipal programs.
- Supervises and assists in the maintenance and updating of a variety of reports, files and records.
- Supervises the enforcement and execution of City ordinances and resolutions and applicable State and Federal laws and regulations within the City.
- Supervises the performance of all contracts for work to be done for the City, supervise all purchases of material, supplies and equipment, and ensures that such material, supplies, and equipment are received and are of the quality and character called for by the contract.
- Represents the City as directed by the Council in all negotiations and relations with employees, contractors, consultants, other governmental units, and civic organizations in which the City may have an interest.
- Assists and advises all City departments, boards, and commissions, and assists them in the preparation, administration, and operation of the City's annual budget.
- Advises, assists, and consults with the City Attorney on all City legal matters.
- Formulates and recommends employment and personnel policies, compensation schedules and benefits, and prepares and maintains job descriptions for all City employees, all with the approval of the Council.
- Performs such other duties as the Mayor or Council may direct.

Other Job Functions

- Attends workshops and seminars as approved to further develop knowledge, skills, and abilities in order to maintain, enhance, or achieve certification in various areas of expertise.
- Answers phones and greets persons as necessary.
- Performs other duties or assumes other responsibilities as apparent or assigned.



**CITY ADMINISTRATOR/ FINANCE DIRECTOR
POSITION PROFILE- APRIL 2024**

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities

Sitting, grasping, feeling, talking, hearing, reaching, repetitive motions.

Physical Characteristics of the Job

Light work exerting up to twenty (20) pounds of force occasionally, and/or up to ten (10) pounds of force frequently. Required walking or standing to a significant degree; or requires sitting most of the time but entails pushing and/or pulling of arm or leg controls.

Environmental Conditions

The work is performed primarily in an office environment. The job requires sitting for extended periods of time and the work may expose the employee to visual strain, unpleasant social situations, irregular work hours and significant work pace pressure.

Equipment and Materials Used

Network computer, computer software and hardware, general office equipment, calculator, personnel policy manual, Code of Iowa, Dallas Center Code of Ordinances, telephone, mobile devices, fax machine, copier machine.

EMPLOYMENT STANDARDS

Required Knowledge, Skills and Abilities

- Ability to follow written, verbal or diagrammatic instructions with several concrete variables.
- Ability to perform arithmetic calculations involving fractions, decimals and percentages.
- Ability to report, write or edit articles for publication; ability to review deeds and contracts; Ability to have substantial contact with people; ability to evaluate technical data.
- Knowledge of the organization, functions and problems of municipal government; knowledge of the principles and methods of public administration and public finance.
- Ability to utilize computers for financial and word processing functions.
- Comprehensive knowledge of the principles, practices, liabilities and methods of staff supervision and direction.
- Considerable knowledge of municipal, county, state and federal community-related statutes.
- Ability to develop policies, plans and procedures.
- Ability to establish and maintain an effective working relationship with the Mayor, City Council, co-workers, subordinates, the press, and the general public.
- Knowledge of the principles and practices of municipal accounting, auditing, taxation, budgetary processes, and revenue management.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies and training.



**CITY ADMINISTRATOR/ FINANCE DIRECTOR
POSITION PROFILE- APRIL 2024**

QUALIFICATIONS

Shall either possess a college degree in accounting, finance, public administration, or a related field, or have five (5) years of related experience in municipal government or have an equivalent combination of education and experience which provides the knowledge, skills, and abilities to perform the work.

Education Preferred: Certified Municipal Finance Officer Training

Shall be bondable and shall generally be available for off-hour emergencies.

The City of Dallas Center retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Announcement/Advertisement

City Administrator/Finance Director, Dallas Center, Iowa. Dallas Center (population 1,955), located in the desirable Dallas Center-Grimes School District and Iowa’s fastest-growing county, is seeking a skilled communicator and financially savvy individual to be its next City Administrator/Finance Director. Starting salary for candidates with preferred qualifications \$90-100K. Preferred qualifications include a bachelor’s degree and five years of experience in municipal finance. Residency within the Dallas Center-Grimes School District or within 10 miles of city limits is required.

Submit applications to hinsonapplications@gmail.com (please include “Dallas Center” in subject line). Application materials requested include: a cover letter, resume, salary history, and five work-related references. Detailed profile available at: <https://bit.ly/dallascenter24>. Apply by May 16, 2024. EOE.

Tentative Timetable for Search Process

It is the City’s intent to conclude the search process as expediently as possible with the goal of offering the position to a candidate by June 8. Therefore, candidates are urged to tentatively mark the following dates on their schedules:

- | | |
|--|--------------------------|
| 1. Application deadline..... | May 16, 2024 |
| 2. Notifications of semifinalists for the position..... | May 21, 2024 |
| 3. Virtual interviews of semifinalists | Thursday, May 23
(PM) |
| 4. Candidates’ day to tour the community and meet city employees, Mayor and Council members..... | Friday, June 7 |
| 5. Interviews of candidates..... | Saturday, June 8 |



**CITY ADMINISTRATOR/ FINANCE DIRECTOR
POSITION PROFILE- APRIL 2024**

- | | |
|---|------------|
| 6. Offer of employment..... | June 8 |
| 7. City Council formal approval of hire | June 11 |
| 8. Proposed starting date of employment | By July 11 |





4200 Ivy Ct. • Marion, Iowa 52302
319-377-6378

PROPOSAL

TO: City of Dallas Center
Mary Werch
1502 Walnut St.
Dallas Center, IA. 50063
515-326-2344

DATE: January 21, 2024

JOB: Existing asphalt
tennis court

We hereby submit specifications and estimates for:

- Cleaning 800 square yards of existing asphalt tennis court. (1 courts)
- Patching low areas to reduce standing water.
- Installing 1 coat of acrylic resurfacer.
- Installing 2 coats of fortified grass green and red acrylic.
- Locating, priming, and painting white playing lines for tennis.
- Locating, priming and painting yellow pickleball lines. (using tennis net for pickleball net)

Tennis Services will provide materials and labor for the sum of:

Twelve-thousand six hundred twenty dollars (\$12,620.00)

Owner to supply water to the jobsite.

Terms are net 15 days.

We may withdraw this proposal if not accepted within 20 days.

Dan Treiber

Dan Treiber
Tennis Services of Iowa, LLC

P&Z Report – March 26, 2024

The Honorable Danny Beyer
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Planning & Zoning Commission met Tuesday, March 26, 2024 at 6:30 P.M. at Memorial Hall. Commission members Amanda Davison, Perry Gruver, Linda Licht, Thomas Strutt and Matt Ostanik were present. Abby Anderson was absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated concerns about alleys and signage.

Skye View Estates

The Commission reviewed and discussed the updated preliminary plat for Skye View Estates. After our last meeting, the developer and their engineer submitted revisions that include the requested vehicle access points for the two large parks in the development.

After discussion, Linda Licht moved to recommend that City Council approve the proposed agreement with Skye View Estates, LLC relating to future parkland dedication for the area set aside for apartments, subject to the agreement being updated to reflect the current parkland sizes in the remainder of the plat. The motion was seconded by Amanda Davison.

Ayes – Davison, Gruver, Licht, Strutt, Ostanik. Nays – none. The motion passed 5-0.

Thomas Strutt then moved to recommend that City Council approve the revised preliminary plat, subject to the following:

- Compliance with the City's requirements for street trees and broadband Internet
- Compliance with the City's requirements for street widths
- If City Council chooses to approve the Commission's further recommendation for allowing a 29' street width on certain subsidiary streets, then allowance of the narrower 29' width on Alder, Willow, Lea and Arrowhead streets, with the exception of Willow west of CJ Street remaining as 31'

- That the temporary turnarounds shown on the preliminary plat be moved to be incorporated within the plat if the developer has not obtained the necessary easements from adjacent property owners

The motion was seconded by Perry Gruver.

Ayes – Davison, Gruver, Licht, Strutt, Ostanik. Nays – none. The motion passed 5-0.

Updated Casey's Site Plan

Casey's has submitted an updated site plan that shows re-adding direct access from Highway 44 and compliance with the DOT's requirements for access location and the addition of a turning lane.

After discussion, Linda Licht moved to recommend that City Council approve the updated site plan. The motion was seconded by Amanda Davison.

Ayes – Davison, Gruver, Licht, Strutt, Ostanik. Nays – none. The motion passed 5-0.

Casey's Signage

The Commission had extensive discussion about the proposed Casey's signage, including how the proposed signage compares to the City's current signage ordinance and how it compares to allowed signage in other cities including Grimes, Waukee, Johnston, Clive and Urbandale. Aaron Wolfe, site development manager for Casey's, also provided additional information on Casey's typical signage and what is allowed in other communities.

After discussion, the Commission determined that the proposed signage is reasonable and complies with what other cities typically allow. Linda Licht moved to recommend that City Council approve the proposed signage including the signage variances as further detailed in the City Engineer's letter. The motion was seconded by Amanda Davison.

Ayes – Davison, Gruver, Licht, Strutt, Ostanik. Nays – none. The motion passed 5-0.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair

RESOLUTION 2024-30

**RESOLUTION APPROVING
SUBDIVISION DEVELOPMENT AGREEMENT
WITH SKYE VIEW ESTATES, LLC**

WHEREAS, on March 26, 2024, the Planning and Zoning Commission recommended to the Council approval of the resubmitted Preliminary Plat of Skye View Estates; and

WHEREAS, the Planning and Zoning Commission worked with the developer for clarification of parkland dedication in the Preliminary Plat and recommended that the Council approve a Subdivision Development Agreement between the City and Skye View Estates, LLC clarifying the future parkland dedication for the development of apartments; and

WHEREAS, the Council has reviewed the Agreement (a copy of which is attached to this Resolution) and has determined that the Agreement should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Subdivision Development Agreement between the City and Skye View Estates, LLC, attached to this Resolution as Exhibit "A", is hereby approved by the Council and the Mayor and Clerk are authorized to sign the Agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, on this 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

SUBDIVISION DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into effective as of the 9th day of April, 2024, by and between **SKYE VIEW ESTATES, LLC**, a limited liability company and the owner and developer of Skye View Estates, a proposed Subdivision in the City of Dallas Center, Iowa, (hereafter "Skye View"), and **THE CITY OF DALLAS CENTER, IOWA**, a municipal corporation in Dallas County, Iowa (hereafter "the City"), and collectively the "Parties".

RECITALS:

A. Skye View has submitted for review to the City's Planning and Zoning Commission a Preliminary Plat of Skye View Estates. The Preliminary Plat has been submitted as a Phased Preliminary Plat pursuant to Section 170.04(7) of the Code of Ordinances of the City of Dallas Center, Iowa (hereafter "City Code").

B. The Preliminary Plat sets aside 9.04 acres to be dedicated to the City for park and recreation purposes, which meets the requirements of Section 170.13 of the City Code for the individual residential lots. However, Skye View cannot now determine the number of anticipated residents in that area of the Preliminary Plat shown for the development of future apartments. Therefore, the area shown on the Preliminary Plat for future apartment parkland space appears to be inadequate.

NOW, THEREFORE, the Parties hereto, intending to be legally bound, **AGREE** as follows:

1. Skye View agrees that the area for apartments will be included as an Outlot on the First Final Plat of Skye View Estates that is submitted to the City following the approval of the Preliminary Plat.

2. The First Final Plat will include a Note stating that when the layout of the apartment area is finalized, parkland will be dedicated to the City as required by Section 170.13(2) of the City Code and/or an alternate plan will be presented to the City as provided by Section 170.13(5) of the City Code. The Note will indicate that the developer, or its successor in interest, understands and will comply with the parkland requirements of the City Code.

3. This Agreement shall be binding on the Parties, and their successors in interest, and shall be recorded with the First Final Plat.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the date first written above.

SKYE VIEW ESTATES, LLC

By _____
Charles Goodall
Managing Member

CITY OF DALLAS CENTER, IOWA

By _____
Daniel Beyer, Mayor

By _____
Shellie Schaben, City Clerk

STATE OF IOWA :
: ss.
COUNTY OF DALLAS :

On this _____ day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Goodall, to me known to be the person named in and who executed the foregoing instrument, and stated that he is the managing member of Skye View Estates, LLC, an Iowa limited liability company and acknowledged that he executed the same as the voluntary act and deed of said limited liability company.

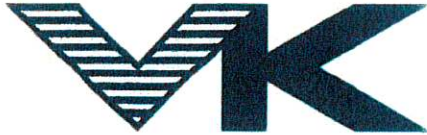
_____, Notary Public
in and for said State

STATE OF IOWA :
: ss.
COUNTY OF DALLAS :

On this 9th day of April, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel Beyer and Shellie Schaben, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dallas Center, Iowa; that the seal affixed to the foregoing Agreement is the corporate seal of the corporation, and that the Agreement was signed and sealed on behalf of the corporation by authority of its City Council, as contained in Resolution No. 2024-30 adopted on the 9th day of April, 2024, and that Daniel Beyer and Shellie Schaben acknowledged the

execution of the Agreement to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Ralph R. Brown, Notary Public
in and for the State of Iowa



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

March 20, 2024

Cindy Riesselman
City Administrator
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
SKYE VIEW ESTATES
PRELIMINARY PLAT
REVISED SUBMITTAL

Enclosed is a copy of a revised submittal of the preliminary plat for Skye View Estates received from Stubbs Engineering on March 19, 2024. The revised submittal reflects the discussion at the February 27, 2024 Planning and Zoning Commission meeting and the review comments on the last submittal of the preliminary plat.

Based on review of the preliminary plat the following comments are offered:

1. The park access has been changed to coincide with the alternative access plan discussed at the Planning and Zoning Commission.
2. For the central park there is now a 30-foot wide fee title access on the west side. On the east side of the park there is a 20-foot wide access easement to accommodate a 10-foot trail. On both the north side and south side of the park there is a 15-foot wide access easement to accommodate the standard five foot pedestrian sidewalk.
3. On the north park there is a 30-foot fee title access on the west side of the park and a 20-foot wide access on the south side of the park to accommodate a 10-foot wide trail.
4. The revised submittal shows a temporary turn around at the north end of CJ Street and the east end of Spear Street. The temporary turn arounds are shown to be located on property adjacent to the preliminary plat. Unless the developer of Skye View Estates is able to obtain the necessary easements the turn arounds cannot be located on adjoining property. If the temporary turn arounds cannot be located on adjoining property

Cindy Riesselman
March 20, 2024
Page 2

provisions for an in plat temporary turn around will need to be incorporated in the plat. Any temporary turn around will need to remain in place until such time as the street would be extended.

5. The minor comments regarding street widths appear to have been corrected.
6. It is understood Stubbs Engineering is still evaluating the comments relative to the design of west stormwater detention basin. Unless there are changes in the geometrics of the west detention basin that impact the lot configuration the issues relating to the stormwater basin can be addressed as part of approval of the construction plans rather than as an issue to be considered as part of the preliminary plat. If the preliminary plat is approved and subsequent changes are necessary to address the stormwater management issues the applicant can seek getting approval of a revision of the preliminary plat to accommodate the modifications in the stormwater basin.

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

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:rsb
212
Enclosure

Cc: **Ralph Brown**
Shellie Schaben
Matt Ostanik
Brandon Stubbs

March 19, 2024

City of Dallas Center

Skye View Estates Plat 1 Preliminary Plat Response:

1. The configuration of the preliminary plat appears to be identical to the earlier versions of the preliminary plat.

Noted.

2. The total area of the preliminary plat is 83.7 acres.

Noted.

3. The zoning of the preliminary plat includes three areas identified as R-155 Flex, R-2 and R-3. It is requested the preliminary plat include a drawing that more clearly shows the three zoning areas in the preliminary plat area.

Added zoning area boundaries and labels to the project map sheet.

4. The preliminary plat includes the bulk regulations for the three zoning districts.

Noted.

5. The preliminary plat includes the calculation of parkland dedication for the single family residential and townhome development.

Noted.

6. The preliminary plat indicates there are 250 single family detached lots and 38 townhome lots. Based on the number of lots and projected residents per unit a total of 8.26 acres of park land dedication would be required.

Noted.

7. The preliminary plat shows a total of 8.26 acres of park land is being provided, including 3.29 acres in the middle park and 4.97 acres in the north park. It is noted the north park area does not include the stormwater detention area that is located just to the east of the north park.

Please note, these numbers have slightly increased due to the addition of the public access areas.

8. The preliminary plat shows an area within the future apartment area to be dedicated as park land. This area is not defined. It is understood the developer intends to reach an agreement with the City on how the park land dedication for the apartment area will be addressed when the development occurs. It is understood the park land dedication requirement may be satisfied by a combination of park land dedication and payment in lieu of dedication.

Noted.

9. The middle park and north park do not have any direct street frontage access.

Per the city's request, a 30' access has been added connecting to each park on the east side of CJ Street.

10. For the middle park there are four 20-foot wide ingress egress easements with one easement located on each side of the park.

Per city's request, this has been revised.

11. For the north park there are two ingress egress easements one on the south on Spear Street and the other on the west on CJ Street.

Per city's request, this has been revised.

12. Each park access easement is 20-foot wide and centered on a lot line.

Per city's request, this has been revised.

13. For four of the six park ingress egress easements there is a 60-foot wide lot on one side and a 55-foot lot on the other side. For the remaining two park ingress egress easements there is a 60-foot lot on each side of the easement.

Per city's request, this has been revised. 60' width lots are placed next to all ingress/egress easements to maintain maximum buildable area and increase likelihood of additional space within the ingress/egress easements. Lot widths adjacent to public accesses remain variable, as side yard setbacks apply, where buildings will not encroach into these areas.

14. The ingress egress easement would be considered part of the side yard setback meaning a building could be constructed adjacent to the easement line.

Noted.

15. For the easement on the east side of the middle park and the easement on the south side of the north park there is a storm sewer located under the ingress egress easement corridor.

Noted.

16. The preliminary plat shows Cedar Street, CJ Street and Spear Street to be 31-foot wide pavement.

Noted.

17. The preliminary plat shows Alder Street to be 29-foot wide pavement.

Noted.

18. The preliminary plat is inconsistent with respect to the paving width of Willow Street and Lea Street. At one location the pavement width is shown to be 29-foot wide and at another location the pavement is shown to be 31-foot wide.

Previous submittal contained erroneous labels on street widths. Willow Street and Lea Street are revised to be 29-foot, and labels have been revised to consistently show proper widths.

19. The preliminary plat shows Arrowhead Street to be 31-foot wide pavement. Stubbs Engineering is requested to clarify the width of Arrowhead Street as there had been a previous indication Arrowhead Street would be proposed as a 29-foot wide pavement.

Arrowhead Street is now proposed as having a 29-foot wide pavement, matching previous indications.

20. The preliminary plat shows O Street to extend to the north plat boundary and Spear Street to extend to the east plat boundary. The City generally

requires plats to provide street network continuity even though there are no current provisions for development to the north or east of Skye View Estates.

Noted.

21. For O Street there is a fairly extensive length of street that is dead end north of the intersection of Spear Street. Some provisions for a temporary turnaround will need to be provided at the north end of O Street. The same issue exists for Willow Street except the reach of Willow Street is much shorter.

Temporary turnarounds are now shown at the end of CJ street and Spear Street. A turnaround on the west end of Willow St has not been shown, due to length and lack of driveways.

22. The preliminary plat shows all of the sanitary sewer to flow northeasterly. The outlet for the sanitary sewer is at the east end of Spear Street.

Noted.

23. The general configuration of the sanitary sewer appears to be satisfactory. The sanitary sewer will be reviewed in more detail as part of the construction plan review.

Noted.

24. The preliminary plat shows hydrant coverage circles. The hydrant coverage circles appear to be satisfactory.

Noted.

25. The preliminary plat shows a network of water mains within the plat. The City will require a minimum 8-inch diameter water main for all internal water mains.

Noted.

26. The City policy for valves is all legs of tee and cross fittings should be valved. It appears the location of the valves shown on the preliminary plat generally conform with the valving requirement. The valve locations will be reviewed in more detail as part of the construction plan review.

Noted.

27. A valve is shown on O Street approximately two lots south of the north plat boundary. A hydrant is shown at the north plat boundary. It is requested the valve be moved north of the most northerly service connection to allow the water main to be extended at a future date without the need to take customers out of service.

Valve moved north of the most northerly service connection per request.

28. The same valve and hydrant configuration is present on Spear Street just

east of the intersection with Willow Street. It is requested the valve be moved easterly to avoid any customers being taken out of service with any future easterly extension of the water main.

Valve moved east of the most easterly service connection per request.

29. The City has not yet reached agreement with Xenia Rural Water concerning service to Skye View Estates. The City's position is Skye View Estates should be served by the City rather than Xenia.

Noted.

30. If the City serves Skye View Estates, provisions will need to be incorporated to extend the City's water main to the connections to Skye View Estates. The preliminary plat shows potential connections at the west end of Cedar Street and the south end of CJ Street. Currently, the City's 12-inch water main is located at the intersection of Fair View Drive and Sugar Grove Avenue (Highway 44).

Noted.

31. The preliminary plat shows two stormwater detention basins and two stormwater outlets. The southwest portion of the plat is tributary to the detention basin on Outlot V. The storm sewer outlet for the southwest portion of the plat extends westerly along Highway 44 to connect to the existing storm sewer system that flows southerly and is tributary to the East Dual Purpose Sewer.

Noted.

32. The balance of the plat is tributary to the north detention basin located on Outlet X. The outlet for this stormwater detention basin is an overland flow outlet directly east. This outlet will discharge overland flow to the property to the east of Skye View Estates. It is noted the outlet location will need to be coordinated with the location of the natural swale on the property to the east.

Noted.

33. The stormwater plan shows the storm sewer system will intercept overland flow from the north that will be tributary to both detention basins.

Noted.

34. The storm sewer system is shown conceptually on the preliminary plat. A review of the storm sewer system would indicate it appears to be reasonable. The details of the stormwater drainage system will be reviewed as part of the construction plan review.

Noted.

35. The preliminary plat includes a grading plan.

Noted.

36. The general concept of the grading plan is for the front yards to drain toward the streets and the rear yards to drain toward rear yard drainage swales.

Noted.

37. The storm sewer system includes several locations where storm sewers and intakes collect stormwater drainage located in the rear yard drainage swales.

Noted.

38. The preliminary plat shows a number of overland flowage easements. The City's current policy is overland flowage easements are private and must be labeled accordingly.

All overland flowage easement labels revised to indicate "private".

39. The City's current policy is stormwater detention facilities intended to serve development projects are privately owned and privately maintained. Unless the City agrees to assume ownership of these facilities, they will be private.

Noted.

40. If the stormwater detention basin shown in Outlot X is private it will be necessary for the preliminary plat to show the stormwater detention facility to be located on a separate lot that is retained in private ownership.

Added two additional outlots for the park areas.

PRELIMINARY PLAT FOR SKYE VIEW ESTATES DALLAS CENTER, IA PREPARED BY STUBBS ENGINEERING

VICINITY MAP
(NOT TO SCALE)



- SHEET INDEX:**
- 1 - COVER SHEET
 - 2 - OVERALL LAYOUT
 - 3 - LOT LAYOUT & UTILITIES
 - 4 - LOT LAYOUT & UTILITIES
 - 5 - LOT LAYOUT & UTILITIES
 - 6 - LOT LAYOUT & UTILITIES
 - 7 - LOT LAYOUT & UTILITIES
 - 8 - GRADING
 - 9 - GRADING
 - 10 - GRADING
 - 11 - GRADING

SITE AREA:
83.7 ACRES (84,839 SQ. FT.)

ZONING:
AREA A-1 (SINGLE-FAMILY)
AREA A-2
AREA C-1 (SINGLE-FAMILY)
AREA C-2
AREA C-3

REGULATIONS (B.115 FUEL):

MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 50 FT.
SETBACKS:
FRONT YARD 30 FT.
SIDE YARD 30 FT.
REAR YARD 30 FT.

REGULATIONS (B.2):

AREA A (TOWNHOMES):
MINIMUM LOT AREA: 7,000 SQ. FT.
MINIMUM LOT WIDTH: 30 FT.

SETBACKS:
FRONT YARD 30 FT.
SIDE YARD 30 FT.
REAR YARD 30 FT.

REGULATIONS (B.3):

AREA C (APARTMENTS):
MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 50 FT.

SETBACKS:
FRONT YARD 30 FT.
SIDE YARD 30 FT.
REAR YARD 30 FT.

PARKING DESIGNATION:

REQUIRED PARKING DESIGNATION: 10% OF TOTAL RESIDENTIAL UNITS + 1.5 ACRES
MULTI-FAMILY (TOWNHOMES) - 10% OF TOTAL RESIDENTIAL UNITS + 1.5 ACRES

TOTAL REQUIRED PARKING DESIGNATION: 8.38 ACRES

PROPOSED PARKING DESIGNATION: 8.38 ACRES
MULTI-FAMILY (TOWNHOMES) - 10% OF TOTAL RESIDENTIAL UNITS + 1.5 ACRES
MODULAR PARKING: 3.38 ACRES

TOTAL PROPOSED PARKING DESIGNATION (EXCLUDING APARTMENT PARKING): 8.38 ACRES

OWNER:
SUNSHINE PROPERTIES
2020 ASHAVORTH RD.
DALLAS, TX 75241
PHONE: (972) 989-5039

DESIGNER:
STUBBS ENGINEERING
1939 N. AVENUE, SUITE 220
DALLAS, TX 75241
PHONE: (972) 989-5039

ENGINEER:
STUBBS ENGINEERING
1939 N. AVENUE, SUITE 220
DALLAS, TX 75241
PHONE: (972) 989-5039

LEGEND:

- 1. IN. INTERIOR WALL
- 2. IN. EXTERIOR WALL
- 3. IN. EXTERIOR FINISH
- 4. IN. EXTERIOR FINISH
- 5. IN. EXTERIOR FINISH
- 6. IN. EXTERIOR FINISH
- 7. IN. EXTERIOR FINISH
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- 16. IN. EXTERIOR FINISH
- 17. IN. EXTERIOR FINISH
- 18. IN. EXTERIOR FINISH
- 19. IN. EXTERIOR FINISH
- 20. IN. EXTERIOR FINISH

STUBBS ENGINEERING
1939 N. AVENUE, SUITE 220
DALLAS, TX 75241
PHONE: (972) 989-5039



COVER SHEET

DATE: 09-19-24
DRAWN BY: DJS
CHECKED BY: BWS
PROJECT NUMBER: 24-001
SHEET NUMBER: 1

THIS PLAT IS PREPARED BY STUBBS ENGINEERING, INC. IN ACCORDANCE WITH THE ENGINEERING PROFESSIONAL ACT AND THE RULES OF THE BOARD OF ENGINEERING EXAMINERS UNDER THE LAWS OF THE STATE OF TEXAS. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THIS PLAT TO BE VALID.

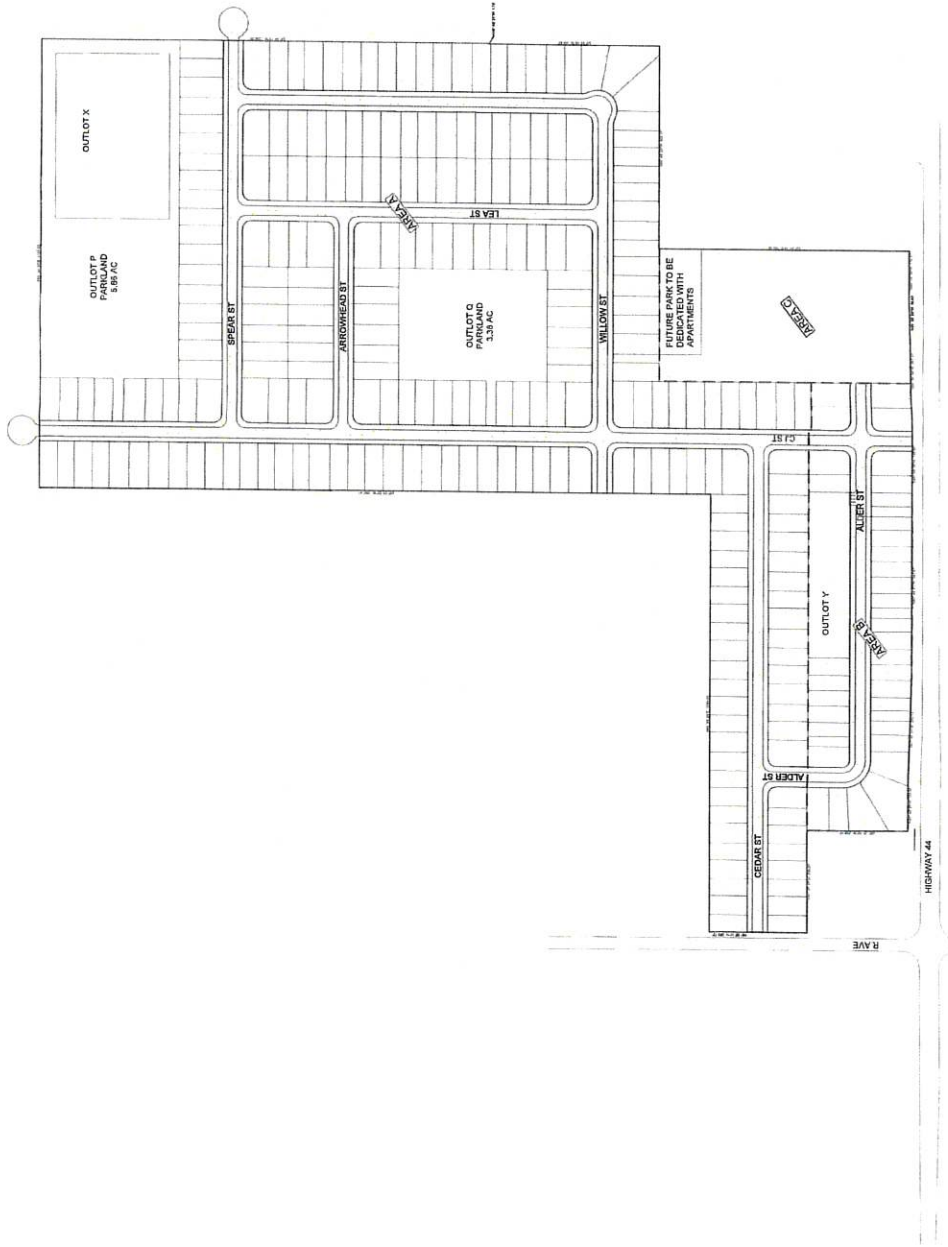
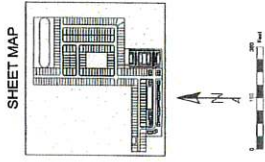
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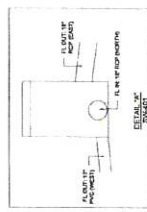
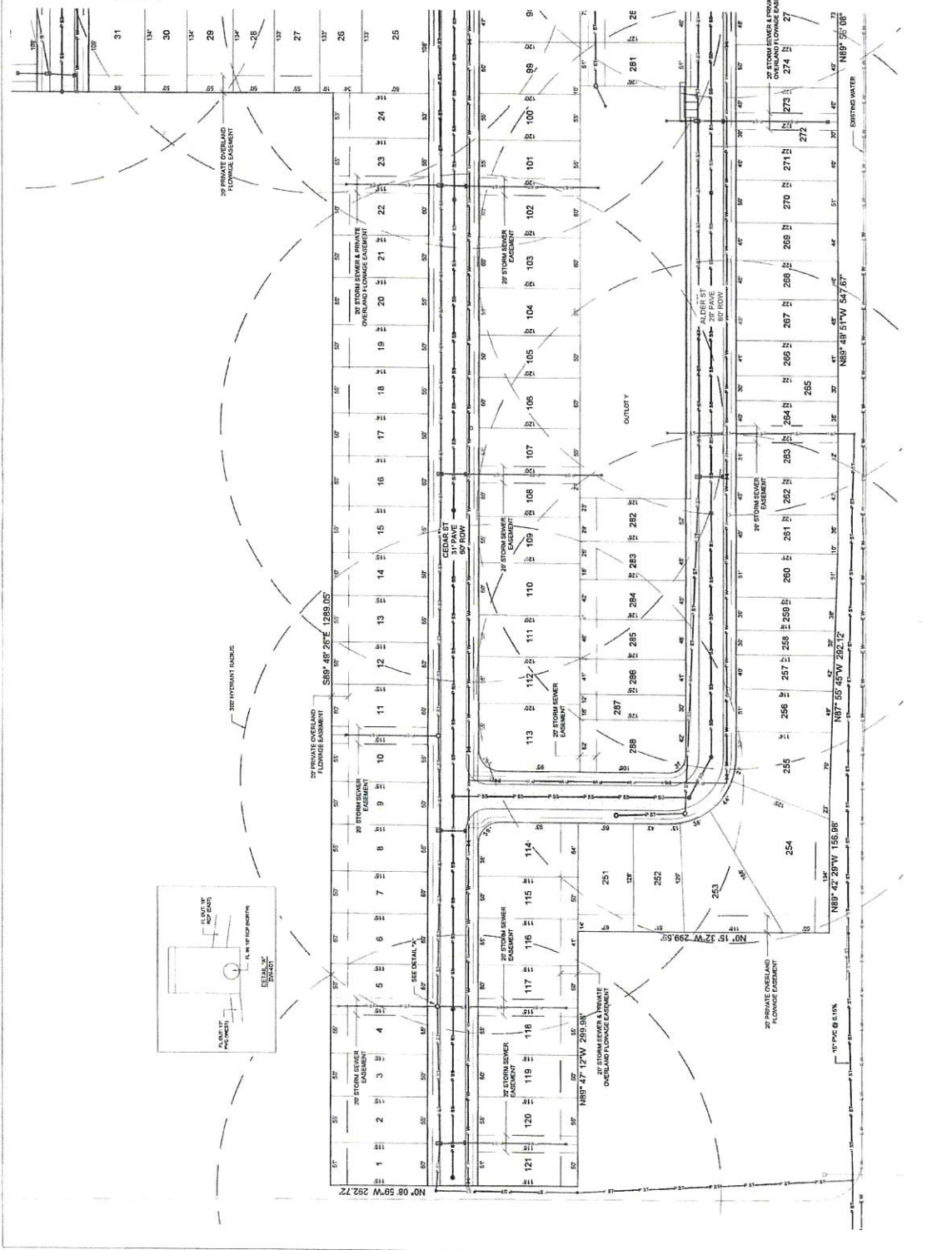
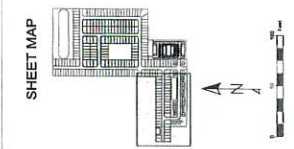
BRANDT WALTERS
REGISTERED PROFESSIONAL ENGINEER
NO. 111,111
EXPIRES 12/31/25

DATE: 09/19/24

AT DALLAS, TEXAS, THIS PLAT IS PREPARED BY STUBBS ENGINEERING, INC. IN ACCORDANCE WITH THE ENGINEERING PROFESSIONAL ACT AND THE RULES OF THE BOARD OF ENGINEERING EXAMINERS UNDER THE LAWS OF THE STATE OF TEXAS.

PAGES OR SHEETS COVERED BY THIS PLAT: 1





SKYE VIEW ESTATES
DALLAS CENTER, TX

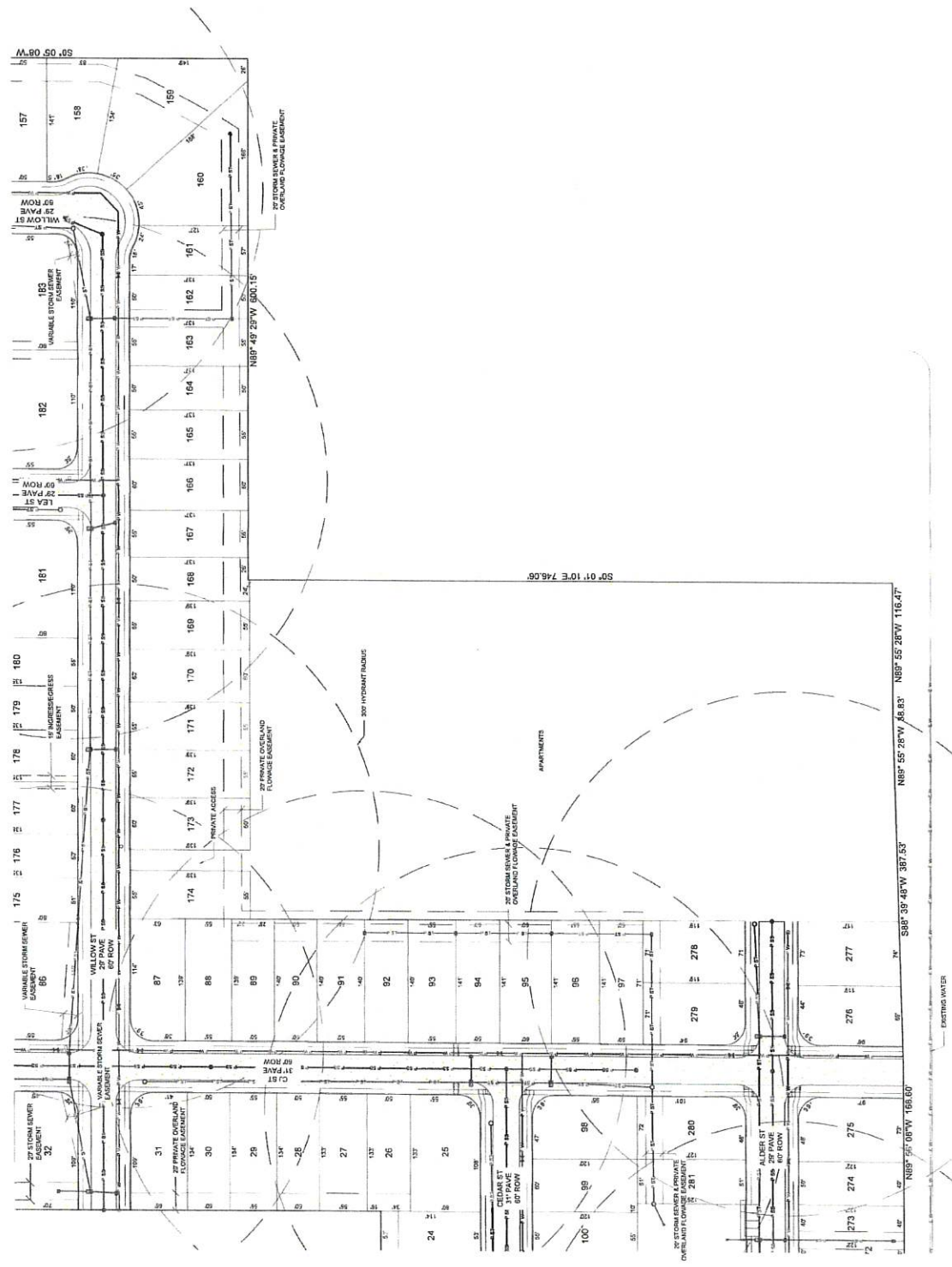
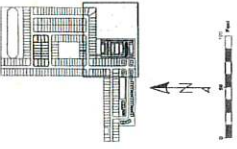
STUBBS ENGINEERING
1000 N. ANKENY, SUITE 200
DALLAS, TX 75205
(214) 779-4433



LOT LAYOUT & UTILITIES

TITLE: 03-19-24
DRAWN BY: DUS
PROJECT NUMBER: 21-376
PAGE NUMBER: 3

SHEET MAP



SKYE VIEW ESTATES
DALLAS CENTER, IA

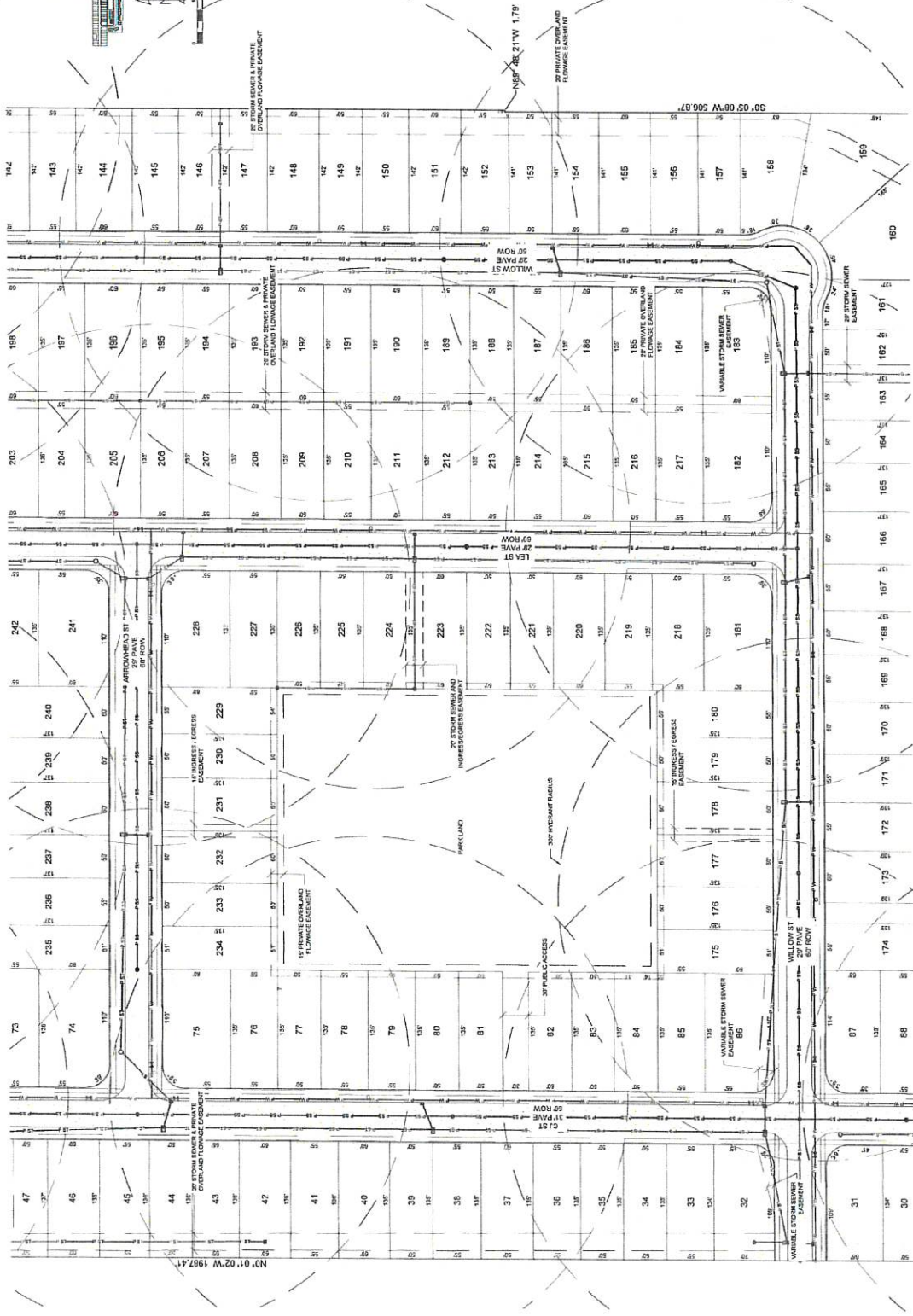
STUBBS ENGINEERING
1605 H. AMBERY DRIVE, SUITE 200
AMBERY, IOWA 50002
(515) 978-8499



LOT LAYOUT & UTILITIES

DATE: 03-19-24
DRAWN BY: DJS
CHECKED BY: BWS
PROJECT NUMBER: 21-375
PAGE NUMBER: 4

SHEET MAP



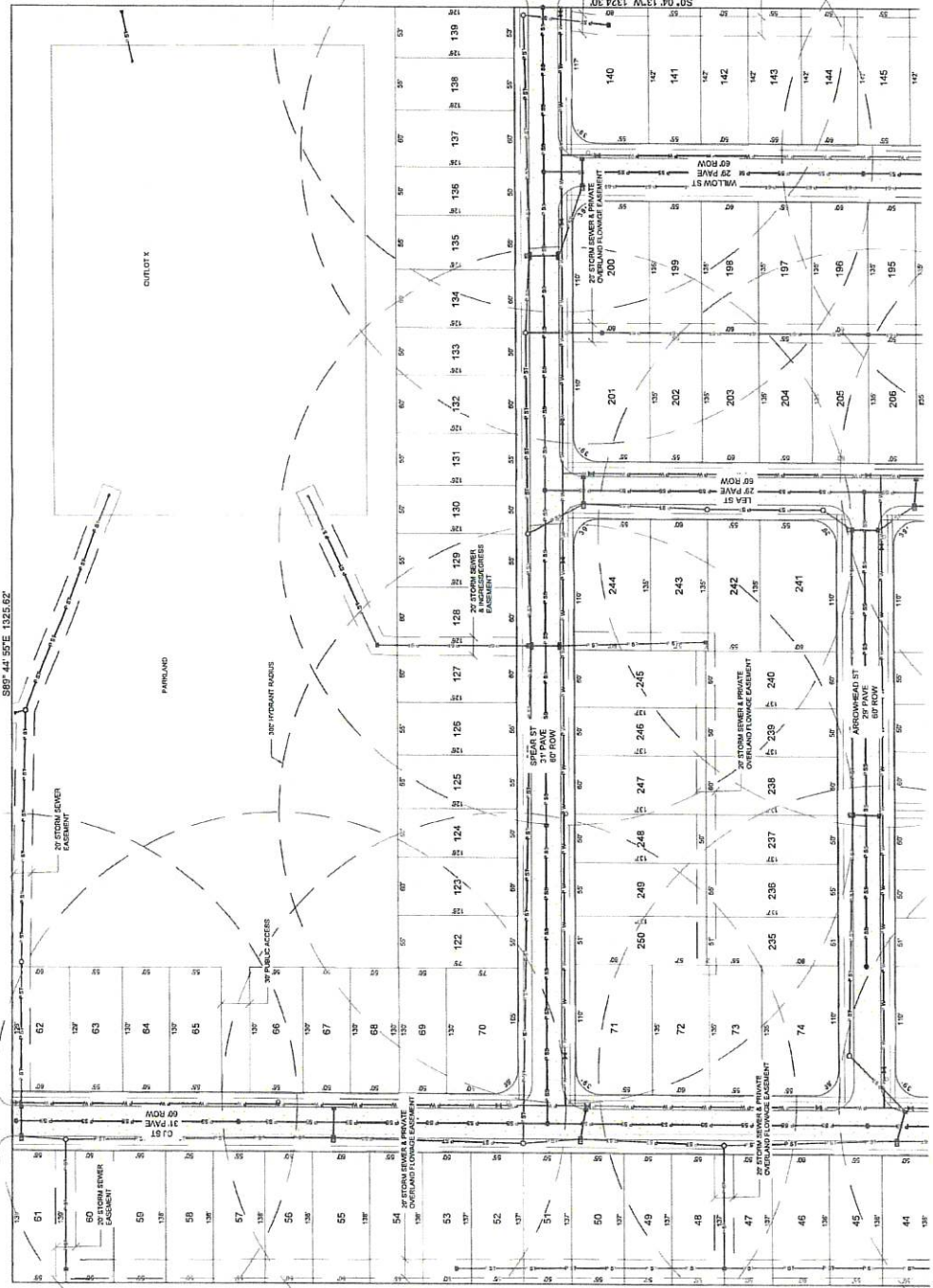
SKYE VIEW ESTATES
DALLAS CENTER, IA

STUBBS ENGINEERING
1008 HANCOCK BLVD. SUITE 203
AMERY, IOWA 50503
(515) 893-3422



LOT LAYOUT & UTILITIES

DATE: 03-19-24
DRAWN BY: DJS
CHECKED BY: BWS
PROJECT NUMBER: 21-376
PAGE NUMBER: 5



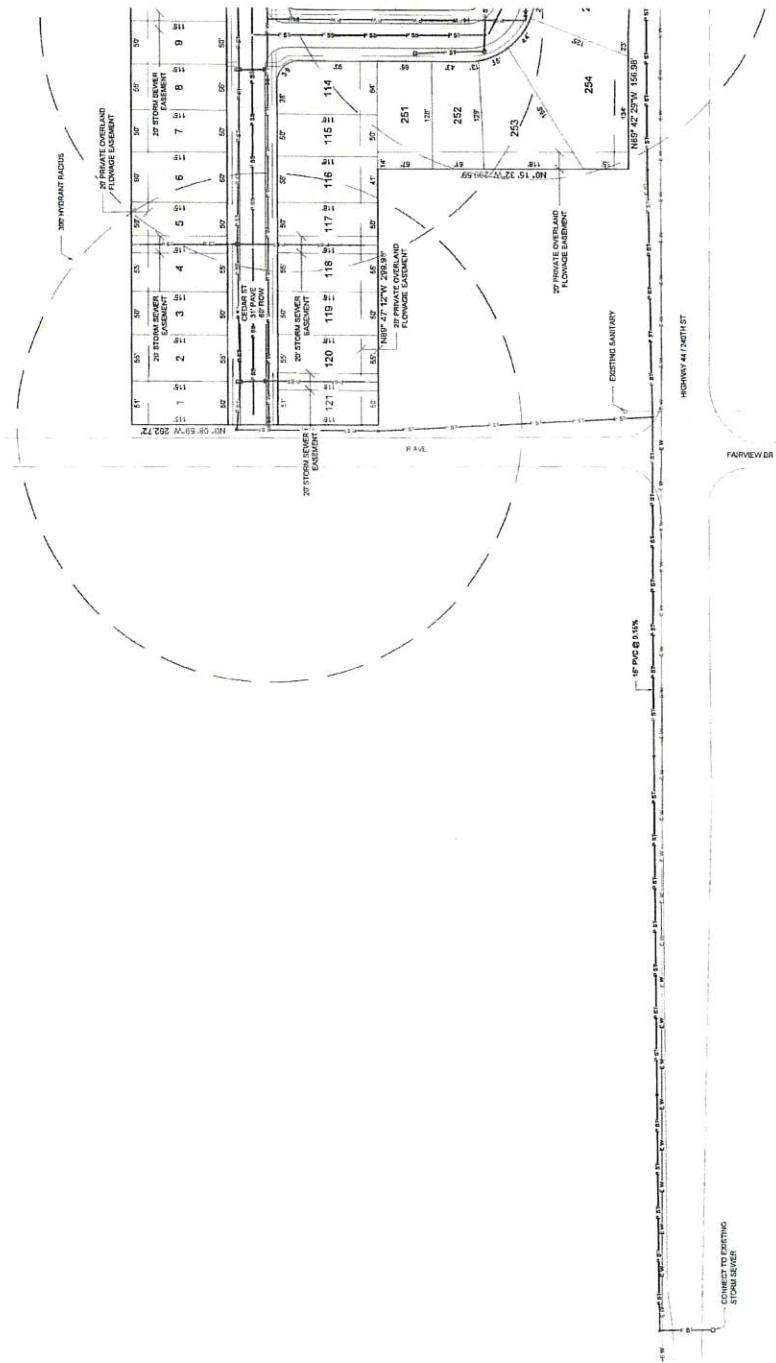
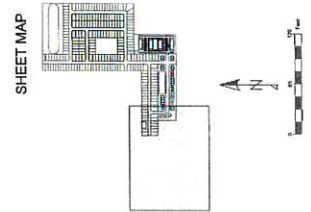
SKYE VIEW ESTATES
DALLAS CENTER, TX

STUBBS ENGINEERING
1809 HANCOCK BLVD STE 230
DALLAS, TX 75201
(214) 343-8439

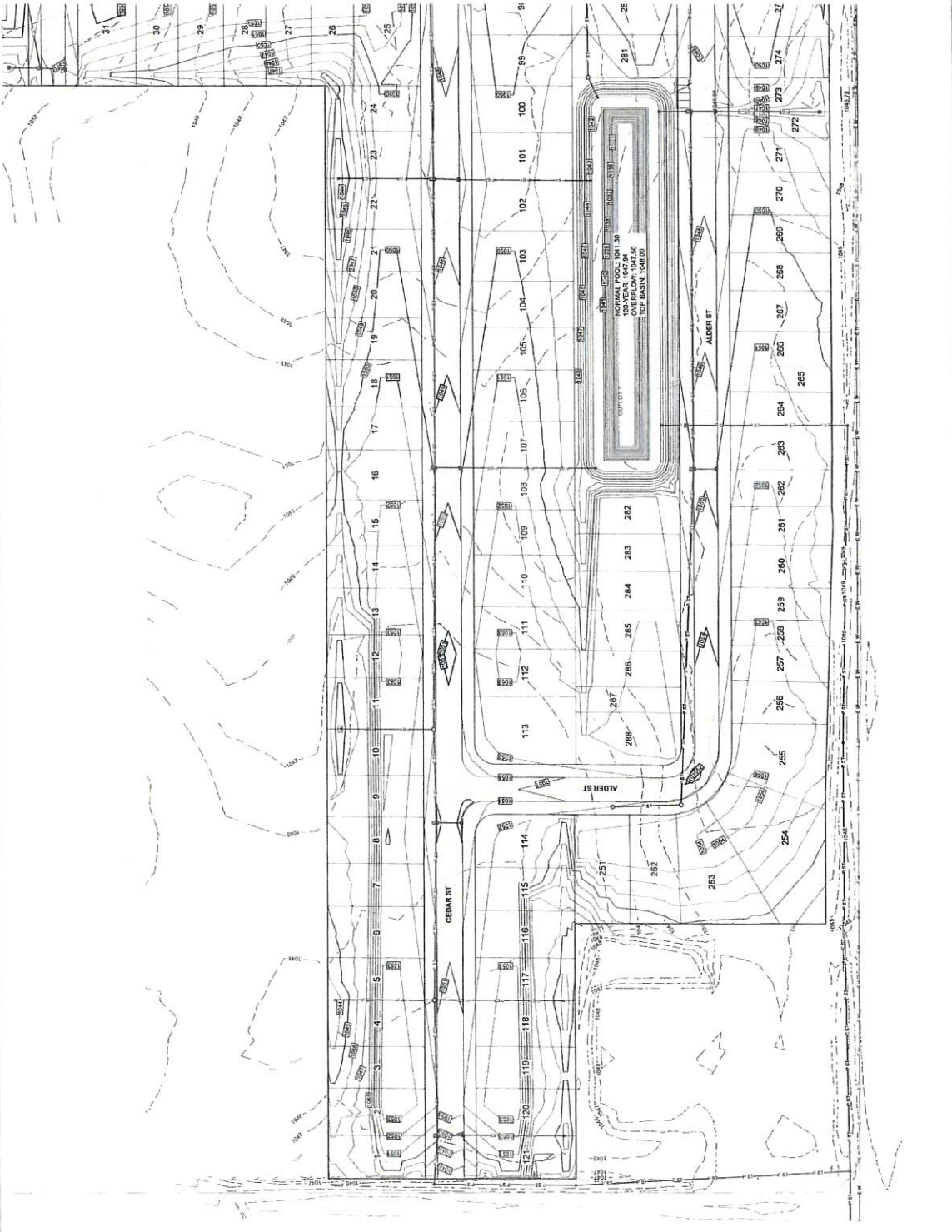
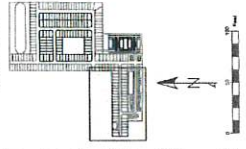


LOT LAYOUT & UTILITIES

DATE: 03-19-24
DRAWN BY: DJS
CHECKED BY: BWS
PROJECT NUMBER: 21-376
SHEET NUMBER: 9



SHEET MAP



SKYE VIEW ESTATES,
DALLAS CENTER, IA

STUBBS ENGINEERING



GRADING

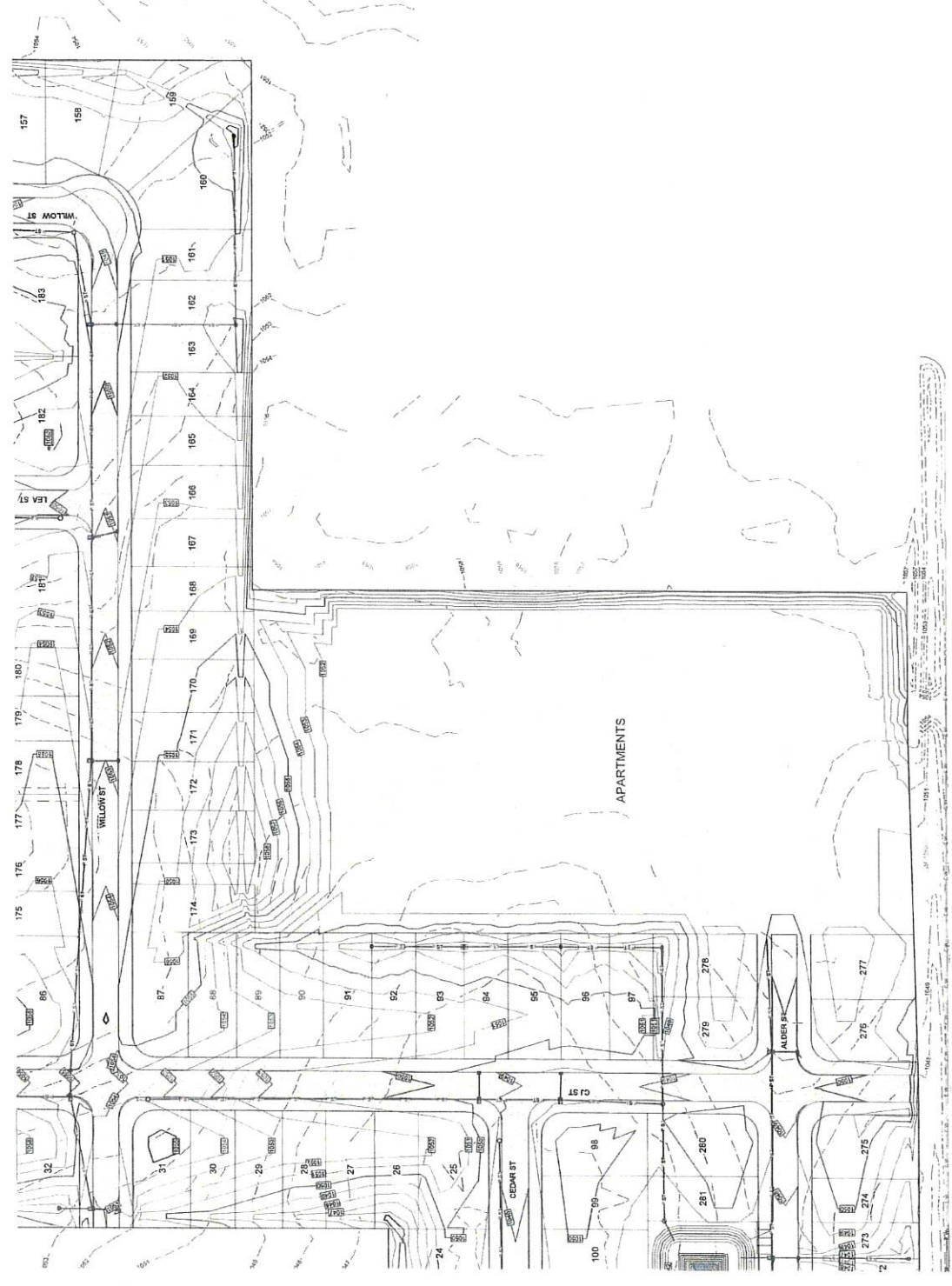
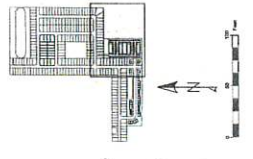
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PAGE NUMBER: 8

1009 N ANKENY PARKWAY
SUITE 310
DES MOINES, IA 50319
515.279.8488

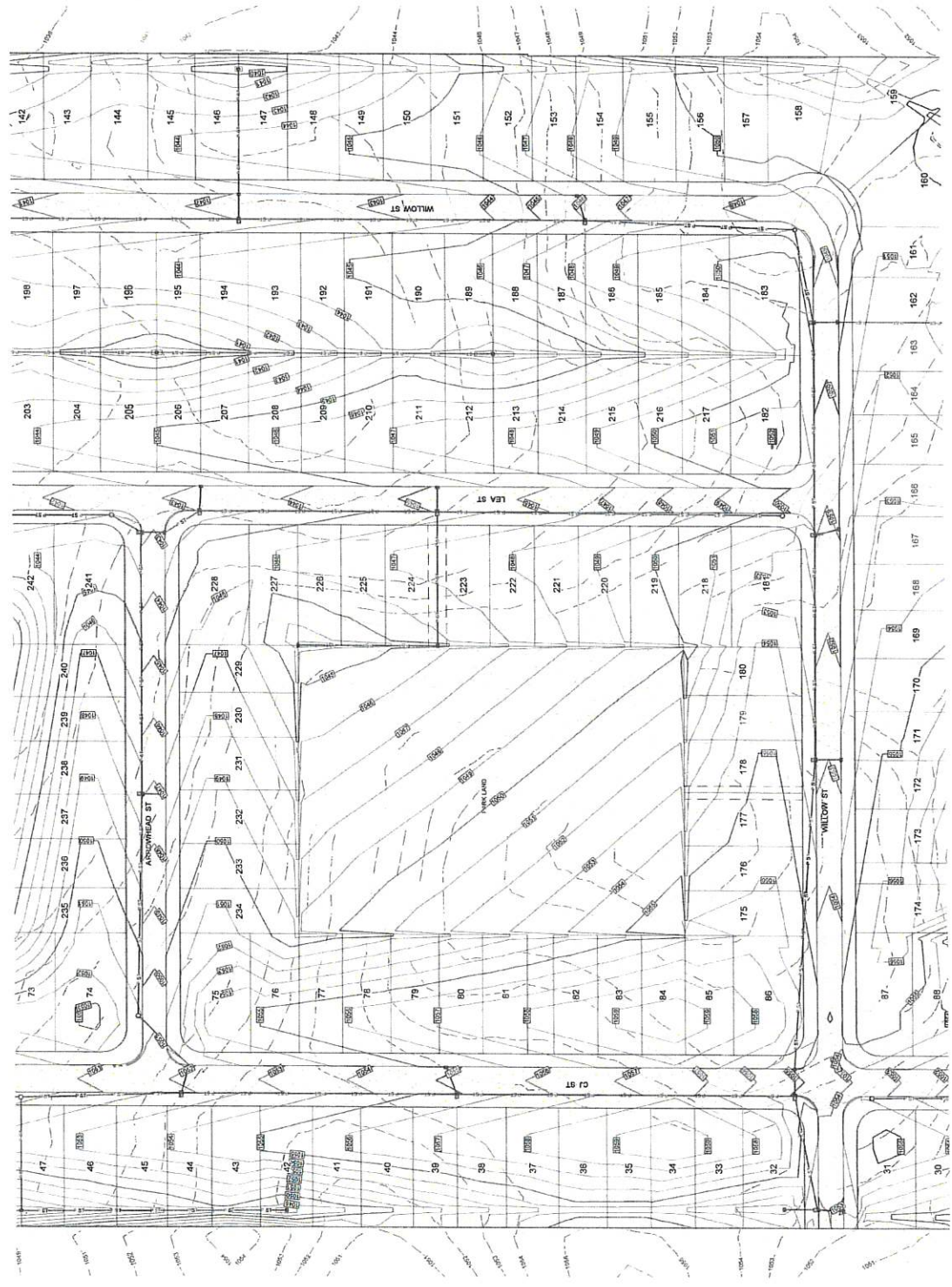
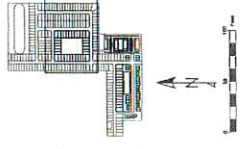
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RETAIL
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100-YEAR FLOOD
1047.59



SHEET MAP



SHEET MAP



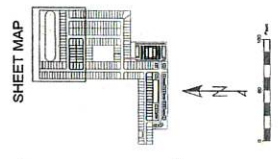
SKYE VIEW ESTATES
DALLAS CENTER, TX

STUBBS ENGINEERING
1008 ANKENY BLVD STE 100
DALLAS, TEXAS 75203
(214) 779-0800



GRADING

DATE: 03-19-24
DESIGNED BY: DJS
PROJECT NO: BWS
PROJECT NAME: 21-376
PAGE NUMBER: 10



SKYE VIEW ESTATES
DALLAS CENTER, TX

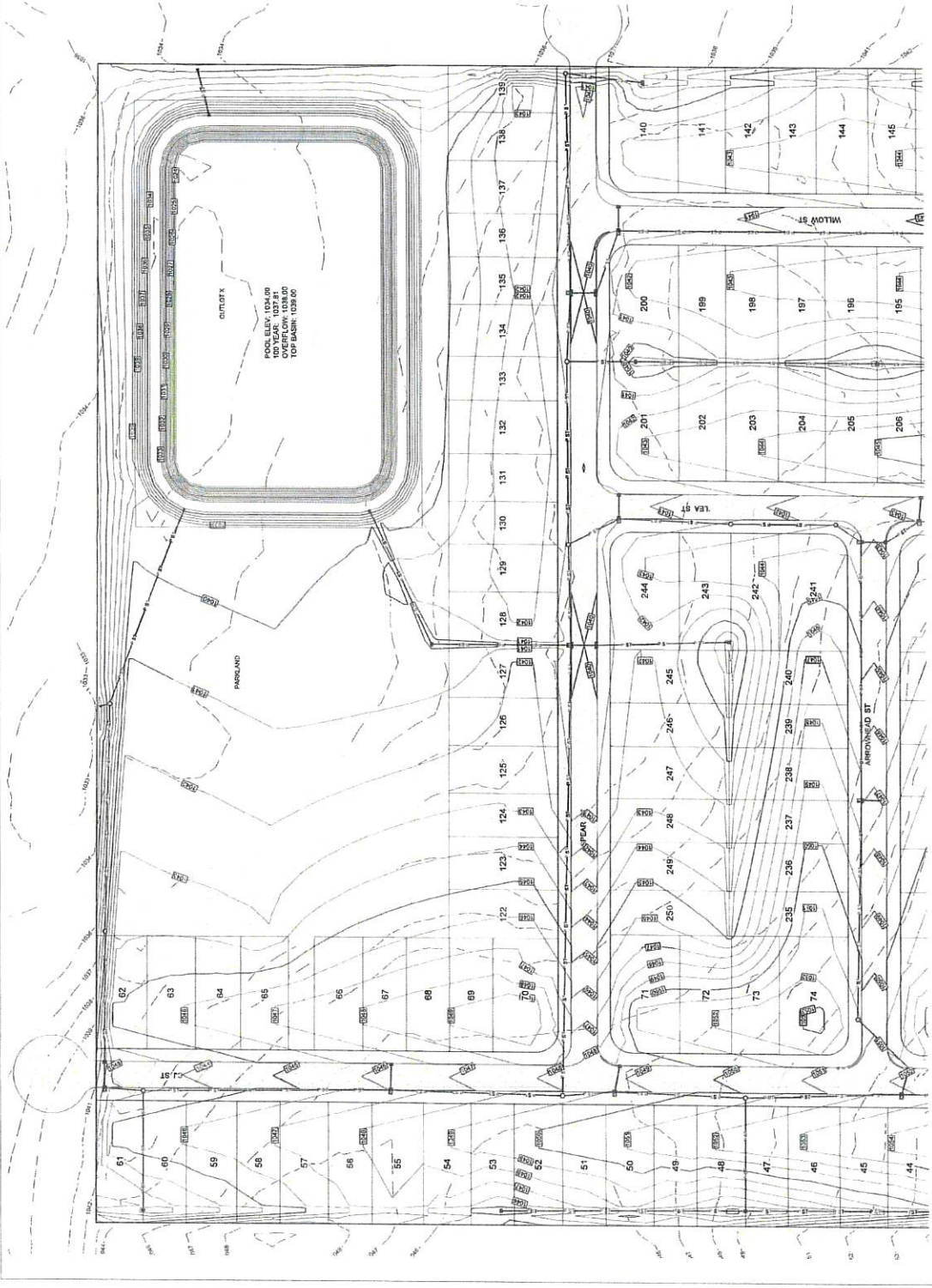
STUBBS ENGINEERING
1008 ANKENY BLVD STE 200
ANN ARBOR, MI 48106
(313) 974-4439



GRADING

DATE: 03-19-24
DESIGNED BY: DJS
DRAWN BY: BWS
PROJECT NUMBER: 21-376
PROJECT NAME: SKYE VIEW ESTATES

11





VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

February 7, 2024

Cindy Riesselman
City Administrator
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
SKYE VIEW ESTATES
PRELIMINARY PLAT

On February 2, 2024 the writer received an updated submittal of the preliminary plat for Skye View Estates. The writer also received the first submittal of the stormwater calculations for Skye View Estates.

Based on review of the preliminary plat the following comments are offered:

1. The configuration of the preliminary plat appears to be identical to the earlier versions of the preliminary plat.
2. The total area of the preliminary plat is 83.7 acres.
3. The zoning of the preliminary plat includes three areas identified as R-155 Flex, R-2 and R-3. It is requested the preliminary plat include a drawing that more clearly shows the three zoning areas in the preliminary plat area.
4. The preliminary plat includes the bulk regulations for the three zoning districts.
5. The preliminary plat includes the calculation of park land dedication for the single family residential and townhome development.
6. The preliminary plat indicates there are 250 single family detached lots and 38 townhome lots. Based on the number of lots and projected residents per unit a total of 8.26 acres of park land dedication would be required.

7. The preliminary plat shows a total of 8.26 acres of park land is being provided, including 3.29 acres in the middle park and 4.97 acres in the north park. It is noted the north park area does not include the stormwater detention area that is located just to the east of the north park.
8. The preliminary plat shows an area within the future apartment area to be dedicated as park land. This area is not defined. It is understood the developer intends to reach an agreement with the City on how the park land dedication for the apartment area will be addressed when the development occurs. It is understood the park land dedication requirement may be satisfied by a combination of park land dedication and payment in lieu of dedication.
9. The middle park and north park do not have any direct street frontage access.
10. For the middle park there are four 20-foot wide ingress egress easements with one easement located on each side of the park.
11. For the north park there are two ingress egress easements one on the south on Spear Street and the other on the west on CJ Street.
12. Each park access easement is 20-foot wide and centered on a lot line.
13. For four of the six park ingress egress easements there is a 60-foot wide lot on one side and a 55-foot lot on the other side. For the remaining two park ingress egress easements there is a 60-foot lot on each side of the easement.
14. The ingress egress easement would be considered part of the side yard setback meaning a building could be constructed adjacent to the easement line.
15. For the easement on the east side of the middle park and the easement on the south side of the north park there is a storm sewer located under the ingress egress easement corridor.
16. The preliminary plat shows Cedar Street, CJ Street and Spear Street to be 31-foot wide pavement.
17. The preliminary plat shows Alder Street to be 29-foot wide pavement.
18. The preliminary plat is inconsistent with respect to the paving width of Willow Street and Lea Street. At one location the pavement width is shown to be 29-foot wide and at another location the pavement is shown to be 31-foot wide.

19. The preliminary plat shows Arrowhead Street to be 31-foot wide pavement. Stubbs Engineering is requested to clarify the width of Arrowhead Street as there had been a previous indication Arrowhead Street would be proposed as a 29-foot wide pavement.
20. The preliminary plat shows CJ Street to extend to the north plat boundary and Spear Street to extend to the east plat boundary. The City generally requires plats to provide street network continuity even though there are no current provisions for development to the north or east of Skye View Estates.
21. For CJ Street there is a fairly extensive length of street that is dead end north of the intersection of Spear Street. Some provisions for a temporary turnaround will need to be provided at the north end of CJ Street. The same issue exists for Willow Street except the reach of Willow Street is much shorter.
22. The preliminary plat shows all of the sanitary sewer to flow northeasterly. The outlet for the sanitary sewer is at the east end of Spear Street.
23. The general configuration of the sanitary sewer appears to be satisfactory. The sanitary sewer will be reviewed in more detail as part of the construction plan review.
24. The preliminary plat shows hydrant coverage circles. The hydrant coverage circles appear to be satisfactory.
25. The preliminary plat shows a network of water mains within the plat. The City will require a minimum 8-inch diameter water main for all internal water mains.
26. The City policy for valves is all legs of tee and cross fittings should be valved. It appears the location of the valves shown on the preliminary plat generally conform with the valving requirement. The valve locations will be reviewed in more detail as part of the construction plan review.
27. A valve is shown on CJ Street approximately two lots south of the north plat boundary. A hydrant is shown at the north plat boundary. It is requested the valve be moved north of the most northerly service connection to allow the water main to be extended at a future date without the need to take customers out of service.
28. The same valve and hydrant configuration is present on Spear Street just east of the intersection with Willow Street. It is requested the valve be moved easterly to avoid any customers being taken out of service with any future easterly extension of the water main.
29. The City has not yet reached agreement with Xenia Rural Water concerning service to Skye View Estates. The City's position is Skye View Estates should be served by the City rather than Xenia.

30. If the City serves Skye View Estates provisions will need to be incorporated to extend the City's water main to the connections to Skye View Estates. The preliminary plat shows potential connections at the west end of Cedar Street and the south end of CJ Street. Currently, the City's 12-inch water main is located at the intersection of Fair View Drive and Sugar Grove Avenue (Highway 44).
31. The preliminary plat shows two stormwater detention basins and two stormwater outlets. The southwest portion of the plat is tributary to the detention basin on Outlot Y. The storm sewer outlet for the southwest portion of the plat extends westerly along Highway 44 to connect to the existing storm sewer system that flows southerly and is tributary to the East Dual Purpose Sewer.
32. The balance of the plat is tributary to the north detention basin located on Outlot X. The outlet for this stormwater detention basin is an overland flow outlet directly east. This outlet will discharge overland flow to the property to the east of Skye View Estates. It is noted the outlet location will need to be coordinated with the location of the natural swale on the property to the east.
33. The stormwater plan shows the storm sewer system will intercept overland flow from the north that will be tributary to both detention basins.
34. The storm sewer system is shown conceptually on the preliminary plat. A review of the storm sewer system would indicate it appears to be reasonable. The details of the stormwater drainage system will be reviewed as part of the construction plan review.
35. The preliminary plat includes a grading plan.
36. The general concept of the grading plan is for the front yards to drain toward the streets and the rear yards to drain toward rear yard drainage swales.
37. The storm sewer system includes several locations where storm sewers and intakes collect stormwater drainage located in the rear yard drainage swales.
38. The preliminary plat shows a number of overland flowage easements. The City's current policy is overland flowage easements are private and must be labeled accordingly.
39. The City's current policy is stormwater detention facilities intended to serve development projects are privately owned and privately maintained. Unless the City agrees to assume ownership of these facilities they will be private.
40. If the stormwater detention basin shown in Outlot X is private it will be necessary for the preliminary plat to show the stormwater detention facility to be located on a separate lot that is retained in private ownership.

Based on review of the stormwater calculations the following comments are offered:

1. The total of the preliminary plat consists of two catchments.
2. Catchment 1 is the northern portion of Skye View Estates with a total area of 47.84 acres. The discharge for this area is to the east.
3. Catchment 2 is the southwest portion of Skye View Estates with a total area of 35.90 acres.
4. The report indicates there are four offsite areas that drain into Skye View Estates. One offsite area of 6.00 acres is identified as Offsite A and drains southerly into the area of the detention basin in the northeast corner of Skye View Estates.
5. The remaining three offsite areas drain southerly into the area north of the townhome development. These three areas are tributary to the southwest drainage system. The offsite areas tributary to the southwest portion of the plat include Offsite Area B of 4.20 acres, Offsite Area C with an area of 0.69 acres and Office Area D with an area of 2.42 acres.
6. Under the City's stormwater management requirements the runoff from the onsite areas must be detained so the maximum release rate in a 100 year storm event in the developed condition does not exceed the runoff rate in a 5 year storm in the undeveloped condition.

It is noted the City's stormwater management practices require the peak runoff rate to be reduced from the current condition. The City does not regulate the volume of stormwater flow and the increase in impervious area from development will increase the total volume of runoff even though the peak rate of runoff will decrease.

7. Under the City's stormwater management requirements no stormwater management is required for the offsite areas. The developer is allowed to pass the offsite flow through the development without any stormwater detention.
8. The writer would note if offsite areas adjacent to Skye View Estates were to develop at a future date and stormwater management is provided it will be necessary to modify the release rate from the stormwater detention facilities in Skye View Estates to reduce the peak runoff rate. If the adjoining areas develop with stormwater detention and no changes are incorporated in the detention basins in Skye View Estates the adjoining development will negate a portion of the stormwater detention provided in Skye View Estates.
9. The stormwater analysis is completed assuming there is the soils are Type C. Based on the soils in the Dallas Center area this assumption is reasonable.

10. The predevelopment runoff from the area is calculated using a CN of 85. Use of a CN of 85 is reasonable for row crops in good condition.
11. Due to the shape and size of Catchment 2 the time of concentration in the developed condition is only slightly shorter than the time of concentration in the undeveloped condition. Row crops have a relatively high runoff factor using the SCS method. As a result of these factors there is not a significant reduction in the peak runoff rate for equivalent storm events from the undeveloped to the developed condition.
12. For the larger Catchment 1 in the northeast area the longer time of concentration due to the shape and size of the detention basin results in a somewhat higher increase in the peak runoff rate for equivalent storm events as the result of development.
13. The stormwater analysis indicates there are four undetained areas within the development. The undetained areas are those areas located within the development that are not tributary to the stormwater detention basin. The undetained areas include the following:
 - Undetained Area A – 2.03 acres
 - Undetained Area B – 2.38 acres
 - Undetained Area C – 0.23 acres
 - Undetained Area D – 1.90 acres
14. Under the City's stormwater management requirements undetained areas within the development are permitted. However, in calculating the overall aggregate release rate from the plan must take into account the release rate from the detention basin and the runoff rate from the undetained areas in a 100 year storm event.
15. The stormwater calculations indicate the existing 5 year recurrence interval storm event runoff from Catchment A is 98.55 acres, or about 2 cfs per acre.
16. The 100 year runoff rate from the offsite Area A is 36.28 cfs, or approximately 6 cfs per acre.
17. The stormwater calculations indicate the total allowable release rate from the north detention basin is 132.64 cfs.
18. The stormwater report indicates the maximum release rate from the north detention basin is 68.01 cfs. The proposed release rate is less than the allowable release rate of 132.64 cfs.

19. For the south detention basin the runoff from a 5 year recurrence interval storm is shown to be 92.76 cfs, or about 2.6 cfs per acre. The runoff rate from the existing south area is higher due to the shorter time of concentration from the more compact drainage basin.
20. The aggregate release rate from the offsite areas tributary to the south area is 46.85 cfs, or about 6 cfs per acre.
21. The total allowable release rate from the south detention basin is calculated at 139.61 cfs.
22. The stormwater calculations indicate the release rate from the southwest detention basin is proposed to be 68.74 cfs.
23. The stormwater calculations indicate the release rate from the southwest detention basin is 14.83 cfs.
24. The release rate from the four undetained areas all located in the southwest area is 53.91 cfs.
25. The total release rate from the site of 68.74 cfs is less than the allowable release rate of 139.61 cfs.
26. It appears the intent is to pipe the release from the southwest detention basin of approximately 15 cfs to the existing storm sewer system. The existing storm sewer system probably can accommodate this level of flow. Additional information on the proposed outlet storm sewer along Highway 44 is required as it does not appear the storm sewer can accommodate 15 cfs of flow from the basin.
27. The balance of the runoff of approximately 54 cfs would be conveyed primarily overland. While this flow may eventually reach the City's storm sewer outlet it will not reach the outlet in as short a period time as the pipe flow.
28. The submittal indicates the pool elevation in the north detention basin is 1034.00. The water surface elevation in a 100 year storm event is 1037.81, or an increase of 3.81 feet.
29. The preliminary plat indicates the overflow elevation from the north detention basin is Elevation 1038, or a freeboard of 0.19 feet. The City's normal practice is to require a freeboard of approximately 1 foot. The freeboard provided for the north detention basin does not appear to be adequate.
30. The water surface elevation for the southwest detention basin is shown to be 1041.30.
31. In a 100 year storm event the maximum water surface elevation in the southwest detention basin is shown to be 1047.94, or an increase of 6.64 feet.

32. For the southwest detention basin the overflow elevation is shown to be 1047.50, a freeboard of 0.56 feet. The City normally requires a freeboard of approximately 1-foot. For the south detention basin the freeboard is slightly less than what would be considered acceptable.
33. The water surface increase in a 100 year storm event for the south detention basin of more than 6 feet would be considered on the higher end of the range that would be considered suitable for a residential neighborhood.
34. The stage storage curve indicates the stored volume of flow in a 100 year event in the north detention basin is approximately 146,000 cubic feet. It is requested the stormwater report include a summary of the stored volume.
35. For the southwest detention basin it appears the stored volume in a 100 year storm event is approximately 54,000 cubic feet. It is requested the stormwater report include information on the stored volume in the summary section of the report.
36. For both stormwater detention basins information on the overland overflow flow path must be provided. The report also needs to evaluate the impact of overland flow to ensure there are no downstream adverse consequences from an overflow event.

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

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:paj

212

Cc: Ralph Brown
Shellie Schaben
Matt Ostanik



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

January 16, 2024

Cindy Riesselman
City Administrator
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
SKYE VIEW ESTATES
PRELIMINARY PLAT

Enclosed is a copy of the preliminary plat of Skye View Estates submitted by Stubbs Engineering on January 16, 2024. The developer of Skye View Estates has requested the preliminary plat be on the agenda of the January 23, 2024 meeting of the Planning and Zoning Commission.

The enclosed preliminary plat appears to be the version of the preliminary plat that was originally submitted in July 2023.

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

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

HRVJr:rsb

212

Enclosure

Cc: Ralph Brown
Shellie Schaben
Matt Ostanik

RESOLUTION NO. 2024-31

A RESOLUTION APPROVING THE RESUBMITTED PRELIMINARY PLAT OF SKYE VIEW ESTATES, A SUBDIVISION, TO THE CITY OF DALLAS CENTER, IOWA

WHEREAS, Skye View Estates, LLC, as owner and developer, has submitted to the Planning and Zoning Commission of the City of Dallas Center, Iowa, a resubmitted Preliminary Plat of Skye View Estates, a subdivision; and

WHEREAS, the Planning and Zoning Commission reviewed the resubmitted Preliminary Plat at its meetings on January 23, 2024, February 27, 2024, and March 26, 2024, all in accord with Chapter 170 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended; and

WHEREAS, the City Engineer provided review comments and recommendations dated January 18, 2024, February 7, 2024, and March 20, 2024, which comments and recommendations were fully considered by the Commission in its deliberations; and

WHEREAS, the Planning and Zoning Commission has recommended to the Council the approval of said Preliminary Plat, subject to the following specific recommendations: (a) the requirement, pursuant to Section 170.14(7) of the Code of Ordinances that on the plans and specifications for all public improvements the subdivider shall identify the provider that will provide broadband high speed fiber internet access to all parcels within the subdivision, and indicate the date on which such access will be available; (b) on each lot one street tree will be planted by the Tree Board for every thirty (30) feet of street frontage and the owner and developer will pay a tree fee of \$400 for each street tree to the City Clerk before approval of the Final Plat as required by Section 170.06(19) of the Code of Ordinances; and (c) subject to the paved street widths being in compliance with the requirements of the Code of Ordinances at the time of construction; and

WHEREAS, Alder Street, Willow Street, Lea Street, and Arrowhead Street are shown on the Preliminary Plat as being 29 feet in width, a width not currently allowed under the City's Code of Ordinances. However, the Commission recommends that the Council approve these widths provided that the Council approves proposed Ordinance No. 602 which would authorize these widths

for the reason that such streets are subsidiary streets connected only to other primary streets that meet the full width requirement and the Commission, in consultation with the City Engineer, has determined that the narrower width may be beneficial for reducing potential traffic speed (subject to the following paragraph); and

WHEREAS, the Commission recommends that the width of Willow Street be approved as 29 feet as provided in the foregoing paragraph, except that west of CJ Street the width of Willow Street must be 31 feet; and

WHEREAS, the street extending north of the east terminus of Willow Street also is named Willow Street; the Commission recommends that the street extending north must be given a different name; and

WHEREAS, the temporary turn arounds at the north end of CJ Street and the east end of Spear Street are shown on the Preliminary Plat to be located on property adjacent to the Preliminary Plat; unless the subdivider is able to obtain the necessary easements the turn arounds cannot be located on adjacent property; and the Commission recommends that the temporary turnarounds must be incorporated within the Plat and any temporary turnaround must remain in place until such time as the street is extended; and

WHEREAS, pursuant to Section 170.13 of the Code of Ordinances of the City of Dallas Center, as amended, the owner and developer has calculated that 8.28 acres of land (excluding any calculation for the apartment building area) must be dedicated to the City of park and recreation purposes, and that the Preliminary Plat shows the dedication of 9.04 acres of land for park land (excluding the apartment building area), which is acceptable; and

WHEREAS, the Commission recommends that the Subdivision Development Agreement with Skye View Estates, LLC be approved, which Agreement provides, in part that (a) the area for apartments will be included as an Outlot on the First Final Plat, (b) the First Final Plat will include a Note stating that when the layout of the apartment area is finalized, parkland will be dedicated to the City as required by Section 170.13(2) of the City Code and/or an alternate plan will be presented to the City as provided by Section 170.13(5) of the City Code, and (c) that the Note will indicate that the developer, or its

successor in interest, understands and will comply with the parkland requirements of the City Code; and

WHEREAS, the owner and developer has submitted the Preliminary Plat to the City as a Phased Preliminary Plat pursuant to Section 170.04(5) of the Code of Ordinances, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dallas Center, Iowa, that the Preliminary Plat of Skye View Estates be approved as a Phased Preliminary Plat pursuant to the provisions of Section 170.04 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, subject to each of the conditions recommended by the Planning and Zoning Commission in the foregoing Whereas clauses.

IT IS FURTHER RESOLVED that the owner and developer are hereby notified that the approval of the Phased Preliminary Plat, pursuant to Section 170.04(7) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, will be null and void unless the Final Plat is (or Final Plats are) presented to the Council within two years after the date of the Phased Preliminary Plat approval. However, the filing of a Final Plat constituting more than five percent (5%) of the area of the Phased Preliminary Plat extends the validity of the Phased Preliminary Plat by two (2) additional years.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Dallas Center, Iowa, this 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

From: Erin Ollendike <ErinO@cda-eng.com>

Sent: Monday, March 25, 2024 2:31 PM

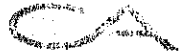
To: Shellie Schaben <sshaben@dallascenter.com>; Bob Veenstra <bveenstra@v-k.net>

Subject: Casey's - Dallas Center - Fairview Drive

Everyone,

Casey's has decided that they would like to go back to their original plan showing the new entrance off of Highway 44. We have reopened our permit process with the IDOT. Will we need to go back through P&Z and City Council to reapprove the previous version of the site plan? I'm hoping this will be the last revision as I know they are anxious to get started. Thanks.

Erin Ollendike, PE | *project manager*



CIVIL DESIGN ADVANTAGE

4121 NW Urbandale Drive Urbandale, IA 50322

O 515.369.4400 D 515.369.4429 C 515.208.9188

ErinO@CDA-eng.com | www.CDA-eng.com

SITE PLAN FOR: CASEY'S STORE #4335

DALLAS CENTER, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C-001	COVER SHEET
C-002	QUANTITIES & GENERAL NOTES
C-003	ALTA / NOPS LAND TITLE SURVEY
C-100	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C-101	DIMENSION PLAN
C-201	GRADING PLAN
C-202 - C-204	TURN LANE DESIGN
C-301	UTILITY PLAN
C-401	EROSION & SEDIMENT CONTROL PLAN
C-601 - C-604	DETAILS
C-701	LANDSCAPE PLAN

LEGAL DESCRIPTION
 LOT 2 IN PRIMER PLAN 1, AN OFFICIAL PLAT, NOW ENCLOSED IN
 TO AND BEING PART OF THE CITY OF DALLAS CENTER,
 DALLAS COUNTY, IOWA.

ZONING
 C-2 - HIGHWAY/AUTO-ORIENTED DISTRICT

PROJECT SITE ADDRESS
 602 SUGAR GROVE AVENUE

EXISTING/PROPOSED USE
 EXISTING USE: CONVENIENCE STORE
 PROPOSED USE: CONVENIENCE STORE

DEVELOPMENT SUMMARY
 AREA: 1.44 ACRES (62,310 SF)
 ZONING: HIGHWAY / AUTO-ORIENTED DISTRICT
 SETBACKS:
 BUILDING - FRONT YARD - 45 FEET
 - REAR YARD - 25 FEET
 - SIDE YARD - 10 FEET, EXCEPT THAT IS ADJACENT TO AN
 "R" DISTRICT, THEN IT SHALL BE 25 FEET.
 CANOPY - FRONT YARD - 45 FEET
 - REAR YARD - 25 FEET
 - SIDE YARD - 10 FEET, EXCEPT THAT IS ADJACENT TO AN
 "R" DISTRICT, THEN IT SHALL BE 25 FEET.

MINIMUM LOT USES:
 8,500 SQUARE FEET
 45 FEET
OPEN SPACE REQUIRED:
 20%

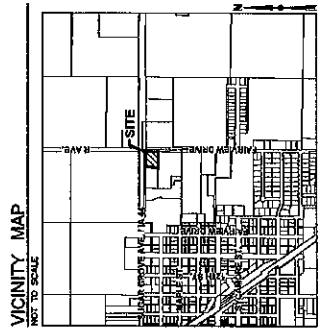
BUILDING HEIGHTS
 APPROXIMATE BUILDING HEIGHTS:
 GAS CANOPY: 22'-3"
 CONVENIENCE STORE: 21'-6" (TOP OF PARAPET)

IMPERVIOUS SURFACE AREA
 34,839 SF (26%-27%)

PARKING REQUIREMENTS
 RETAIL STORES, DRUG AND SUNDRY STORES,
 RESTAURANTS, ETC.
 FOR STORES OVER 2,000 SQUARE FEET FLOOR AREA -
 ONE PARKING SPACE FOR EVERY 170 SQUARE FEET OF
 FLOOR AREA. ONE PARKING SPACE FOR EVERY
 2,000 SQUARE FEET - ONE PARKING SPACE FOR EVERY
 2,000 SQUARE FEET OF FLOOR AREA. ONE PARKING SPACE
 PROVIDED FOR EVERY 2,000 SQUARE FEET OF FLOOR AREA.
 PARKING SPACES PROVIDED HOWEVER THERE SHALL NOT BE LESS
 THAN FIVE PARKING SPACES.

GROSS FLOOR AREA = 4,570 SF
 PARKING REQUIRED = 27 SPACES
 PARKING PROVIDED = 27 SPACES
 (INCLUDES FUEL DISPENSERS (0) AND LOADING AREA (1))

ADA PARKING SPACE REQUIRED: (26-50) = 2 SPACES
 ADA PARKING PROVIDED = 2 SPACES



OWNER
 ONE DESIGN ADVANTAGE, LLC AN IOWA LIMITED LIABILITY COMPANY
 4248 WOODBURY ST.
 URBANDALE, IA 50323

APPLICANT
 CASEY'S SERVICES COMPANY
 3005 SE DELAWARE AVENUE
 WASHINGTON, MO 64791
 CONTACT: SARAH PHILLIPS
 PH: (816) 381-5106

ENGINEER
 CIVIL DESIGN ADVANTAGE, LLC
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50325
 CONTACT: CHARLIE McCOLLUM
 EMAIL: CHARLIE@CDA-IDA.COM
 PH: (515) 388-4400

SURVEYOR
 CIVIL DESIGN ADVANTAGE, LLC
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50325
 CONTACT: CHARLIE McCOLLUM
 PH: (515) 388-4400

DATE OF SURVEY
 NOVEMBER 15, 2022

BENCHMARKS
 SET BM TOP 35 89.1 ON INTERVIEW IN THE SE QUADRANT OF
 HIGHWAY 44 AT PARKVIEW DR.
 ELEVATION=1620.07
 CHECK BM 10624.60 @ 6:38
 BENCHMARK 10624.60

CONSTRUCTION SCHEDULE
 FIRST SUBMITTAL: 07/03/2023
 SECOND SUBMITTAL: 08/22/2023
 THIRD SUBMITTAL: 11/05/2023
 FINAL SUBMITTAL: 12/12/2023

SUBMITTAL DATES
 FIRST SUBMITTAL: 07/03/2023
 SECOND SUBMITTAL: 08/22/2023
 THIRD SUBMITTAL: 11/05/2023
 FINAL SUBMITTAL: 12/12/2023

GENERAL LEGEND
 PROPOSED
 PROPERTY BOUNDARY
 SECTION LINE
 CENTER LINE
 RIGHT OF WAY
 EASEMENT
 EASEMENT PASSADY
 TEMPORARY EASEMENT
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-402 STORM MANHOLE
 FLARED END SECTION
 TYPE SN-301 SANITARY MANHOLE
 STORM/SANITARY CLEAROUT
 WATER VALVE
 FIRE HYDRANT ASSEMBLY
 SIGN
 WATER CURB STOP
 SANITARY SERVICE
 STORM SERVICE
 WATERMAN WITH SIZE
 WATER SERVICE
 SAWDUT (FULL DEPTH)
 SILT FENCE
 MINIMUM PROTECTION ELEVATION

EXISTING
 SANITARY MANHOLE
 WATER VALVE BOX
 FIRE HYDRANT
 WATER CURB STOP
 WELL
 STORM SEWER MANHOLE
 STORM SEWER MANHOLE
 FLARED END SECTION
 DECIDUOUS TREE
 CONFIDENTIAL SHRUB
 CONFIDENTIAL SHRUB
 ELECTRIC POWER POLE
 GUY ANCHOR
 STREET LIGHT
 POWER POLE W/ TRANSFORMER
 UTILITY POLE W/ LIGHT
 ELECTRIC BOX
 ELECTRIC TRANSFORMER
 ELECTRIC MANHOLE OR VAULT
 TELEPHONE JUNCTION BOX
 TELEPHONE MANHOLE/VAULT
 TELEPHONE POLE
 GAS VALVE BOX
 CABLE TV JUNCTION BOX
 CABLE TV MANHOLE/VAULT
 MAIL BOX
 BENCHMARK
 SIGN BENCHMARK
 UNDERGROUND TV CABLE
 GAS MAIN
 645 MAIN
 FIBER OPTIC
 UNDERGROUND TELEPHONE
 OVERHEAD ELECTRIC
 UNDERGROUND ELECTRIC
 FIELD TILE
 SANITARY SEWER W/ SIZE
 STORM SEWER W/ SIZE
 WATER MAIN W/ SIZE

PROPERTY BOUNDARY
 SECTION LINE
 CENTER LINE
 RIGHT OF WAY
 EASEMENT
 EASEMENT PASSADY
 TEMPORARY EASEMENT
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-402 STORM MANHOLE
 FLARED END SECTION
 TYPE SN-301 SANITARY MANHOLE
 STORM/SANITARY CLEAROUT
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 SIGN
 WATER CURB STOP
 SANITARY SERVICE
 STORM SERVICE
 WATERMAN WITH SIZE
 WATER SERVICE
 SAWDUT (FULL DEPTH)
 SILT FENCE
 MINIMUM PROTECTION ELEVATION

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 TELEPHONE MANHOLE/VAULT
 TELEPHONE POLE
 GAS VALVE BOX
 CABLE TV JUNCTION BOX
 CABLE TV MANHOLE/VAULT
 MAIL BOX
 BENCHMARK
 SIGN BENCHMARK
 UNDERGROUND TV CABLE
 GAS MAIN
 645 MAIN
 FIBER OPTIC
 UNDERGROUND TELEPHONE
 OVERHEAD ELECTRIC
 UNDERGROUND ELECTRIC
 FIELD TILE
 SANITARY SEWER W/ SIZE
 STORM SEWER W/ SIZE
 WATER MAIN W/ SIZE

PROPERTY BOUNDARY
 SECTION LINE
 CENTER LINE
 RIGHT OF WAY
 EASEMENT
 EASEMENT PASSADY
 TEMPORARY EASEMENT
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-500 STORM INTAKE
 TYPE SN-402 STORM MANHOLE
 FLARED END SECTION
 TYPE SN-301 SANITARY MANHOLE
 STORM/SANITARY CLEAROUT
 WATER VALVE
 FIRE HYDRANT ASSEMBLY
 SIGN
 WATER CURB STOP
 SANITARY SERVICE
 STORM SERVICE
 WATERMAN WITH SIZE
 WATER SERVICE
 SAWDUT (FULL DEPTH)
 SILT FENCE
 MINIMUM PROTECTION ELEVATION

UTILITY WARNING
 ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



LEGAL NOTES
 THE PROJECT REQUIRES AN IOWA MAPS PERMIT #2 AND CITY OF DALLAS PERMIT #4335. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND FOR THE COST OF THE SAME.

CONTRACT INFORMATION
 THE CITY OF DALLAS IS THE SOLE OWNER OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND FOR THE COST OF THE SAME.

CONTRACT INFORMATION
 THE CITY OF DALLAS IS THE SOLE OWNER OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND FOR THE COST OF THE SAME.

SCHEDULE B - SECTION II

THE TITLE OPINION PREPARED BY WHELFORD & EDDY, LAW, WITH AN OPINION NUMBER OF 26602 AND AN EFFECTIVE DATE OF MARCH 31, 2023 WAS USED TO PREPARE THIS SURVEY.

1. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 8, PAGE 234 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

2. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 10, PAGE 392 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

3. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 11, PAGE 108 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

4. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 108, PAGE 195 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

5. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 108, PAGE 195 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

6. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 2011, PAGE 12999 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

7. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 2011, PAGE 12999 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

8. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 2011, PAGE 12999 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

9. PLAT OF SURVEY: A PLAT OF SURVEY WAS FILED IN BOOK 2011, PAGE 12999 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID SURVEY.

10. ANNEAUX, ENTRY NO. 7A SHOWS AN ANNEXATION TO CITY OF DALLAS CENTER, FILED OCTOBER 28, 2011, IN BOOK 683, PAGE 538 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID ANNEXATION DOCUMENT.

11. ANNEXATION, ENTRY NO. 7B SHOWS RESOLUTION ASSenting TO THE ANNEXATION OF CERTAIN REAL PROPERTY TO THE CITY OF DALLAS CENTER, FILED OCTOBER 28, 2011, IN BOOK 683, PAGE 538 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID ANNEXATION DOCUMENT.

12. CONTROLLED ACCESS, ENTRY NO. 7C SHOWS A CONTROLLED ACCESS TO THE PUBLIC, FILED OCTOBER 28, 2011, IN BOOK 683, PAGE 538 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID ANNEXATION DOCUMENT.

13. EASEMENT, ENTRY NO. 9 SHOWS AN EASEMENT TO DOWA POWER AND LIGHT COMPANY, FILED FEBRUARY 21, 2011, IN BOOK 581, PAGE 751 OF THE DALLAS COUNTY RECORDS - EASEMENT NOT LOCATED ON SUBJECT PROPERTY.

14. EASEMENT, ENTRY NO. 16 SHOWS AN EASEMENT FOR PUBLIC HIGHWAY TO STATE OF IOWA, FILED JUNE 23, 1986, IN BOOK 580, PAGE 17 OF THE DALLAS COUNTY RECORDS - EASEMENT NOT LOCATED ON SUBJECT PROPERTY.

15. EASEMENT, ENTRY NO. 49 SHOWS AN EASEMENT TO STATE OF IOWA, FILED JUNE 5, 1986, IN BOOK 577, PAGE 17 OF THE DALLAS COUNTY RECORDS - EASEMENT NOT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.

16. EASEMENT, ENTRY NO. 45 SHOWS A SEWER EASEMENT TO CITY OF DALLAS CENTER, IOWA, FILED JUNE 26, 1986, IN BOOK 580, PAGE 70 OF THE DALLAS COUNTY RECORDS - EASEMENT NOT LOCATED ON SUBJECT PROPERTY.

17. EASEMENT, ENTRY NO. 25 SHOWS A LIMITED EASEMENT TO XENA BIRIAL WATER ASSOCIATION, BK DALLAS CENTER, IOWA, FILED JUNE 26, 1986, IN BOOK 580, PAGE 70 OF THE DALLAS COUNTY RECORDS - SAID EASEMENT IS A BEAMER EASEMENT FOR WATER TREATMENT AND ACCESS EXPRESS SAID EASEMENT IS TO BE CENTERED ON WATER MAIN WHEN CONSTRUCTED WITH BEAMER EASEMENT TO REMAIN FOR ENTIRE PROPERTY. XENA BIRIAL WATER ASSOCIATION STATED THE PROPOSED BEAMER FOR SAID EASEMENT WAS NEVER INSTALLED.

18. EASEMENT, ENTRY NO. 58 SHOWS A PERPETUAL EASEMENT AND RIGHT-OF-WAY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR DOWA POWER AND LIGHT COMPANY, FILED MAY 13, 2009, IN BOOK 740, PAGE 822 OF THE DALLAS COUNTY RECORDS - EASEMENT NOT LOCATED ON SUBJECT PROPERTY.

19. EASEMENT, ENTRY NO. 60 SHOWS A PERPETUAL EASEMENT AND RIGHT-OF-WAY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR WATER MAIN EXTENSION TO CITY OF DALLAS CENTER, IOWA, FILED JULY 25, 2007, IN BOOK 2007, PAGE 1597 OF THE DALLAS COUNTY RECORDS - SAID EASEMENT IS LOCATED ON THE SUBJECT PROPERTY. SAID EASEMENT IS REPEATED BY THE CITY OF DALLAS CENTER, IOWA, WATER DISTRICT, SAID REPEATED LIMITED EASEMENT DOCUMENT WAS NOT RECORDED AT THE TIME OF MAKING THIS REVISION.

20. ROAD EASEMENT, ENTRY NO. 47 SHOWS A PARTIAL ACQUISITION CONTRACT TO IOWA DEPARTMENT OF TRANSPORTATION, FILED MARCH 30, 2003, IN BOOK 2003, PAGE 3079 OF THE DALLAS COUNTY RECORDS - SAID ROAD EASEMENT IS LOCATED NORTH OF AND ADJOINING THE SUBJECT PROPERTY.

21. ROAD EASEMENT, ENTRY NO. 69 SHOWS A WARRANTY DEED TO THE CITY OF DALLAS CENTER, IOWA, FILED NOVEMBER 27, 2020, IN BOOK 2020, PAGE 12268 OF THE DALLAS COUNTY RECORDS - SAID ROAD EASEMENT IS SOUTH OF AN ADJOINING SUBJECT PROPERTY.

22. ZONING ORDINANCE, ENTRY NO. 24 SHOWS ZONING ORDINANCE NO. 19 FILED DECEMBER 8, 1986 IN BOOK 108, PAGE 195 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID ZONING ORDINANCE.

23. ZONING ORDINANCE, ENTRY NO. 24 SHOWS ZONING ORDINANCE NO. 19 FILED DECEMBER 8, 1986 IN BOOK 108, PAGE 195 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID ZONING ORDINANCE.

24. DOCUMENTS, ENTRY NO. 2 OF THE POWER NOTES SHOWS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY 44 INVESTMENTS, L.L.C. FILED MARCH 30, 2003, IN BOOK 2003, PAGE 3079 OF THE DALLAS COUNTY RECORDS - SUBJECT PROPERTY IS LOCATED WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENTS.

CERTIFICATION:

TO CASEY'S MARKETING COMPANY, 44 INVESTMENTS, L.L.C. AN IOWA LIMITED LIABILITY COMPANY, AND WHELFORD & EDDY LAW FIRM, THE SURVEY ON WHICH THIS IS BASED WAS MADE IN ACCORDANCE WITH THE 2020 IOWA STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. THE SURVEY WAS PREPARED BY CIVIL DESIGN ADVANTAGE ENGINEERS, P.C. AND I WAS REVIEWED AND APPROVED BY MICHAEL A. BROOKHUIS, P.E., LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA, ON NOVEMBER 23, 2022.

THE SURVEY ON WHICH THIS LAND TITLE SURVEY DOCUMENT IS BASED WAS MADE BY DIRECT MEASUREMENT, PHOTOGRAPHY AND UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROOKHUIS, P.E.
 LICENSED PROFESSIONAL ENGINEER
 NOVEMBER 23, 2022
 DATE: _____
 MY LICENSE NUMBER IS: _____
 I WAS REVIEWED AND APPROVED BY: _____
 DATE: _____
 THIS SHEET



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS OBTAINED BY THE SURVEYOR. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

NOTES

- NO EVIDENCE WAS OBSERVED OF EXISTENT EARTH OR BUILDING CONSTRUCTION OR BUILDING.
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING SUBJECT TO FLOODING.
- NO EVIDENCE WAS OBSERVED OF ANY PROPOSED CHANGES TO THE EXISTING RIGHT OF WAY LINES.

ZONING

C-2: HIGHWAY/AUTO-ORIENTED DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK: 45'
 REAR YARD SETBACK: 25'
 WHICH CASE NOT LESS THAN 25'

AREA OF PROPERTY

3.44 ACRES (149,833 SQUARE FEET)

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADDED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD INSURANCE RATE MAPS FOR THE CITY OF DALLAS CENTER, IOWA, AS OF THE REVISION DATE OF DECEMBER 07, 2018).

WETLANDS:

NO WETLANDS WERE DEMONSTRATED AT THE TIME OF SURVEY.

SITE ADDRESS

VACANT

OWNER / REQUESTED BY

44 INVESTMENTS, L.L.C. AN IOWA LIMITED LIABILITY COMPANY
 4520 URBANDALE, IA 50323

ENGINEER/SURVEYOR

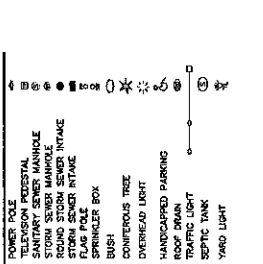
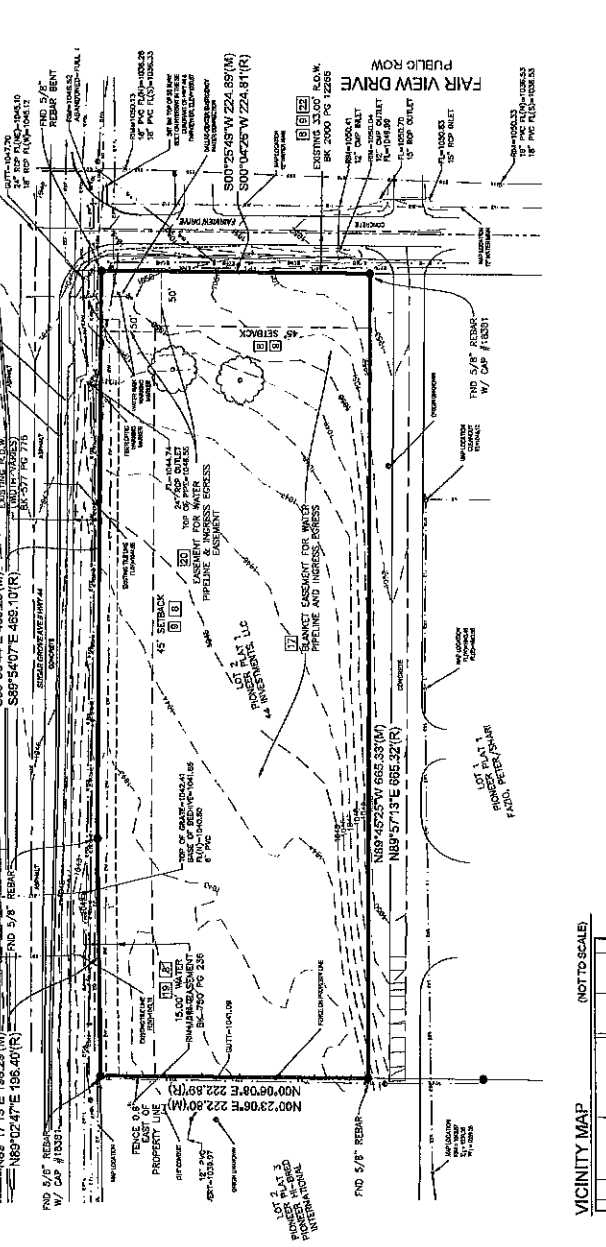
CIVIL DESIGN ADVANTAGE ENGINEERS, P.C.
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

PROPERTY DESCRIPTION

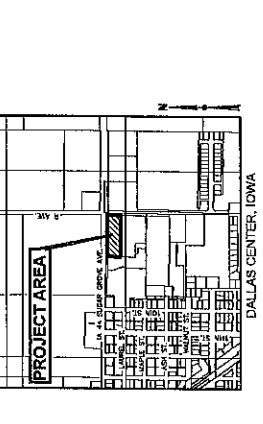
LOT 2 IN PRINCE PLAT 1, AN ORIGINAL PLAT, NOW PART OF THE CITY OF DALLAS CENTER, DALLAS COUNTY, IOWA.

DATE OF SURVEY

NOVEMBER 23, 2022

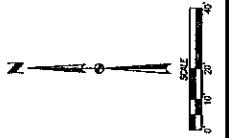


FOUND SET	LEGEND
WOOD FENCE	SECTION CORNER AS NOTED
GAS LINE	1/2" SPACED YELLOW CAP #9880
OVERHEAD ELECTRIC LINE	MEASURED BEARING & DISTANCE
GAS MANHOLE	RECORDED BEARING & DISTANCE
MONITORING WELLS	RECORDED BEARING & DISTANCE
FLARED END SECTION	PUBLIC UTILITY EASEMENT
TRAFFIC SIGNAL CONTROL	CENTRAL LINE
GAS APPARATUS	EASEMENT LINE
AIR CONDITIONER	CABLE TELEVISION LINE
TELEPHONE PEDestal	WATER MAIN
FREE AUTOMAT	STORM SEWER
ELECTRIC TRANSFORMER	SANITARY SPOUR
ELECTRIC METER BOARD	RECORDING TREE
BOX	
SON	





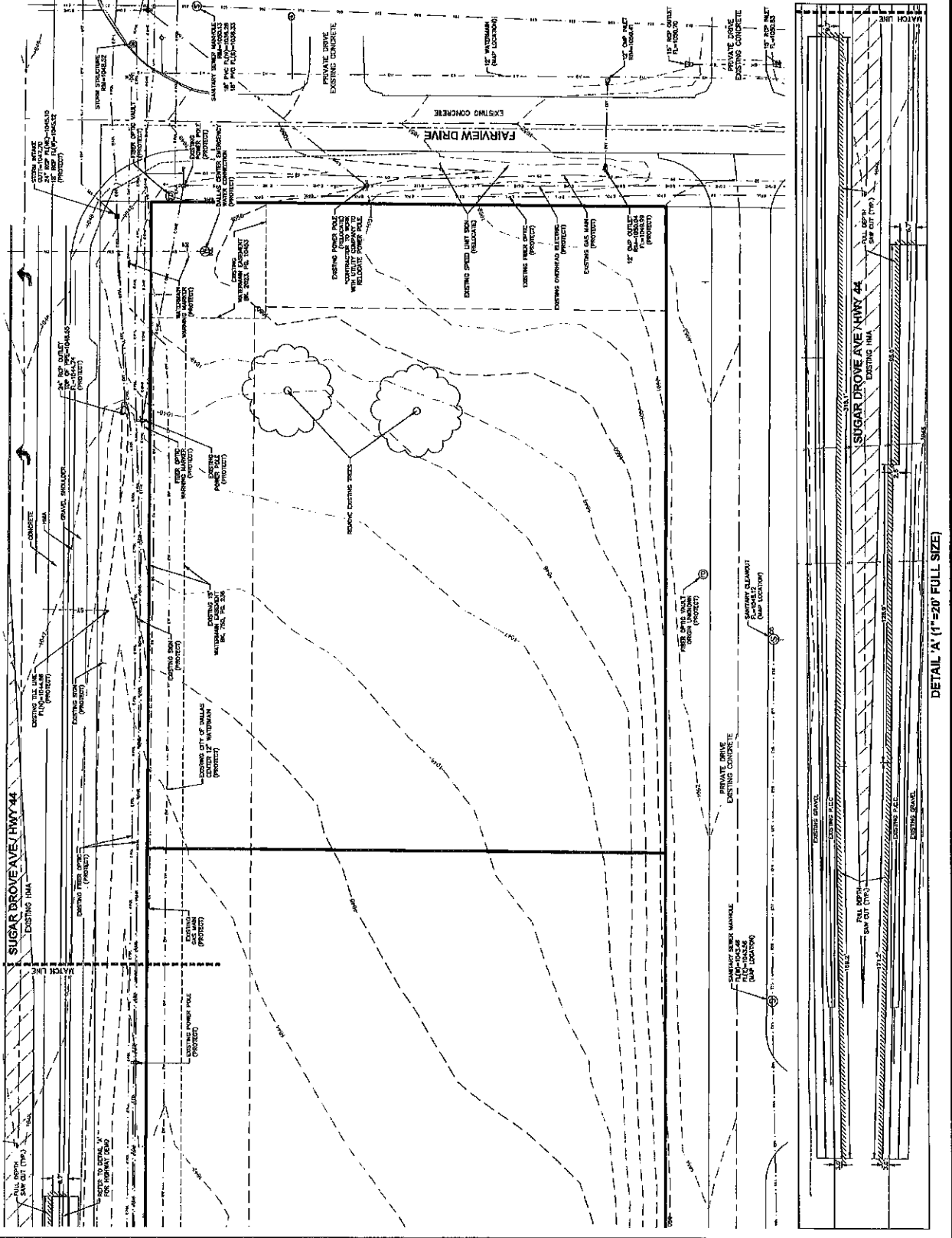
DATE	REVISIONS
12/17/2023	FINAL QUANTITIES
11/16/2023	THIRD SUBMITTAL
06/25/2023	SECOND SUBMITTAL
07/12/2023	THIRD SUBMITTAL



NOTES
REFER TO SHEET C-006 FOR NOTES

LEGEND

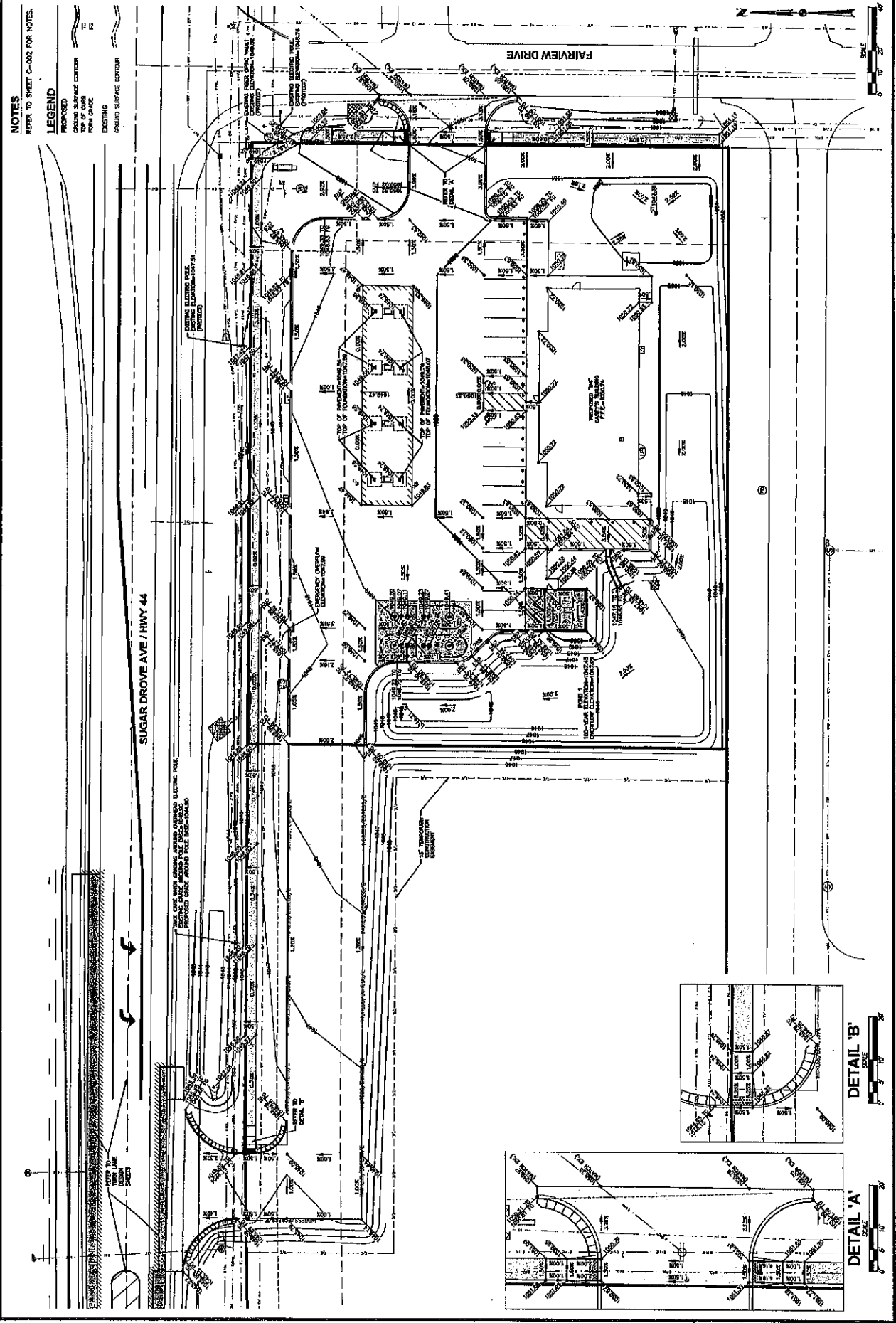
- GRADE SURFACE CONTROL
- SAWTOOTH MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SHAFT
- STORM SEWER DOUBLE INFLATE
- FLARED END SECTION
- RECURVUS TREE
- CONTOUR LINE
- CONTOUR SHED
- CONTOUR POLE
- CONTOUR LIGHT
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE IN WALT
- TEMPERATURE JUNCTION BOX
- TELEPHONE MANHOLE/HALT
- TELEPHONE POLE
- TELEPHONE MANHOLE
- GAS VALVE BOX
- CHANCE TO JUNCTION BOX
- WATER VALVE BOX
- BENCH MARK
- SOIL BORING
- UNDERGROUND TO CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- FIELD TILE
- SAWTOOTH SINK
- STORM SINK
- WATER MAIN



DETAIL 'A' (1"=20' FULL SIZE)

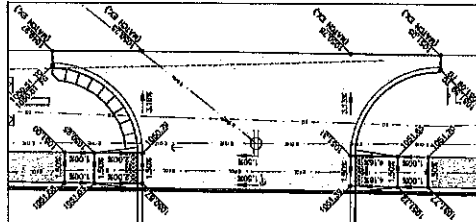
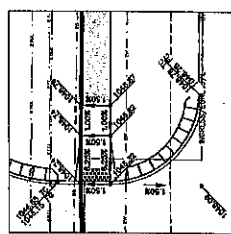
THIS PLAN IS THE PROPERTY OF CIVIL DESIGN ADVANTAGE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF CIVIL DESIGN ADVANTAGE. DATE: 12/17/2023 10:54 AM

CIVIL DESIGN ADVANTAGE DALLAS CENTER, IOWA ENGINEER: BKO ENGINEER: GH		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 399-4400 ENGINEER: GH	CASEY'S - STORE #4335 GRADING PLAN SHEET NUMBER: C-201 2211.729
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NOTES
 REFER TO SHEET C-002 FOR NOTES.

LEGEND
 PROPOSED
 EXISTING
 GRADING SURFACE CENTERLINE
 GRADING SURFACE CENTERLINE
 FROM GRADE
 EXISTING
 GRADING SURFACE CENTERLINE



THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL DESIGN ADVANTAGE. NO PART OF THIS PLAN OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CIVIL DESIGN ADVANTAGE.

CASEY'S - STORE #4335

TURN LANE DESIGN

DALLAS CENTER, IOWA



ENGINEER, EKO

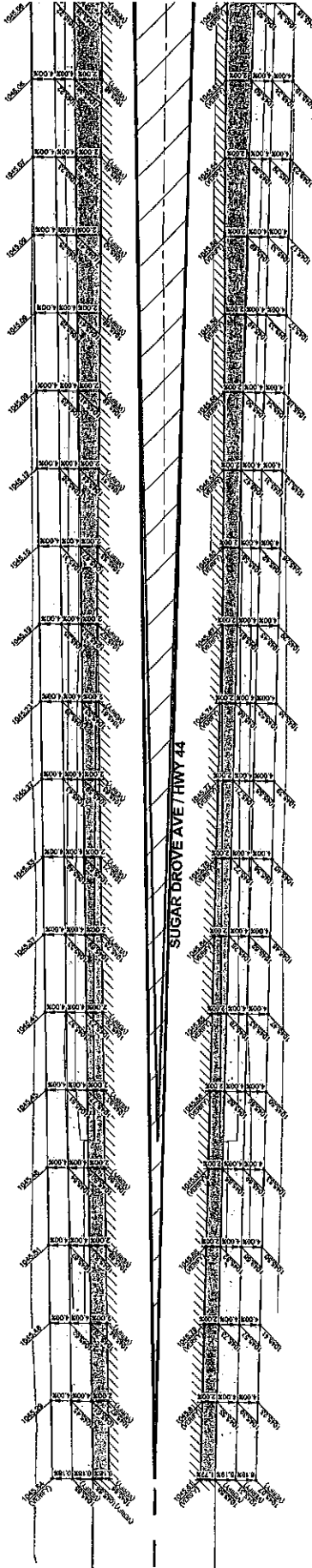
ENGINEER, GH

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

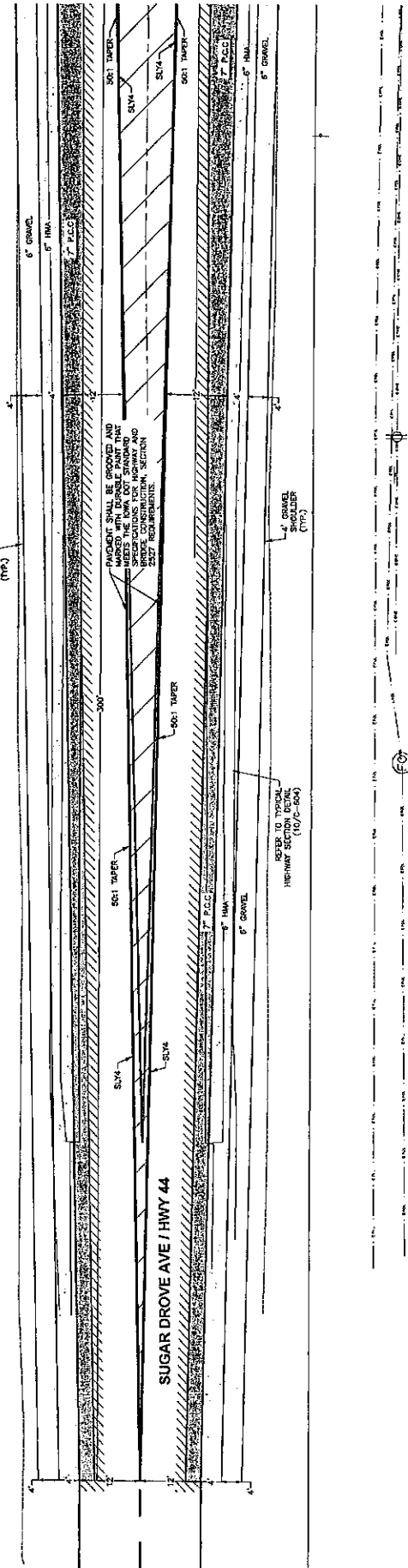
REVISIONS
DATE
REVISIONS
DATE
REVISIONS
DATE

FINAL SUBMITTAL
1/21/2020
REVISIONS
1/19/2020
FIRST SUBMITTAL
1/17/2020

ALL TRAFFIC CONTROL NEEDED FOR THE CONSTRUCTION OF THIS TURN LANE SHALL BE PROVIDED IN THE LOGS OF CONSTRUCTION CENTER AND THE IOWA DEPARTMENT OF TRANSPORTATION PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR.



GEOMETRICS AND STAKING LAYOUT



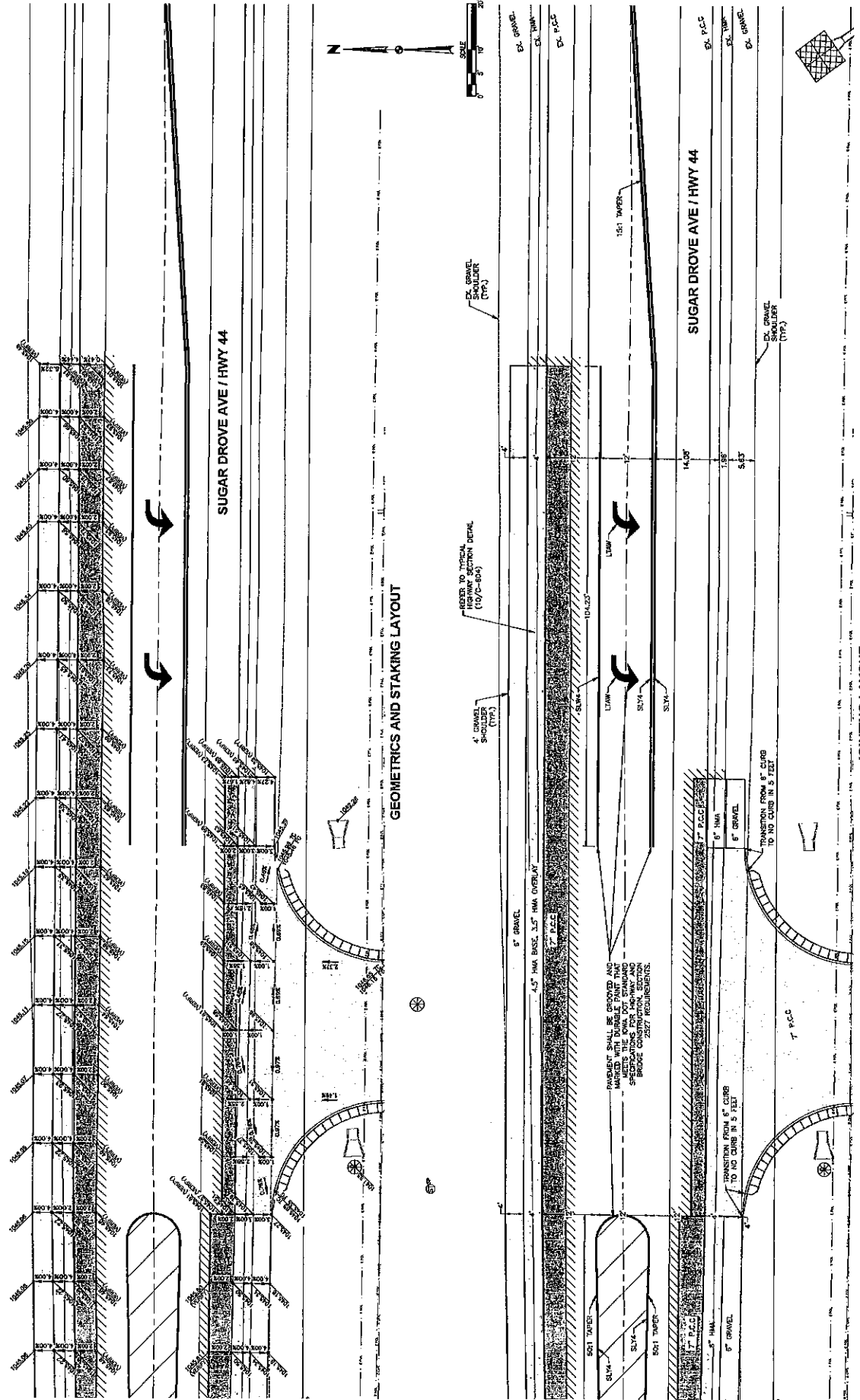
JOINTING LAYOUT



REVISIONS	DATE
FINAL SUBMITTAL	11/20/20
SECOND SUBMITTAL	11/20/20
THIRD SUBMITTAL	11/20/20
FIRST SUBMITTAL	11/20/20

NOTE: ALL TRAFFIC CONTROL FOR THE CONSTRUCTION OF THIS TURN LANE SHALL BE INCLUDED IN THE COST OF CONSTRUCTION CENTER AND THE IOWA DEPARTMENT OF TRANSPORTATION. PROPER CONSTRUCTION AND TRAFFIC CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: HWYWAY 44 ENTRANCE SHALL HAVE CURBS THAT EXTEND NO FURTHER EAST THAN THE GRANITE SHOULDERS.



GEOMETRICS AND STAKING LAYOUT

JOINING LAYOUT

PAVEMENT SHALL BE GROOVED AND MARKED WITH DURABLE PAINT THAT MEETS THE SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

TRANSITION FROM 8" CURB TO 8" GRAVEL IN 5' FEET

TRANSITION FROM 8" CURB TO 8" GRAVEL IN 5' FEET

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

8" HMA

CASEY'S - STORE #4335
TURN LANE DESIGN

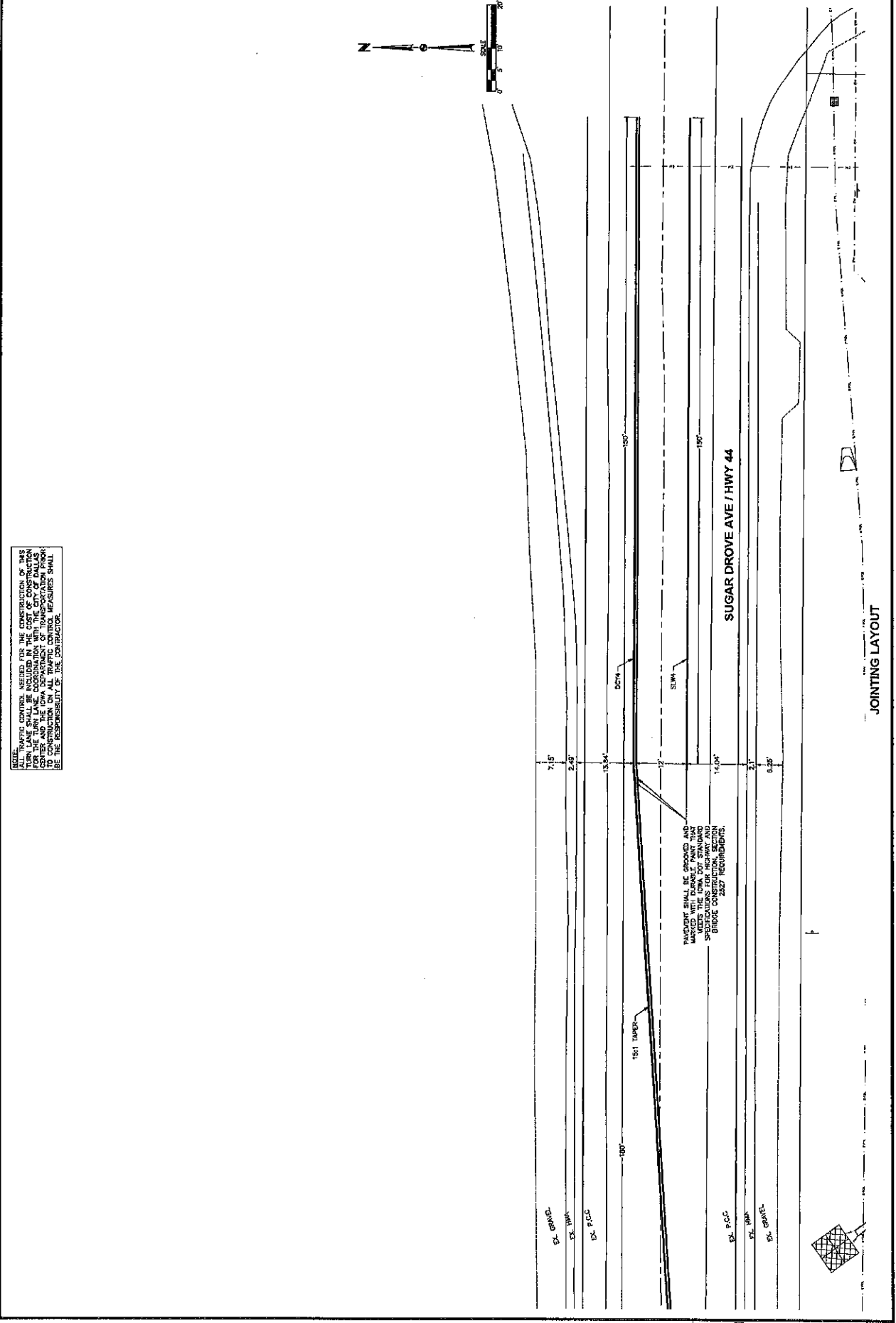


DALLAS CENTER, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER: EKO
ENGINEER: GH

DATE	REVISIONS
12/18/2023	FINAL SUBMITTAL
11/16/2023	RECORD SUBMITTAL
07/19/2023	FINAL SUBMITTAL
	RECORD SUBMITTAL
	1881 SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

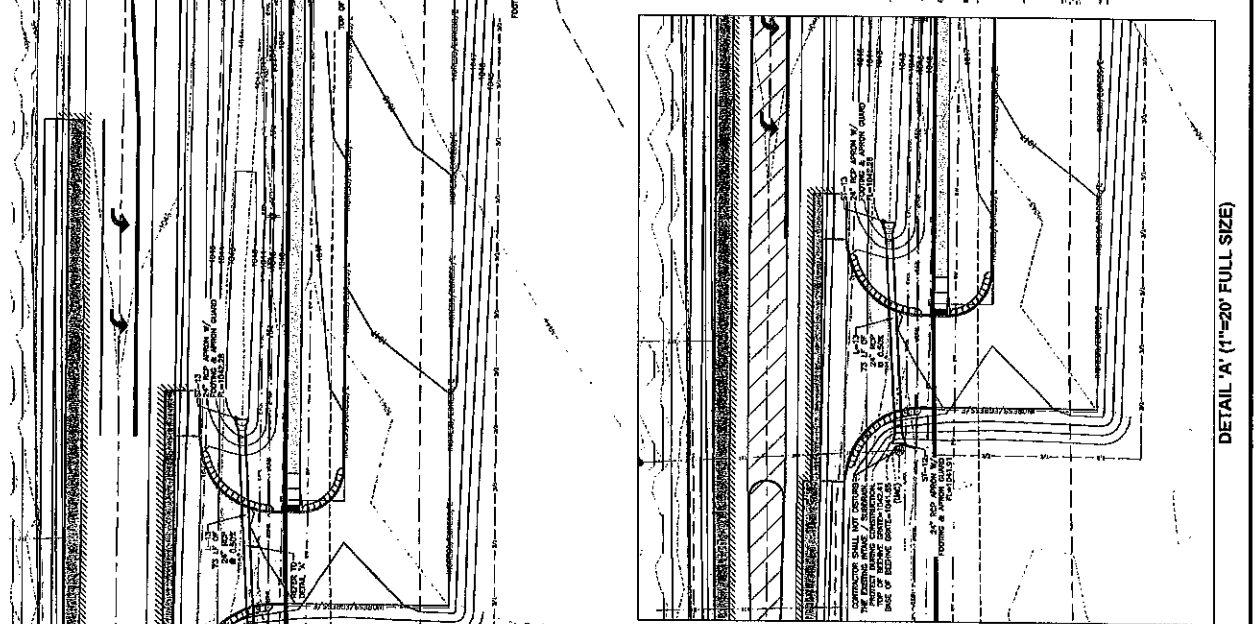
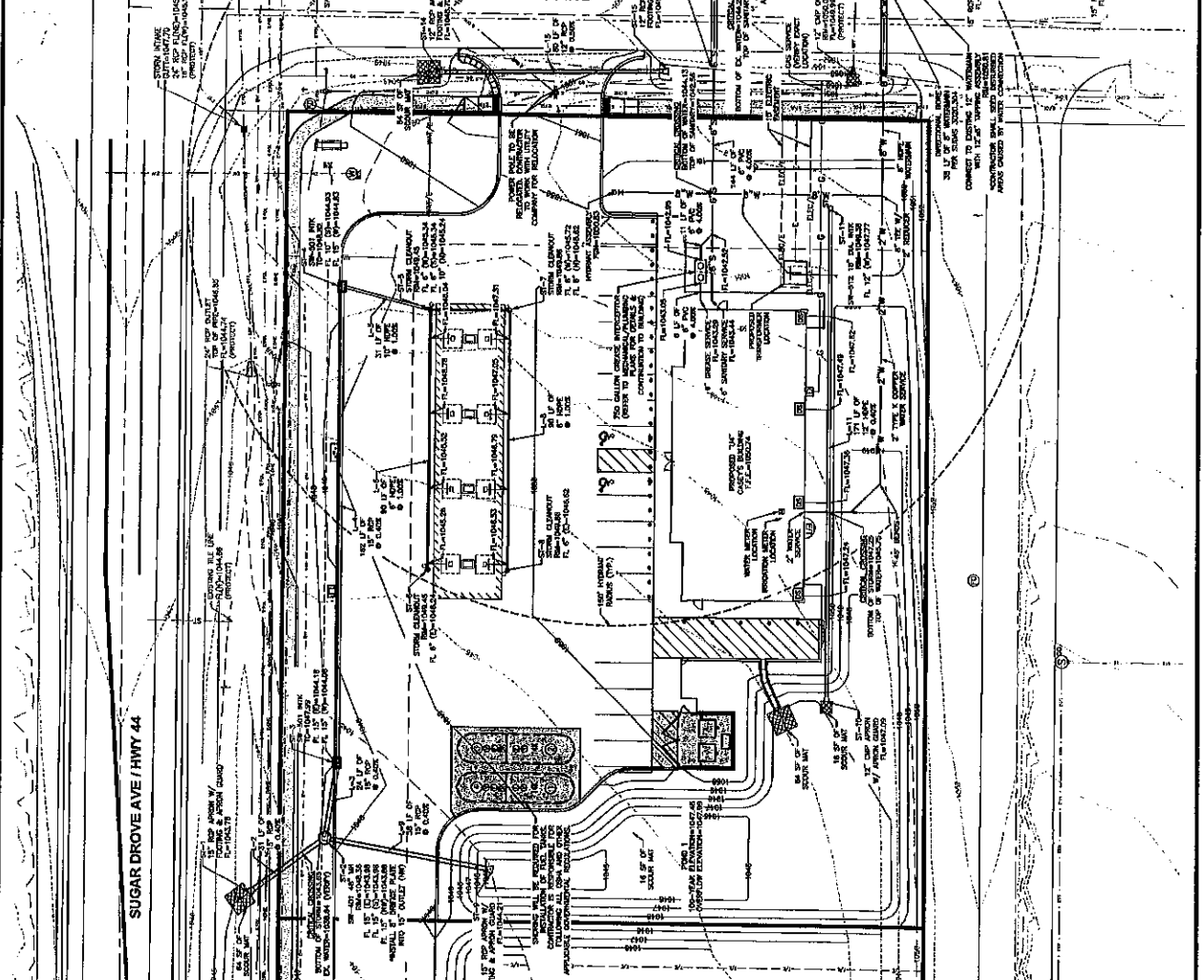
NOTE: ALL TRAFFIC CONTROL NEEDED FOR THE CONSTRUCTION OF THIS TURN LANE SHALL BE PROVIDED BY THE CONTRACTOR. THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) AND THE IOWA DEPARTMENT OF HIGHWAY CONSTRUCTION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS TURN LANE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS TURN LANE AND THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS TURN LANE.



JOINTING LAYOUT

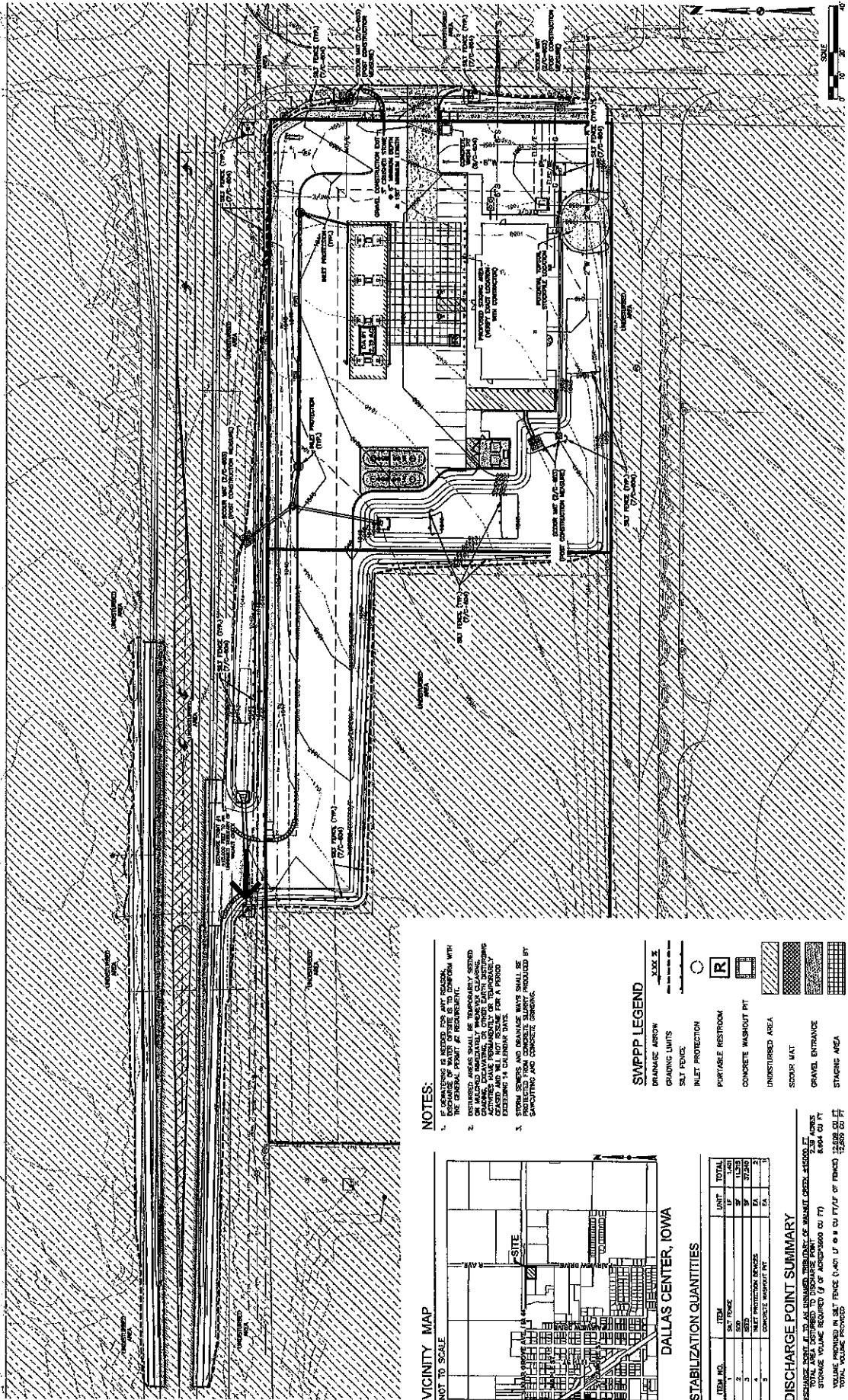
1881 SUBMITTAL
11/16/2023
12/18/2023
07/19/2023

DATE: 11/20/23
 REVISIONS:
 11/20/23 SECOND SUBMITTAL
 11/20/23 THIRD SUBMITTAL
 11/20/23 FINAL SUBMITTAL
 FIRST SUBMITTAL



CASEY'S - STORE #4335

EROSION AND SEDIMENT CONTROL PLAN



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 398-4400
ENGINEER: EKO



CIVIL DESIGN ADVANTAGE
DALLAS CENTER, IOWA
EROSION AND SEDIMENT CONTROL PLAN
CASEY'S - STORE #4335

SHEET NUMBER: **C-401**
2211.7.98

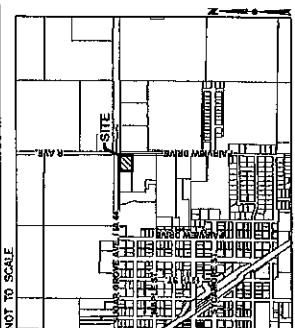
NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEVERED FROM THE REST OF THE SITE BY INSTALLING SILT FENCES, EXCAVATING OR OTHER EARTH DESTABILIZING MEASURES. SILT FENCES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO REMAIN EFFECTIVE FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGEWAYS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD BY SWEEPING AND CONCRETE CLEANING.

SMPPP LEGEND

	Drainage Arrow		Silt Fence
	Inlet Protection		Portable Restroom
	Concrete Walkout Pile		Unstabilized Area
	Sediment Mat		Gravel Entrance
	Staging Area		

VICINITY MAP

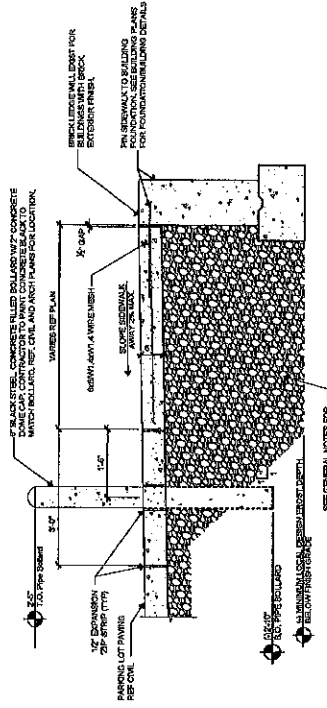


STABILIZATION QUANTITIES

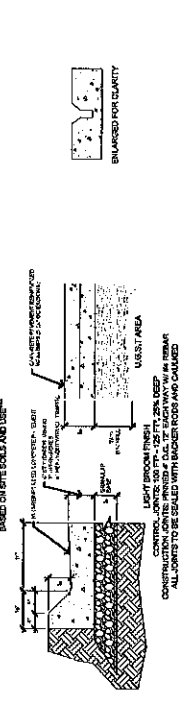
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,407
2	SEDIMENT MAT	SF	11,375
3	SILT PROTECTION ENCLOSURE	EA	2,375
4	SILT PROTECTION ENCLOSURE	EA	2,375
5	CONCRETE WALKOUT PILE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT TO AN UNIMPAIRED TRIANGLE OR MARKET CREEK #43000, LT
 TOTAL AREA RESTORED TO DISCHARGE POINT 2.56 ACRES
 STORAGE VOLUME REQUIRED IF 6' DISCHARGE POINT 8,664 CU FT
 VOLUME PROVIDED IN SILT FENCE (1,407 LF @ 6 CU FT/100 LF OF FENCE) 32,259 CU FT
 TOTAL VOLUME PROVIDED

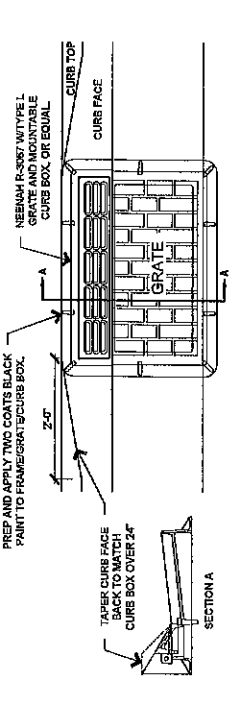


1 TYPICAL BUILDING SIDEWALK AND BOLLARD
3/4" x 1'-0"

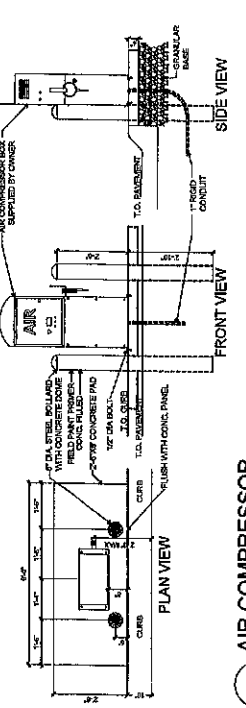


2 CONCRETE PAVING AND CURB
Not to Scale

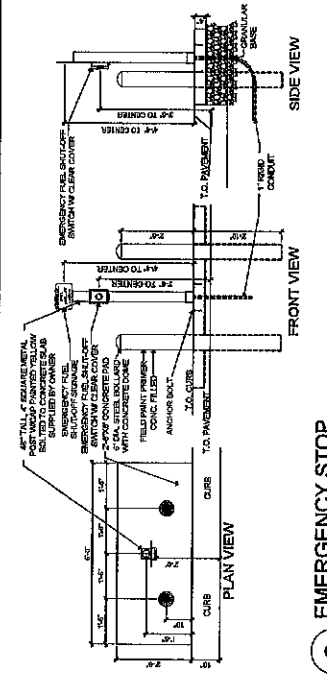
3 PAVING SAW-CUT
Not to Scale



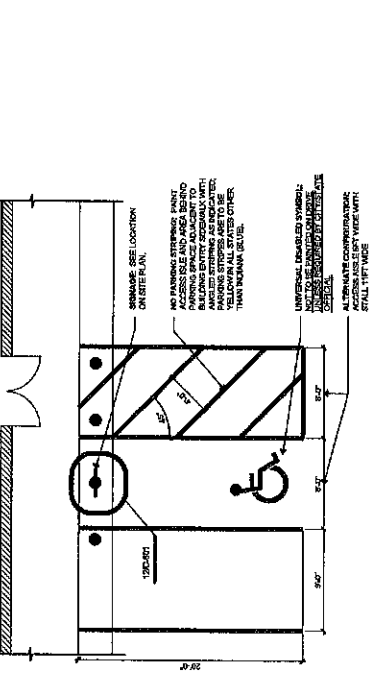
4 CURB INLET
Not to Scale



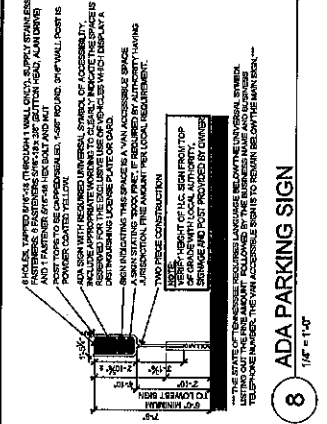
5 AIR COMPRESSOR
1/2" x 1'-0"



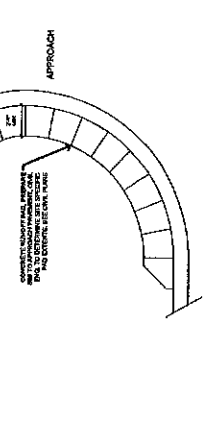
6 EMERGENCY STOP
1/2" x 1'-0"



7 ADA PARKING SPACES
3/16" x 1'-0"



8 ADA PARKING SIGN
1/4" x 1'-0"



9 LANDSCAPE PROTECTOR
1/4" x 1'-0"

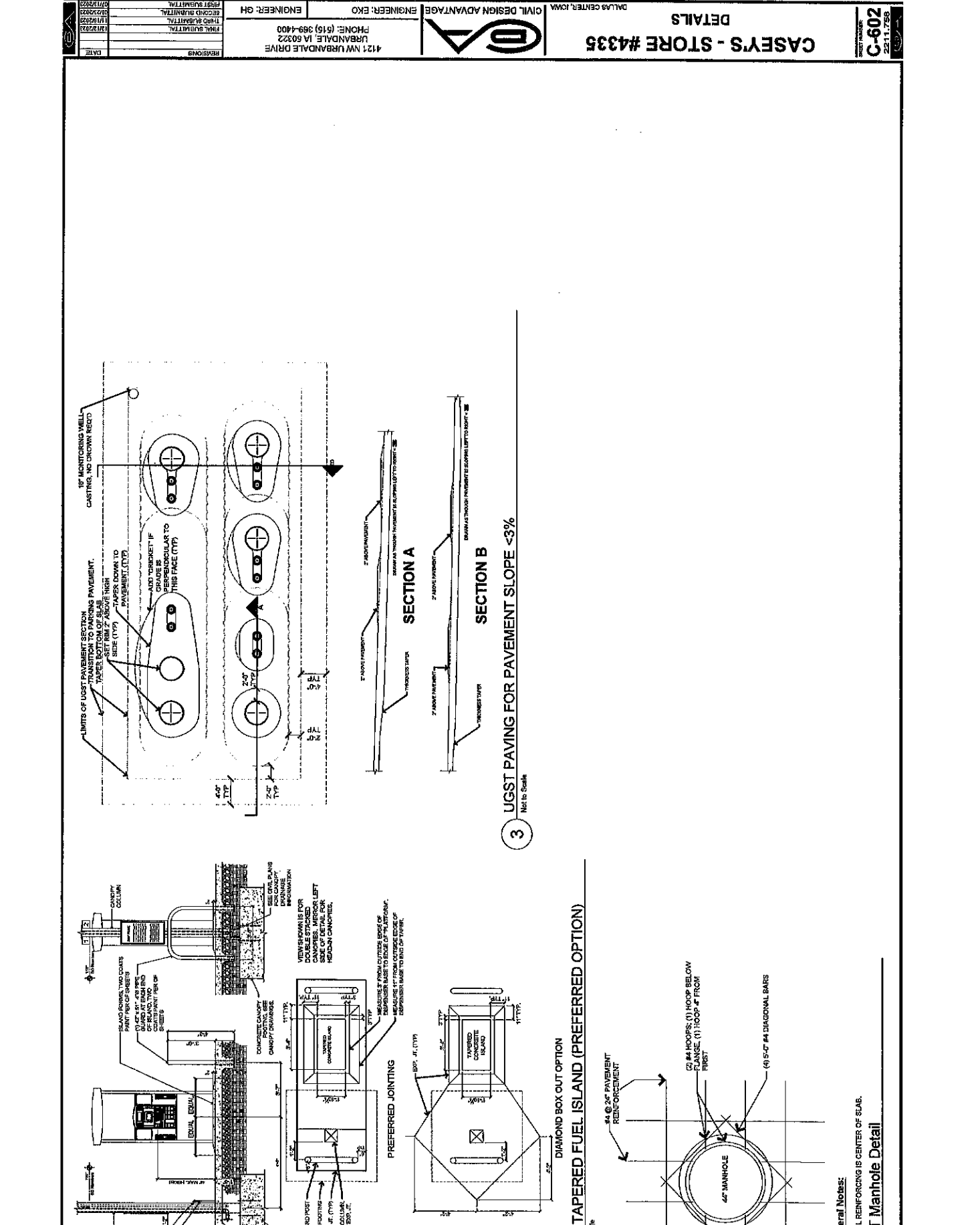
GENERAL NOTES

- All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Structural Concrete" (ACI 308) and "Specifications for Structural Concrete for Buildings" (ACI 301).
- Concrete shall use type I cement. Concrete mix designs shall meet the following requirements:

WATER	MAXIMUM	MINIMUM
28 DAY / 76	28 DAY / 76	28 DAY / 76
W/C RATIO	0.42	0.42
SUMP ENTRAIN	4.2%	5% ± 1%
- Contractor shall provide adequate drainage for all areas. Retention walls shall be constructed with a minimum of 10% slope. Retention walls shall be constructed with a minimum of 10% slope. Retention walls shall be constructed with a minimum of 10% slope.
- Contractor shall provide adequate drainage for all areas. Retention walls shall be constructed with a minimum of 10% slope. Retention walls shall be constructed with a minimum of 10% slope. Retention walls shall be constructed with a minimum of 10% slope.
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- Contractor shall provide adequate drainage for all areas. Retention walls shall be constructed with a minimum of 10% slope. Retention walls shall be constructed with a minimum of 10% slope. Retention walls shall be constructed with a minimum of 10% slope.

Sub-Base And Aggregate:

- Sub-base shall be compacted to 98% Standard Proctor.
- Aggregate shall be compacted to 98% Standard Proctor.
- Aggregate shall be compacted to 98% Standard Proctor.
- Aggregate shall be compacted to 98% Standard Proctor.
- Aggregate shall be compacted to 98% Standard Proctor.
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- Aggregate shall be compacted to 98% Standard Proctor.
- Aggregate shall be compacted to 98% Standard Proctor.



1 GAS TAPERED FUEL ISLAND (PREFERRED OPTION)
 Not to Scale

2 UGST Manhole Detail
 1/2" = 1'-0"
 General Notes:
 1 ALL REINFORCING IS CENTER OF SLAB.

3 UGST PAVING FOR PAVEMENT SLOPE <3%
 Not to Scale

DATE	
REVISIONS	
FINAL SUBMITTAL	12/17/2023
1 ST RECORD SUBMITTAL	11/17/2023
RECORD SUBMITTAL	04/22/2023
1 ST SUBMITTAL	07/12/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 399-4400
ENGINEER: EKO
ENGINEER: GH

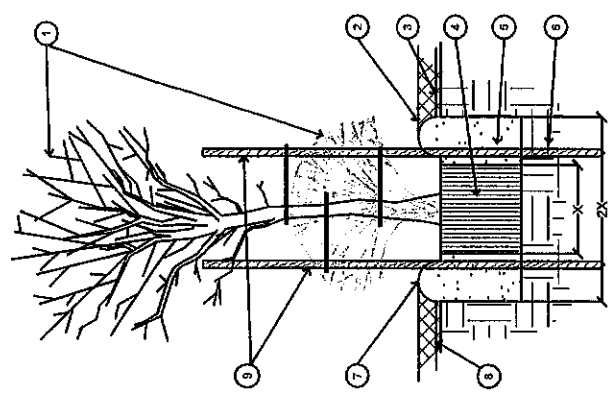


DALLAS CENTER, IOWA
CIVIL DESIGN ADVANTAGE

CASEY'S - STORE #4335

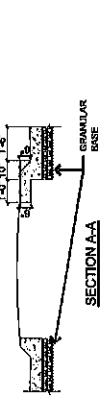
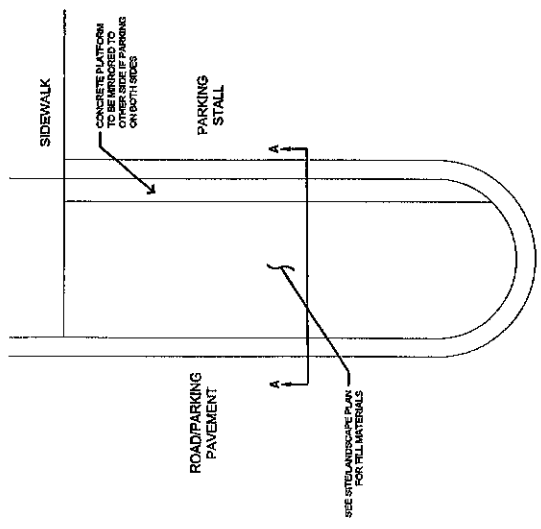
DETAILS

PROJECT NUMBER
C-603
2211.758

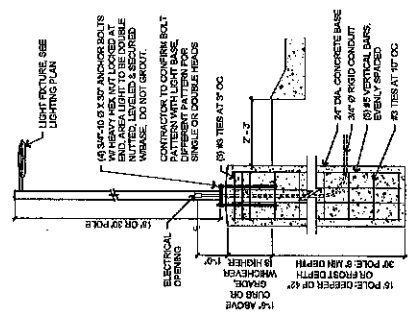


- 1 TREESHADE, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 GROUND COVER, 3" DEPTH OF 3/4" WASHED STONE OR WASHED BRICK CHIPS, AS INDICATED IN LANDSCAPING PLAN.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 ROCKSILL, AMEND AND FERTILIZE AS RECOMMENDED BY LOCAL SUPPLIER.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASK.
- 8 HEAVY NEED FABRIC UNDER GROUND COVER.
- 9 FOR TREES, 2 STAKES/UNDERPOSTS MIN; 3 REQ. ON SLOPES WITH TIES.

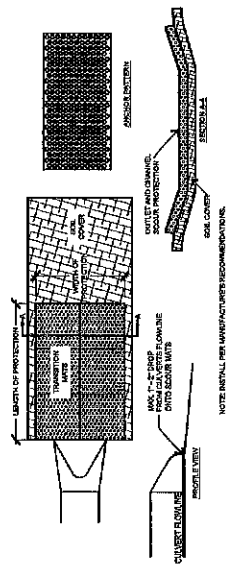
7 PLANT/TREE INSTALLATION
NOT TO SCALE



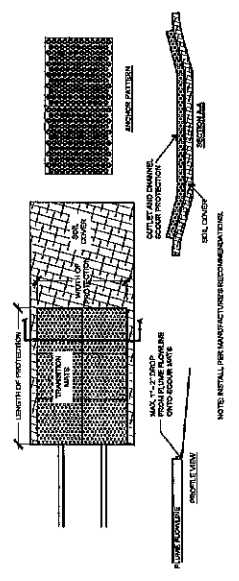
5 PARKING LANDSCAPE ISLAND DETAIL
3/8\"/>



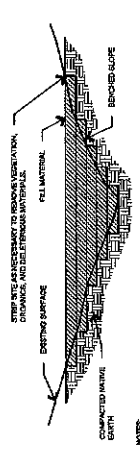
6 AREA LIGHTING
1/2\"/>



1 SCOUR STOP EROSION CONTROL (APRON)
NOT TO SCALE

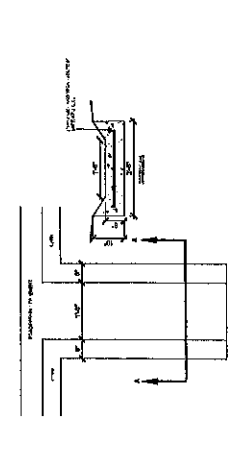


2 SCOUR STOP EROSION CONTROL (FLUME)
NOT TO SCALE



- NOTES:
1. REFER TO VERTICAL CURB SLOPE OF FILL LIMITS AS APPLICABLE TO ALL PERMITTED.
 2. VERIFY CHANNEL AND FILL WITHIN PERMITTED LIMITS OF SLOPE. MATERIAL, INVERT, FILL MATERIAL, AND FILL WITHIN PERMITTED LIMITS OF SLOPE.
 3. MATERIAL, INVERT, AND FILL WITHIN PERMITTED LIMITS OF SLOPE.
 4. MATERIAL, INVERT, AND FILL WITHIN PERMITTED LIMITS OF SLOPE.

3 TYPICAL FILL SECTION
NOT TO SCALE



4 CURB CUT FLUME DETAIL
NOT TO SCALE

DATE	REVISIONS
11/17/2023	FINAL SUBMITTAL
09/12/2023	SECOND SUBMITTAL
07/12/2023	FINAL SUBMITTAL
07/12/2023	ENGINEER: GH

4121 NW URBANALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: BKO
CIVIL DESIGN ADVANTAGE
DALLAS CENTER, IOWA

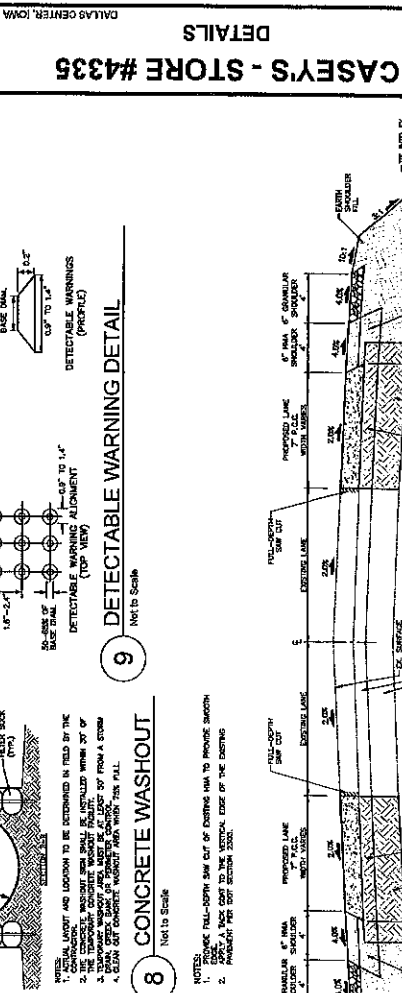
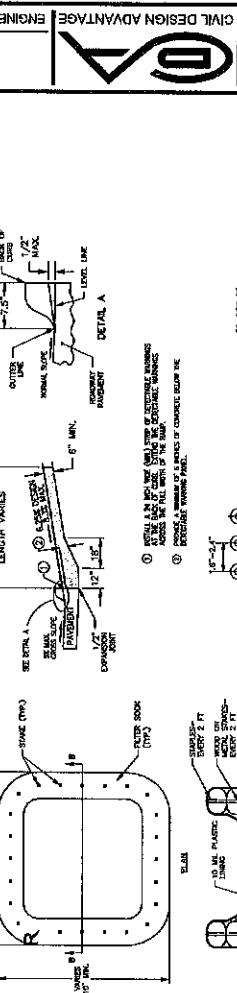
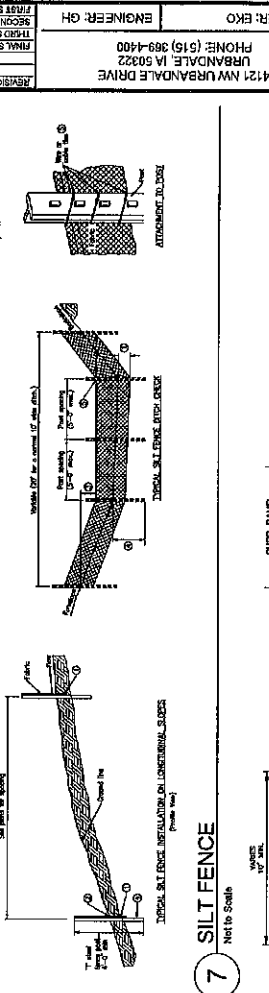
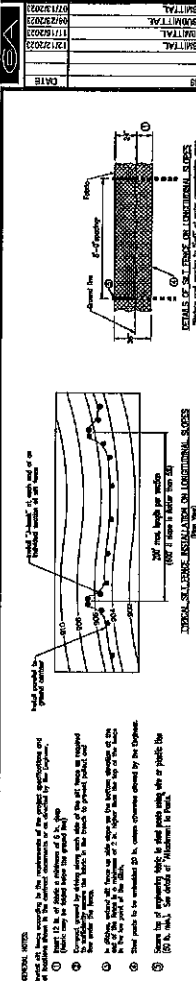
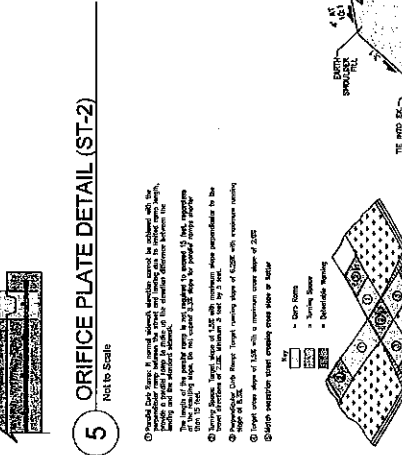
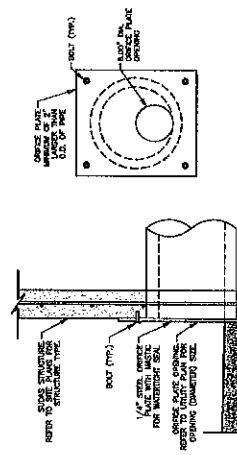
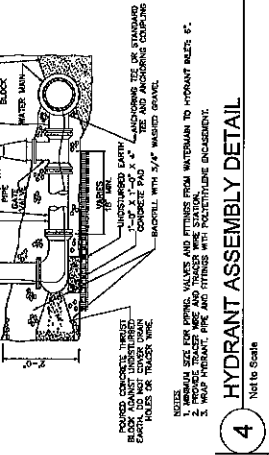
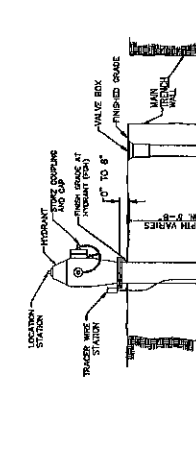
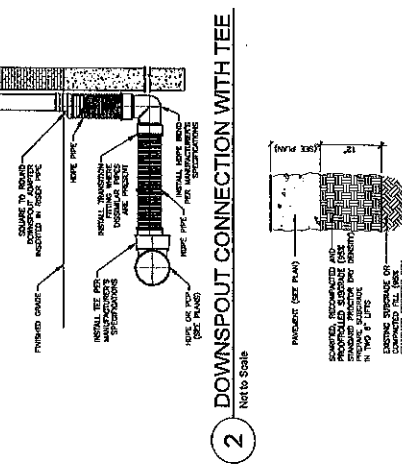
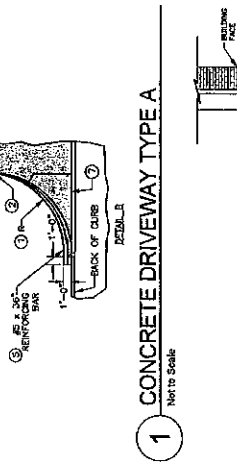
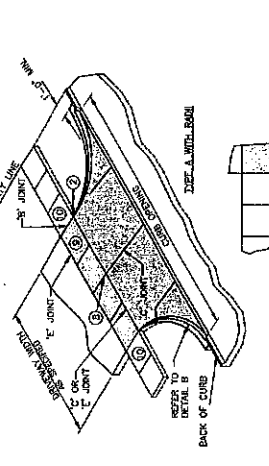


CASEY'S - STORE #4335

DETAILS

SECTION NUMBER
C-604
22.11.23

1. PROVIDE T.E. JOINT AT BACK OF CURB STRIPS
2. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
3. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
4. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
5. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
6. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
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18. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
19. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS
20. PROVIDE T.E. JOINT AT END OF PAVEMENT STRIPS



NOTES:
1. REFER TO THE GENERAL NOTES FOR THE DETAIL.
2. REFER TO THE GENERAL NOTES FOR THE DETAIL.
3. REFER TO THE GENERAL NOTES FOR THE DETAIL.
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18. REFER TO THE GENERAL NOTES FOR THE DETAIL.
19. REFER TO THE GENERAL NOTES FOR THE DETAIL.
20. REFER TO THE GENERAL NOTES FOR THE DETAIL.

DATE	
REVISIONS	
1/18/2023	FINAL SUBMITTAL
1/18/2023	THIRD SUBMITTAL
1/18/2023	SECOND SUBMITTAL
1/18/2023	FINAL SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 399-4400
 ENGINEER: GH



DALLAS CENTER, IOWA
 CIVIL DESIGN ADVANTAGE

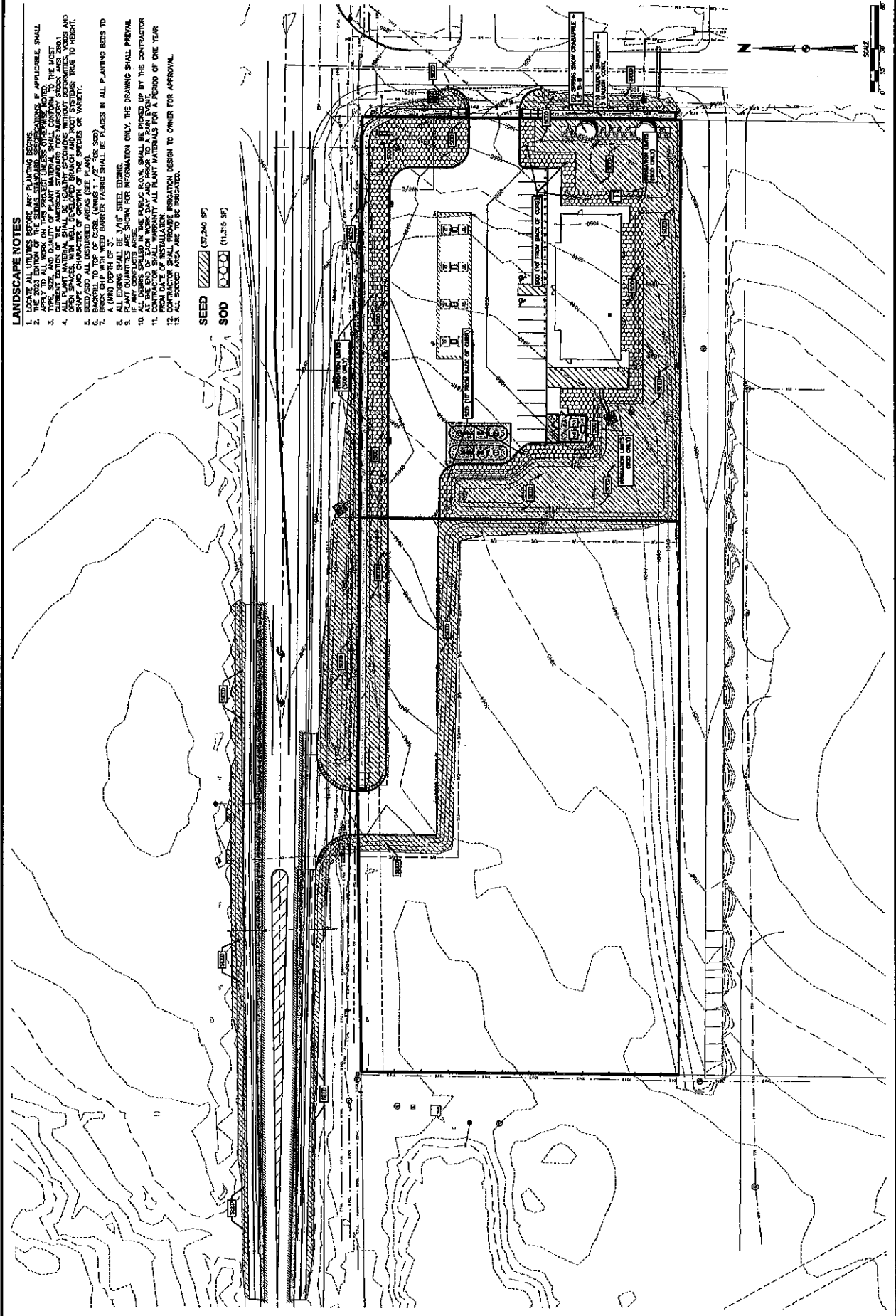
CASEY'S - STORE #4335

LANDSCAPE PLAN

PROJECT NUMBER: **C-701**
 2/21/2023

- LANDSCAPE NOTES**
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 2. APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE IOWA PLANTING STANDARDS.
 4. ALL PLANT MATERIAL SHALL BE INSTALLED WITHOUT DISTURBING EXISTING UTILITIES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE IOWA PLANTING STANDARDS.
 5. SEED/SOD ALL DISTURBED AREAS (SEE PLAN).
 6. BROCK CHIP WITH WEED BARRIER FABRIC SHALL BE PLACED IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
 7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE DRAWING SHALL PREVIEW.
 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE DRAWING SHALL PREVIEW.
 9. IF ANY CONFLICTS ARISE, PLEASE CALL US.
 10. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 11. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR.
 12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
 13. ALL SEEDING AREAS ARE TO BE RESEED.

SEED (07,240 SF)
SOD (13,316 SF)



RESOLUTION NO. 2024-35

A RESOLUTION APPROVING THE FURTHER REVISED SITE PLAN FOR THE PROPOSED CASEY'S STORE #4335 AT THE SOUTHWEST CORNER OF SUGAR GROVE AVENUE AND FAIR VIEW DRIVE

WHEREAS, Casey's Services Company of Ankeny, Iowa, has submitted on behalf of the owner, 44 Investments, LLC of Urbandale, Iowa, a further revised Site Plan pursuant to Chapter 158 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, for the construction of a new Casey's Store #4335 at the southwest corner of Sugar Grove Avenue and Fair View Drive in Dallas Center, Iowa, which revised plans were reviewed by the Planning and Zoning Commission on March 26, 2024; and

WHEREAS, the original Site Plan (which showed an entrance off Highway 44) was approved by Resolution No. 2023-53 on August 24, 2023; a revised Site Plan was approved by Resolution No. 2024-15 on February 13, 2024, (which removed the access entrance to the property from Highway 44, leaving the entrance only off Fair View Drive); and the further revised Site Plan now under consideration reestablishes the additional entrance off Highway 44); and

WHEREAS, the City Engineer advised the Planning and Zoning Commission that the further revised Site Plan is identical to the original Site Plan approved by the Council by Resolution No. 2023-53, and the Commission recommended approval of the further revised Site Plan; and

WHEREAS, the Council has reviewed the recommendations of the Planning and Zoning Commission, and adopts the recommendations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Council accepts the recommendations of the Planning and Zoning Commission; and the further revised Site Plan submitted by the applicant is approved, subject to the requirements for the approval of the original Site Plan as set out in Resolution No. 2023-53.

IT IS FURTHER RESOLVED that notification is hereby given to the applicant that Section 158.13 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, provides that the approval of this further revised Site Plan shall expire and terminate 365 days after Council approval unless a building permit has been issued for the construction provided for in the Site Plan. The Council may, upon written request of the applicant, extend the time for the issuance of the required building permit for 60 additional days. In the event the building permit for construction provided for in a Site Plan expires or is cancelled, then the Site Plan approval shall thereupon terminate.

IT IS FURTHER RESOLVED that further notification is hereby given to the applicant that Section 158.11 of the Code of Ordinances of the City of Dallas Center, Iowa, as amended provides that when there is any change in the location, size, design, conformity or character of the buildings and other improvements, an amendment to the Site Plan must be submitted to the City and reviewed by the Planning and Zoning Commission and approved by the City Council in the same manner as an original Site Plan.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

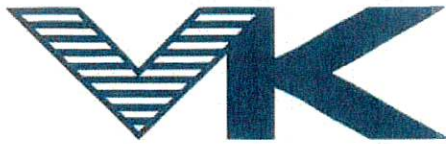
be doubled but the payment of such double fee shall not relieve any person from complying with other provisions of this section or from penalties prescribed herein.

166.12 VARIANCES. Since the strict application of the requirements of this chapter may work an undue hardship on certain applicants, variances from the strict application of the provisions of this chapter, except with respect to necessary approval by the Planning and Zoning Commission, may be granted by the Council. Each application for a variance under this section shall be in writing and shall state the reasons for the request for a variance. The application shall be signed by the applicant and the sign company, if any, responsible for the sign for which the variance is being sought. The application shall be accompanied by a filing fee in the amount of \$50.00. Each application for a variance of the provisions of this chapter shall first be reviewed by the Planning and Zoning Commission, which shall review the application and make a written recommendation to the Council regarding disposition of the application. Within 35 days of the receipt of the recommendation from the Planning and Zoning Commission, the Council shall consider the application for the variance. The Council may grant the variance, grant the variance with conditions, or deny the application.

166.13 NOTICE OF CHANGE. Whenever there is a change in the sign user, owner, or owner of the property on which the sign is located, the new sign user, owner or new property owner shall forthwith notify the Administrator of the change. No new sign permit is required, unless the sign is altered or relocated.

166.14 INSPECTION. The person erecting, altering or relocating a sign shall notify the Administrator upon completion of the work for which permits are required.

1. Inspections. All free-standing signs shall be subject to a footing inspection, prior to erection, and all signs to a final electrical inspection by the Administrator.
2. Maintenance. Every sign in the City, including but not limited to those signs for which permits or for which no permits or permit fees are required, shall be maintained in good structural condition at all times. All signs, including those exempted, shall be kept neatly painted, including all metal parts and supports by which these conditions are deteriorating. An inspection can be applied in two alternative methods:
 - A. The Administrator can request that a licensed sign company duly certify and file with the City that the sign meets as nearly as possible all of the structural, electrical and material specifications set out in this code or the laws or regulations of the City; or
 - B. Alternatively, the City shall send out an inspector, and the inspector shall verify that the sign is in a safe condition with respect to its physical characteristics.
3. Signs Declared Unlawful. The Administrator may declare any sign unlawful if it endangers public safety by reasons of inadequate maintenance, dilapidation or abandonment. Any such declaration shall state the reasons of the Administrator for stating that the sign constitutes a safety hazard to the general public. Any sign owned, kept, displayed or maintained by any person within the City, the ownership keeping a display which is unlawful pursuant to the provisions of this chapter is hereby declared to be in violation of this chapter. The Administrator may declare any such sign to be unlawful, and such declaration shall state in writing the reason or reasons why such sign and the keeping, owning, maintenance, construction, and display or operation thereof, is unlawful under the terms of this chapter, such declaration shall be sent to the owner



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

March 11, 2024

Cindy Riesselman
City Administrator
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
CASEY'S STORE #4335
SITE PLAN
SIGNAGE PACKET

Enclosed is a copy of the Sign Packet submitted by Casey's for its new store at the southwest corner of Sugar Grove Avenue and Fair View Drive. Casey's submitted the sign information for review by the City before submitting a formal sign permit application. The purpose of the submittal was to determine if any of the sign components are not in compliance with the applicable provisions of the sign ordinance.

The sign regulations are set forth in Chapter 166. The City Administrator is authorized to issue the sign permit for signage in compliance with Chapter 166. Under Section 166.12 variances from the sign permit requirements are to be reviewed by the Planning & Zoning Commission followed by action by the City Council. Section 166.16 includes an appeal procedure to the Board of Adjustment for denial of sign permits.

The applicable section of Chapter 166 would appear to set forth in 166.04 4. for highway, commercial and industrial zoning districts. Based on review of the sign submittal the following comments are offered:

1. Under 4.b. one permanent identification sign is permitted. The writer assumes the pole sign is intended as the permanent identification sign. The maximum area of a permanent identification sign is 36 square feet. The submittal indicates the area of the pole sign is 81.09 square feet, or more than the allowed area.

2. 4.e. indicates one wall sign is allowed for each street frontage. The maximum area of all wall signs in square feet is two times the linear frontage of the principal building. The building is 100.83 feet meaning the maximum area of the wall signs would be 201.66 feet. The total area of the Casey's signs is listed as 70.41 square feet. It appears the area of the Casey's wall sign is satisfactory. However, there are two advertising signs shown to be on the front of the building. Although the area of all three signs would appear to be allowable the more than one sign on the front of the building would not appear to be in compliance with the ordinance.
3. The sign submittal indicates there is a Casey's sign on three of the four sides of the canopy. The City's ordinance does not appear to contemplate canopy related signs.
4. The sign package appears to indicate there will be a number of small advertising signs located on the columns of the canopy. The City's sign ordinance does not appear to contemplate this type of sign.

In summary, it appears there are several aspects of the sign package that are not in compliance with the ordinance. It would appear the Casey's sign submittal should be submitted to the Planning & Zoning Commission for review and consideration. The writer would suggest the review be completed at this stage in the process rather than waiting for a formal sign permit application.

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

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:paj

212

Enclosure

Cc: Ralph Brown
Shellie Schaben



Casey's

**SIGN
PACKET**

JACOB CLARK

jacob.clark@caseys.com

Dallas Center, IA #4335

New Store

12-13-23

Building & Wall Signs (U4 Flat Roof)

Sign #	Sign	Type	Location	Illumination	Dimensions			Area Ft ²
					Height	Width	Bottom	
1	"Casey's"	Surface	Building Front	Internal	6'-0"	15' 4-1/4"	12' 7"	37.85
2	DO NOT INSTALL					3		
					2'			
Total								70.41

Canopy

Sign #	Sign	Type	Location	Illumination	Dimensions			Area Ft ²
					Height	Width	Bottom	
5	"Casey's"	Surface	Canopy Front	Internal	2' 5"	6' 2-3/16"	17' 3"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	6.14
							7'	
							7'	
Total								86.9

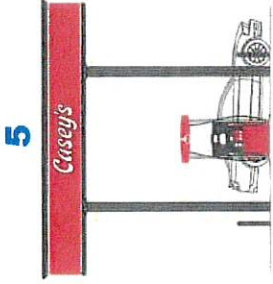
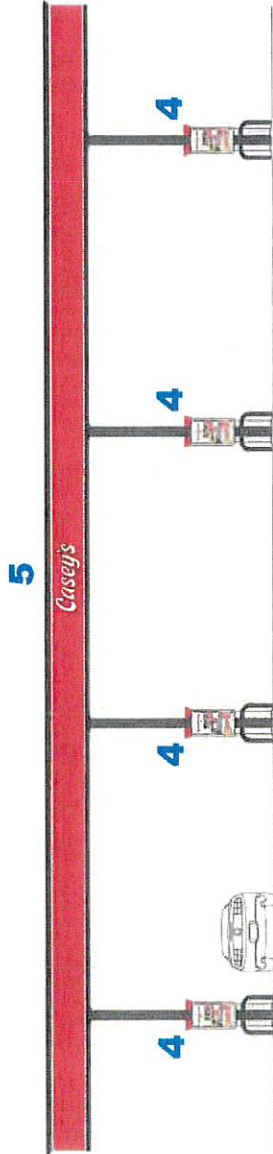
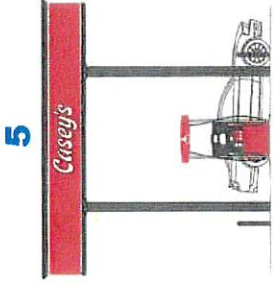
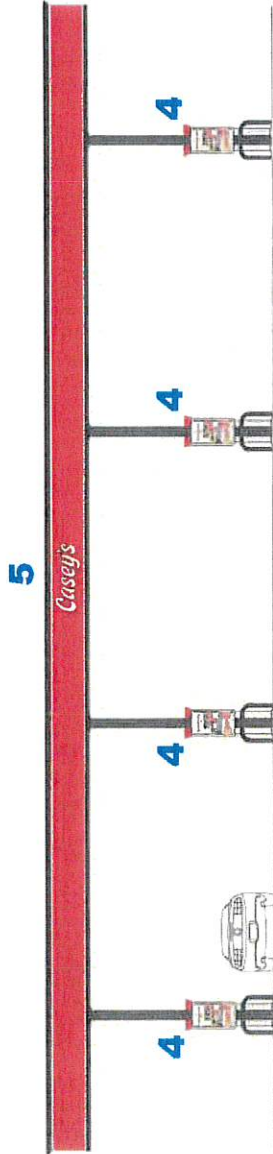
Pylon Sign (2 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions			Area Ft ²
					Height	Width	Bottom	
6	Weathervane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	47.66
	Price Sign	Freestanding	Street	Internal	3' 0"	8' 6"	12' 6"	25.5
	Product Tag	Freestanding	Street	N/A	1' 3"	4' 0"	10' 6"	5
Total								81.09

SIGNS 1, 3, 4



SIGNS 4, 5



GAS CANOPY
4 IN A ROW HEAD-IN

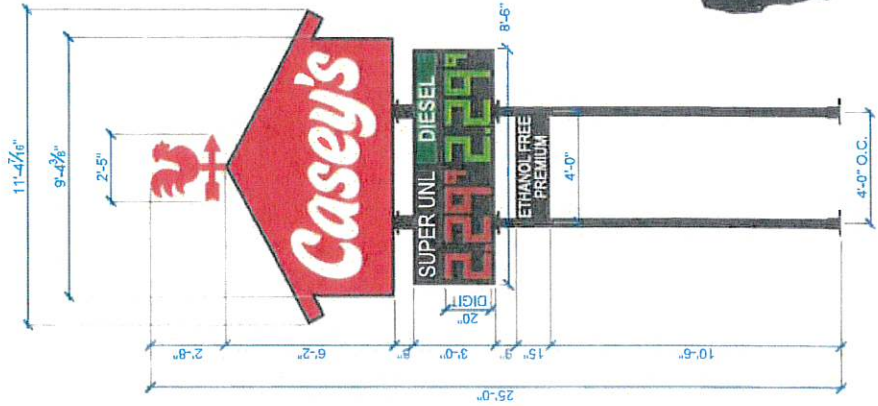
DRAWN BY:
J. CLARK

DATE:
02-08-21

Pylon Sign (2 Product)

SIGN 6

Sign #	Sign	Type	Location	Illumination	Dimensions			Top	Area Ft ²
					Height	Width	Bottom		
6	Weathervane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	25' 0"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	22' 4"	47.66
	Price Sign	Freestanding	Street	Internal	3' 0"	8' 6"	12' 6"	15' 6"	25.5
	Product Tag	Freestanding	Street	N/A	1' 3"	4' 0"	10' 6"	11' 9"	5
Total								81.09	



- PRICER NOTES:**
- 20" RED AND GREEN LED
 - DIESEL ON THE RIGHT, BOTH SIDES
 - STATIC PRODUCT LABELS, SECOND SURFACE
 - AUTOMATICALLY ADJUSTS BRIGHTNESS FOR DAYTIME AND NIGHTTIME OPERATIONS



PYLON PRICE SIGN

2 PRODUCT

DRAWN BY:
J. CLARK

DATE:
10-03-23

RESOLUTION NO. 2024-36

A RESOLUTION GRANTING VARIANCES TO THE SIGN REGULATIONS FOR CERTAIN SIGNAGE AT THE PROPOSED CASEY'S STORE #4335 AT THE SOUTHWEST CORNER OF SUGAR GROVE AVENUE AND FAIR VIEW DRIVE

WHEREAS, Casey's Services Company of Ankeny, Iowa, has submitted on behalf of the owner, 44 Investments, LLC of Urbandale, Iowa, a request for variances to the Sign Regulations contained in Chapter 166 of the Code of Ordinances for certain signage at the new Casey's Store #4335 at the southwest corner of Sugar Grove Avenue and Fair View Drive in Dallas Center, Iowa, which requests for variances were reviewed and approved by the Planning and Zoning Commission on March 26, 2024; and

WHEREAS, Section 166.12 of the Code of Ordinances provides that since the strict application of the requirements of this chapter may work an undue hardship on certain applicants, variances from the strict application of the provisions of this chapter, except with respect to necessary approval by the Planning and Zoning Commission, may be granted by the Council; and

WHEREAS, the new Casey's Store is located in the Highway/Auto-Oriented Zoning District, and Section 166.04(4) of the Code of Ordinances sets out the signs that are permitted in that Zoning District; and

WHEREAS, the Commission identified the following variances that it recommends be approved by the Council:

1. Under Code Section 166.04(4)(B) one permanent identification sign is permitted with the maximum area of 36 square feet. The pole sign should be considered the permanent identification sign, and a variance should be granted permitting it to have an area of 81.09 square feet.

2. Under Code Section 166.04(4) one wall sign is allowed for each street frontage and the maximum area of all wall signs is two times the linear frontage of the principal building, meaning the maximum area of the wall signs would be 201.65 square feet. A variance should be granted permitting Casey's have two wall signs with a combined area of only 70.41 square feet.

3. Casey's proposes to have a Casey's sign on three of the four sides of the canopy, but the Sign Regulations do not contemplate canopy related signs. A variance should be granted to allow a Casey's sign on three of the four sides of the canopy.

4. Casey's proposes to have a number of small advertising signs located on the columns of the canopy, but the Sign Regulations do not contemplate this type of sign. A variances should be granted to allow a number of small advertising signs located on the columns of the canopy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Council accepts the recommendations of the Planning and Zoning Commission; and the variances described in the foregoing Whereas clause are granted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

ORDINANCE NO. 603

AN ORDINANCE AMENDING SECTION 170.06(16) OF THE
CODE OF ORDINANCES OF THE CITY OF DALLAS
CENTER, IOWA, AS AMENDED, (SUBDIVISION
REGULATIONS) TO MODIFY THE REQUIRED
WIDTHS OF CERTAIN SUBSIDIARY STREETS

WHEREAS, the City Council of the City of Dallas Center conducted a public hearing at 7 p.m. on May 14, 2024, on a proposed amendment to Section 170.06(16) of the Code of Ordinances of the City of Dallas Center, Iowa, as amended, by modifying the required widths of certain subsidiary streets.

BE IT ENACTED by the City Council of the City of Dallas Center, Iowa, that:

SECTION 1. Section 170.06(16) of the Code of Ordinances of the City of Dallas Center, as amended, is amended to read as follows:

16. Street Widths. All streets shall have a right-of-way width of 60 feet and a pavement width of 31 feet. However, in residential districts, the Council may approve, after recommendation by the Commission, streets having a minimum pavement width of 26 feet, and minimum right-of-way of 55 feet when a street is a cul-de-sac with no other intersection or exit, or when a street is a continuation of an existing street and matches the existing pavement and right-of-way width, or when a wider width is incompatible with the physical constraints of the subdivision, or when a street is a subsidiary street connected only to other primary streets that meet the full width requirement and the Commission in consultation with the City Engineer determines that the narrower width may be beneficial for reducing potential traffic speed.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. Severability Clause. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the

validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. Effective. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed by the City Council on the 14th day of May, 2024, and approved the 14th day of May, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

ORDINANCE NO. 601

AN ORDINANCE PROVIDING FOR THE VACATION OF AN ALLEY LYING BETWEEN LOT 13 AND LOT 14 IN BLOCK 43 IN THE TOWN OF DALLAS CENTER, IOWA, NOW BELONGING TO THE CITY OF DALLAS CENTER, DALLAS COUNTY, IOWA

BE IT ENACTED BY THE COUNCIL of the City of Dallas Center, Iowa, that:

SECTION 1. Purpose. The purpose of this Ordinance is to vacate the following described alley to thereby relieve the City of the responsibility of its maintenance and supervision, to-wit:

That certain 16-foot wide alley lying between Lot 13 and Lot 14 in Block 43 in the Town of Dallas Center, Dallas County, Iowa.

SECTION 2. Facts Found. The Council of the City of Dallas Center, Iowa, hereby makes the following findings:

1. The described alley is not needed for the use of the City and its public, and, therefore, its maintenance at City expense is no longer justified.
2. The described alley will not be needed or required in the future for any City use or interests for which the same was dedicated, except as may be provided herein.
3. The vacation will not deny owners of property abutting any portion of the alley reasonable access to their property.
4. The vacation of the alley is subject to the City's retention of an easement within the vacated alley for the existing sanitary sewer that runs north and south in the alley; and is further subject to an agreement between the City and the owner of the aforescribed Lots 13 and 14 in Block 43 in the Town of Dallas Center that said owner will install at his sole expense a new plastic sewer pipe inside a casing and that said owner, and his successors in interest, will

be responsible for any future maintenance costs, other than normal sewer line maintenance, that result from the sewer being located under a building with the sewer being inaccessible for normal repair procedures.

5. The matter of the vacation of the described alley has previously been referred by the Council to the Planning and Zoning Commission for its study and within thirty days of the date the proposed vacation was referred to it, said Commission has met and submitted its written report recommending said vacation.
6. Notice of hearing regarding the proposal to vacate the above-described real estate was published pursuant to Section 137.03 of the Code of Ordinances of the City of Dallas Center, Iowa, in the Dallas County News, a newspaper of general circulation in the City of Dallas Center, on the 28th day of March, 2024 the date of publication being not less than four (4) nor more than twenty (20) days before the date of the hearing concerning vacation of this real estate.
6. It is in the public interest that the above-described real estate be vacated by the City of Dallas Center, Dallas County, Iowa.

SECTION 3. Vacation. The parcel of real estate described as:

That certain 16-foot wide alley lying between Lot 13 and Lot 14 in Block 43 in the Town of Dallas Center, Dallas County, Iowa.

is hereby declared vacated, subject, however, to the City's retention of an easement within the vacated alley for the existing sanitary sewer that runs north and south in the alley; and further subject to an agreement between the City and the owner of the aforescribed Lots 13 and 14 in Block 43 in the Town of Dallas Center that said owner will install at his sole expense a new plastic sewer pipe inside a casing and that said owner, and his successors in interest, will be responsible for any future maintenance costs, other than normal sewer line maintenance, that result from the sewer being located under a building with the sewer being inaccessible for normal repair procedures.

SECTION 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. When Effective. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the City Council on the 9th day of April, 2024, and approved the 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

BROWN, FAGEN & ROUSE
ATTORNEYS AT LAW

GUY H. HALL (1882-1964)
JOHN C. McDONALD (1924-2005)

RALPH R. BROWN*
CHARLES H. FAGEN**
BENJAMIN L. ROUSE

* Also licensed in District of Columbia
** Also licensed in Minnesota

502 - 15TH STREET
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DALLAS CENTER, IOWA 50063-0250

TELEPHONE: (515) 992-3728
FAX: (515) 992-3971

INTERNET:
www.dallascenterlawyers.com

Grimes Office at:
306 East First Street

TELEPHONE: (515) 986-9888
FAX: (515) 986-9876
REPLY TO DALLAS CENTER OFFICE

The writer's e-mail address:
ralph@dallascenterlawyers.com

MEMO TO: Mayor and Council
FROM: Ralph R. Brown
DATE: April 4, 2024
SUBJECT: Possible value of a vacated alley

In September of 2014 the City vacated a portion of 12th Street and sold it to Heartland Co-op. The vacated portion of the Street contained 2,771 square feet.

The Council considered Dallas County's assessed value of the land on the Co-op's property, which was \$0.44995 a square foot, or \$1,246.81. The Council also considered a value of \$20,000 and acre, or \$1,272. The Council settled on a value of \$1,272.

Jordan Krueger owns Lot 13 on the east side of the alley and Lots 14 and 15 on the west side of the alley that has been proposed to be vacated. As of January 1, 2024, Dallas County has placed an assessed value on the land (not including the buildings) of \$4 a square foot on the lots owned by Mr. Krueger.

The alley that has been proposed to be vacated is 132 feet by 16 feet, or 2114 square feet. At \$4 a square foot, the value of the land in the alley would be \$8,448.

RESOLUTION 2024-37

**RESOLUTION APPROVING AGREEMENT CONCERNING
THE SANITARY SEWER LINE LOCATED IN THE ALLEY
BETWEEN LOT 13 AND LOT 14 IN BLOCK 43
IN THE TOWN OF DALLAS CENTER**

WHEREAS, on February 13, 2024, Jordan M. Krueger ("Krueger") appeared before the City Council and requested that the City vacate and sell to him the alley (the "Alley") located between Lot 13 and Lot 14 in Block 43 in the Town of Dallas Center; and

WHEREAS, Krueger understands a sanitary sewer line is located within the Alley and that if the Alley is vacated and sold to him, the Council requires that he enter into an Agreement with the City with respect to his obligations and responsibilities concerning that sanitary sewer line; and

WHEREAS, Krueger has signed an Agreement with the City (a copy of which is attached to this Resolution); and the Council has reviewed the Agreement and has determined that the Agreement should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Agreement between the City and Jordan M. Krueger, attached to this Resolution as Exhibit "A", is hereby approved by the Council and the Mayor and Clerk are authorized to sign the Agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, on this 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

**AGREEMENT CONCERNING THE SANITARY SEWER LINE
LOCATED IN THE ALLEY BETWEEN LOT 13 AND LOT 14
IN BLOCK 43 IN THE TOWN OF DALLAS CENTER**

THIS AGREEMENT is entered into effective as of the 9th day of April, 2024, by and between **JORDAN M. KRUEGER**, (hereafter "Krueger"), and **THE CITY OF DALLAS CENTER, IOWA**, a municipal corporation in Dallas County, Iowa (hereafter "the City"), and collectively the "Parties".

RECITALS:

A. Krueger has requested that the City of Dallas Center vacate that certain 16-foot alley (the "Alley") lying between Lot 13 and Lot 14 in Block 43 in the Town of Dallas Center, Dallas County, Iowa, which lots are owned by Krueger.

B. If vacated, Krueger has requested that the City sell the vacated Alley to him to enable him to add an additional commercial building to his property, which building would partially be located in the Alley.

C. A sanitary sewer is located in the Alley. The City Engineer has advised the City that when it is not possible to relocate a sewer from under a building an option is to modify the sewer to minimize the potential for failure of the sewer line under the building. The City Engineer has outlined steps that can be taken to significantly reduce the potential for any failure of the

sewer line under a building, and Krueger has agreed to undertake those steps at his sole cost and expense in the event the Alley is vacated by the City and sold to him.

NOW, THEREFORE, the Parties hereto, intending to be legally bound, **AGREE** as follows in the event the Alley is vacated by the City and sold to Krueger:

1. Krueger at his sole cost and expense will construct and install a new plastic sewer pipe in the Alley, and the new pipe will be placed inside a casing so that there is no pressure on the sewer pipe.

2. The City will retain an easement for the sewer line that runs in the Alley.

3. Krueger will be responsible at his cost and expense for any future maintenance costs (other than normal maintenance) that result from the sewer being located under a building with that sewer being inaccessible for normal repair procedures

3. All construction work by Krueger will be under the supervision of and inspection by the City's Public Works Director or his designee.

4. This Agreement shall be binding on the Parties, and their successors in interest, and shall be filed of record in the Office of the Dallas County Recorder in the event the Alley is vacated and sold to Krueger.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the date first written above.

CITY OF DALLAS CENTER, IOWA

Jordan M. Krueger

By _____
Daniel Beyer, Mayor

By _____
Shellie Schaben, City Clerk

STATE OF IOWA :
: ss.
COUNTY OF DALLAS :

On this _____ day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Jordan Krueger, to me known to be the person named in and who executed the foregoing instrument.

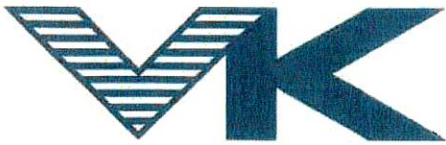
_____, Notary Public
in and for said State

STATE OF IOWA :
: ss.
COUNTY OF DALLAS :

On this 9th day of April, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel Beyer and Shellie Schaben, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dallas Center, Iowa; that the seal affixed to the foregoing Agreement is the corporate seal of the corporation, and that the Agreement was signed and sealed on behalf of the corporation by authority of its City Council, as

contained in Resolution No. 2024-37 adopted on the 9th day of April, 2024, and that Daniel Beyer and Shellie Schaben acknowledged the execution of the Agreement to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Ralph R. Brown, Notary Public
in and for the State of Iowa



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

March 29, 2024

Cindy Riesselman
City Administrator
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
CROSS COUNTRY ESTATES & COUNTRY LIVING ESTATES STREET IMPROVEMENTS
CHANGE ORDER PROPOSAL

After bids for the Cross Country Estates & Country Living Estates Street Improvements project were received, Grimes Asphalt & Paving Corporation inquired whether the City would be open to a change in the method of constructing the crown on the streets. Grimes Asphalt & Paving Corporation generally indicated there would be a cost savings to utilizing granular material to construct the crown and paving the street using a consistent depth of the pavement.

Veenstra & Kimm, Inc. indicated to Grimes Asphalt & Paving Corporation the City of Dallas Center was open to this type of modification. Grimes Asphalt & Paving Corporation has now submitted an alternative proposal that would implement a change in the construction.

The alternative proposed by Grimes Asphalt & Paving Corporation involves scarifying and stabilizing the existing street surface and constructing the crown as part of that process. Grimes Asphalt & Paving Corporation has submitted this concept based on its belief this procedure creates a more uniform subbase under the new asphalt paving and the more uniform subbase would slow the rate of any cracking that would develop in the new asphalt surface.

In completing the design of the project, Veenstra & Kimm, Inc. goal was to maintain as much of the integrity of the existing roadway surface as possible. The proposal by Grimes Asphalt & Paving Corporation would involve the scarification and recompaction of a portion of the existing surfacing. As proposed by Grimes Asphalt & Paving Corporation, the procedure should not result in the loss of integrity of the existing street surfacing that would form a solid foundation for the new asphalt pavement.

Cindy Riesselman

March 29, 2024

Page 2

The procedure proposed by Grimes Asphalt & Paving Corporation is based on the assumption the rock surface of the existing streets is adequate to scarify and recompact. Because scarification and recompaction was not part of the original design, Veenstra & Kimm, Inc. did not complete any core measurements to determine the rock thickness.

Grimes Asphalt & Paving Corporation has agreed to investigate the thickness of the existing street surfacing to determine if it is adequate for the procedure proposed by Grimes Asphalt & Paving Corporation. If the existing street surfacing is thick enough, the procedure proposed by Grimes Asphalt & Paving Corporation appears reasonable. If the investigation determines the street thickness is not adequate the alternative procedure would not be viable and would not be implemented.

The alternative proposed by Grimes Asphalt & Paving Corporation would involve additional work to scarify the existing road. Grimes Asphalt & Paving Corporation is able to propose a cost savings by reducing the estimated quantity of asphalt pavement. The reduction in asphalt more than offsets the additional cost for scarification.

Under the contract the payment for the asphalt is based on the actual tonnage of asphalt. For any project Veenstra & Kimm, Inc. includes a contingency as there is always a risk of a quantity overrun on a asphalt street project. To protect the City against quantity overruns that would negate the value of the alternate construction procedure Grimes Asphalt & Paving Corporation has agreed to payment based on the adjusted plan quantity. Under this procedure Grimes Asphalt & Paving Corporation would be paid based on a set quantity and this would eliminate the risk for the overruns. Converting the payment to plan quantity is necessary to protect the cost savings that would be achieved through the alternate construction procedure.

Enclosed is a copy of proposed Change Order No. 1. Change Order No. 1 incorporates the modified construction procedure proposed by Grimes Asphalt & Paving Corporation and converts the payment for asphalt to a plan quantity basis. The change order reduces the contract price by \$48,784.00.

The change order is being transmitted to the City of Dallas Center for review and possible action at the April 9, 2024 City Council meeting. The writer has requested Grimes Asphalt & Paving Corporation to complete its investigation of the existing street surfacing no later than April 4, 2024. Completing the investigation by that date should allow a determination on the viability of the proposed change in the construction procedure.

If the investigation indicates the procedure can be implemented, the change order can be considered at the April 9, 2024 City Council meeting. If the investigation indicates the existing surfacing is not adequate, the change order should not be considered.

Cindy Riesselman
March 29, 2024
Page 3

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

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read "H. R. Veenstra Jr.", written in a cursive style.

H. R. Veenstra Jr.

HRVJr:crt
212201

Enclosure

Cc: Ralph Brown
Shellie Schaben



March 29, 2024

CHANGE ORDER NO. 1

DALLAS CENTER, IOWA

CROSS COUNTRY ESTATES & COUNTRY LIVING ESTATES STREET IMPROVEMENTS

This change order is to incorporate modifications in the requirements for construction of the Cross Country Estates and Country Living Estates Street Improvements project. The change order incorporates an alternate method of construction. Under the alternate method of construction Grimes Asphalt & Paving Corporation would stabilize all of the existing street surfacing. As part of the stabilization, the work would incorporate the buildup crown. This change order adds to the contract the work to stabilize the existing streets. The change order reduces the quantity of asphalt based on the revised method of construction. The change order converts the asphalt quantity payment to plan quantity. This change eliminates the risk to the City of a quantity overrun.

Change Order No. 1 makes the following modifications to the contract:

5	Stabilizing Materials, Class A, minus 1,172 tons @ \$63 per ton	-\$73,836.00
12	Asphalt Pavement, ST, 4 ½", minus 2,078 tons @ \$94.50 per ton	-\$196,371.00
22	Asphalt Pavement, ST, 8', minus 518 tons @ \$91.50 per ton	-\$47,397.00
	Additional Mobilization and Staking for Stabilization, Lump Sum @ \$59,700	+\$59,700.00
	Full Depth Reclamation, 4 ½", 26,520 SY @ \$7.00 per SY	+\$185,640.00
	Full Depth Reclamation, 8", 5,870 SY @ \$4.00 per SY	+\$23,480.00
	For Item 12 and Item 22 for asphalt pavement convert the payment from tons utilized to plan quantity at no cost change.	\$0.00
	TOTAL	-\$48,784.00

Change Order No. 1 decreases the contract price by \$48,784.00.

GRIMES ASPHALT & PAVING CORPORATION

CITY OF DALLAS CENTER, IOWA

By _____

By _____

Title _____

Title _____

Date _____

Date _____

VEENSTRA & KIMM, INC.

ATTEST:

By _____

By _____

Title Project Engineer

Title _____

Date _____

Date _____

RESOLUTION NO. 2024-32

A RESOLUTION APPROVING A THIRD AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES WITH VEENSTRA & KIMM, INC. FOR DESIGN AND BIDDING SERVICES FOR THE CROSS COUNTRY ESTATES AND COUNTRY LIVING ESTATES STREET IMPROVEMENTS BY ADDING TO THE PROJECT THE DESIGN OF THE IMPROVEMENTS TO 230TH STREET FROM HIGHWAY 169 EAST TO NORTH POINT LANE, WHICH DESIGN WILL BE INCLUDED IN THE PLANS AND SPECIFICATIONS AS AN ALTERNATE BID ITEM

WHEREAS, by the adoption of Resolution No. 2023-46 on August 8, 2023, the Council approved an Agreement with Veenstra & Kimm, Inc. for design and bidding services for the Cross Country Estates and Country Living Estates Street Improvements and by the adoption of Resolution Nos. 2023-70 and 2024-12 approved the First and Second Amendments to the Agreement; and

WHEREAS, the Council has determined it now is appropriate to approve the Third Amendment to the Agreement which is attached to this Resolution as Exhibit A, which Third Amendment adds to the Project the design of the improvements from Highway 169 east to North Point Lane, which design will be included in the design of the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dallas Center, Iowa, that the Third Amendment to Agreement for Professional Services with Veenstra & Kimm, Inc. (which increases the maximum fee by an amount not to exceed \$5,000.00), is approved and the Mayor and Clerk are authorized to sign the Agreement on behalf of the City.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Dallas Center, Iowa, on this 9th day of April, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

March 25, 2024

Cindy Riesselman
City Clerk
City of Dallas Center
1502 Walnut Street
P.O. Box 396
Dallas Center, Iowa 50063

DALLAS CENTER, IOWA
CROSS COUNTRY ESTATES & COUNTRY LIVING ESTATES
STREET IMPROVEMENT
THIRD AMENDMENT TO AGREEMENT

Enclosed is the proposed third Amendment to the Agreement between the City of Dallas Center and Veenstra & Kimm, Inc. for the Cross Country Estates & Country Living Estates Street Improvement project. The third amendment adds to the project the design and preparation of a plan drawing for the improvements to 230th Street from Highway 169 to North Point Lane. The Third Amendment increases the maximum compensation for design services by \$5,000. The amendment to agreement does not change the maximum fee for engineering services during construction of the project.

It appears the City is likely to be able to complete improvements to 230th Street from Highway 169 to North Point Lane. Because this decision will need to be made rather quickly it is proposed the design be completed and ready for inclusion in the project if it is determined there is adequate funding available for the improvements to 230th Street. Given the logistics of the project construction schedule it is not viable to wait to initiate the design until a determination is made on the ability to improve 230th Street. There will be a very limited period of time between the decision on the scope of work and the actual undertaking of the work by Grimes Asphalt and Paving Corporation.

The Third Amendment to Agreement is being transmitted to the City of Dallas Center for review and consideration.

Cindy Riesselman

March 25, 2024

Page 2

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

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read "H. R. Veenstra Jr.", written over a faint, illegible background.

H. R. Veenstra Jr.

HRVJr:rsb

212197

Enclosure

Cc: Ralph Brown, Brown, Fagen, & Rouse

**THIRD AMENDMENT TO AGREEMENT
FOR PROFESSIONAL SERVICES
CROSS COUNTRY ESTATES AND COUNTRY LIVING ESTATES
STREET IMPROVEMENTS
ADDITIONAL DESIGN SERVICES – 230TH STREET EAST
CITY OF DALLAS CENTER, IOWA**

THIS THIRD AMENDMENT TO AGREEMENT, made and entered into this _____ day of _____, 2024, by and between the **CITY OF DALLAS CENTER, IOWA**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa, hereinafter referred to as the **City**, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, with principal offices in West Des Moines, Iowa, hereinafter referred to as the **Engineers**,

WITNESSETH: THAT WHEREAS, the City entered into an Agreement with the Engineers dated August 8, 2023 to provide engineering services for the Cross Country Estates and Country Living Estates Street Improvements, and

WHEREAS, in an Amendment to Agreement dated October 10, 2023, the Agreement dated August 8, 2023 was amended to establish the maximum fee for engineering services during construction, and

WHEREAS, in the Second Amendment to Agreement dated January 9, 2024, the Agreement dated August 8, 2023, as amended, was further amended to add to the scope of project improvements to 230th Street from Highway 169 to the west City limits, and

WHEREAS, on March 6, 2024 the City received bids for the Cross Country Estates and Country Living Estates Street Improvements project, and

WHEREAS, due to favorable bids it appears the City may be able to add to the scope of project improvements to 230th Street from Highway 169 easterly to North Point Lane, and

WHEREAS, the City has determined it appropriate to complete the design and preparation of plan drawings for improvements to 230th Street east of Highway 169 in anticipation of including that work in the final scope of the project, and

WHEREAS, the City desires to amend the Agreement dated August 8, 2023, as amended, to add the design of the improvements to 230th Street east of Highway 169.

NOW, THEREFORE, it is agreed by and between the parties hereto the Agreement dated August 8, 2023, as amended, is further amended by the following additions, deletions and modifications to wit:

1. Following **1A. SCOPE OF PROJECT – 230TH STREET**. add the following:

1B. **SCOPE OF PROJECT – 230TH STREET EAST OF HIGHWAY 169**. The Scope of Project under this Third Amendment to Agreement shall consist of the design of a hot mix asphalt street pavement section and appropriate subgrade and other remedial work for the following street:

a. 230th Street, from Highway 169 to the east to North Point Lane.

2. Under “a” of **14. COMPENSATION** following the second full paragraph added in the Second Amendment to Agreement add the following:

The fee for services under this Third Amendment to Agreement for the design of the 230th Street Improvements East of Highway 169 as set forth in **1B. SCOPE OF PROJECT – 230TH STREET EAST** for the design services as set forth in **2. SCOPE OF SERVICES** through **9. AWARD OF CONTRACT** shall be on the basis of the Engineers standard hourly fees for personnel engaged in the performance of the services, plus reimbursement of direct out of pocket costs, with the maximum not to exceed fee of Five Thousand and 00/100 Dollars (\$5,000.00). With the Third Amendment to Agreement the maximum fee for Design Services shall be increased from \$106,200 to \$111,200.

3. Except as modified herein, the terms and conditions of the Agreement dated August 8, 2023, as amended, shall remain in full force and effect.

The undersigned do hereby covenant and state that this Third Amendment to Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Third Amendment to Agreement, nor have any of the above been implied by or for any party to this Third Amendment to Agreement.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names on the date first written above.

CITY OF DALLAS CENTER, IOWA


ATTEST:

By _____
Mayor

By _____
City Clerk

VEENSTRA & KIMM, INC.

ATTEST:

By 
H. R. Veenstra Jr., Project Manager

By 

RESOLUTION 2024-33

**RESOLUTION APPROVING
CODE ENFORCEMENT SERVICES AGREEMENT**

WHEREAS, the City requires Code Enforcement Services in connection with the enforcement of the City's International Property Maintenance Code, the City's Nuisance Code, and the property maintenance and other relevant provisions of the City's Zoning Code; and

WHEREAS, the Council has determined that the City should engage the services of Iowa Inspections, LLC d/b/a Iowa Code Enforcement for such services; and

WHEREAS, a Code Enforcement Services Agreement, a copy of which is attached to this Resolution as Exhibit "A", incorporating the services to be provided and the compensation to be paid should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, IOWA, that the Code Enforcement Services Agreement, attached to this Resolution as Exhibit "A" and effective May 13, 2024, is hereby approved by the Council and the Mayor and Clerk are authorized to sign the Agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Dallas Center, on this 9th day of May, 2024.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

CODE ENFORCEMENT SERVICES AGREEMENT

THIS AGREEMENT (the “Agreement”) is made on the 9th day of April, 2024, to become effective on May 13, 2024, by and between the **CITY OF DALLAS CENTER, IOWA**, a municipality (the “City”) established pursuant to the Code of Iowa, and **IOWA INSPECTIONS, LLC d/b/a Iowa Code Enforcement (ICE)** (“Iowa Inspections”).

WITNESSETH:

WHEREAS, the City desires to receive Code Enforcement Services for purposes of enforcing the City’s International Property Maintenance Code, the City’s Nuisance Code, and the property maintenance and other relevant provisions of the City’s Zoning Code, and;

WHEREAS, Iowa Inspections has experience in Code Enforcement Services and is willing to provide the services to the City, and;

WHEREAS, the City wishes to engage the services of Iowa Inspections on the terms and conditions set forth herein, and finds that it would be in the public interest to do so.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and **AGREE** as follows:

1. This Agreement shall become effective on May 13, 2024, and shall remain in effect until December 31, 2024, or until terminated by one or both parties pursuant to Section 2. This Agreement will automatically renew for successive one-year periods, unless terminated by one or both parties pursuant to Section 2.
2. Either party may terminate this Agreement by providing written notice of termination on sixty (60) days notice to the other party. Notice of termination shall be sent by ordinary mail, or shall be hand delivered, to the following:

**Iowa Inspections, LLC
11855 200th Lane
Ackworth, IA 50001**

**City Administrator (or City Clerk)
City of Dallas Center
1502 Walnut Street
Dallas Center, IA 50063-0396**

All provisions of this Agreement shall become null and void and of no effect sixty (60) days after the delivery of such written notice of termination.

3. Iowa Inspections will perform those functions assigned to it by the City in accordance with this Agreement and Iowa Inspections agrees to perform the duties with reasonable care and good faith.

4. Iowa Inspections assumes no liability as to the City's activities in enforcing violations of the City's International Property Maintenance Code, the City's Nuisance Code, and the property maintenance and other relevant provisions of the City's Zoning Code, or the abatement of such violations. Iowa Inspections assumes no duty to indemnify Dallas Center's employees, officers, agents or assigns; and no such duties shall be deemed to arise from the performance of this Agreement.
5. Iowa Inspections shall provide the services of Code Compliance Officer to the City for purposes of enforcing the provisions of the City's International Property Maintenance Code, the City's Nuisance Code, and the property maintenance and other relevant provisions of the City's Zoning Code and the services shall commence effective immediately upon the effective date of this Agreement. Hours committed by Iowa Inspections to the City each month shall be mutually agreed upon between Iowa Inspections and the City Administrator of Dallas Center (or, in the absence of the City Administrator, the City Clerk). Generally, Iowa Inspections will assign Code Compliance responsibilities to Max Ryan.
6. For the Code Compliance Services, the City shall pay Iowa Inspections the sum of \$500.00 each month for up to ten hours of services. The Code Enforcement Officer's time will include drive time to and from Dallas Center, time in Dallas Center, and administrative work (including notice preparation, photography, abatement monitoring, coordination with city staff and the city attorney, court time, reporting to the City Council, and telephone and email time). Statements (including a spreadsheet of enforcement steps) will be sent by Iowa Inspections on or prior to the first day of each month and shall be payable by the 15th of the month.
7. In the event in any given month Compliance Services in excess of ten hours is required, Iowa Inspections will receive the prior consent of the City Administrator (or in the Administrator's absence, the City Clerk) to perform and charge for those services at the rate of fifty dollars an hour.
8. During service to the City, Iowa Inspections shall be under the immediate and direct supervision of the City Administrator (or in the Administrator's absence, the City Clerk) of the City of Dallas Center and subject to the general direction of the Dallas Center City Council.
9. The City shall provide such city stationery and envelopes (and postage) as may be required by Iowa Inspections. First and second notices of violation will be mailed by Iowa Inspections to the appropriate property owners. The city attorney will work with Iowa Inspections on the sending a third notice, if required.
10. The City agrees to hold harmless, indemnify, and defend Iowa Inspections against any claims or actions arising out of any activities or duties of Iowa Inspections conducted for the City under this Agreement.
11. If this Agreement is terminated according to the terms described herein, but after Iowa Inspections has performed any work for the City, the City's obligation to

indemnify as provided above shall survive the termination of this Agreement and shall apply to any work performed by Iowa Inspections before termination of this Agreement.

12. The provisions of this Agreement are severable. If any provision is held to be illegal or unenforceable, the remaining portions of the Agreement shall remain in effect.

IN WITNESS WHEREOF, the parties have subscribed their names and signatures thereto to be effective as of the 13th day of May, 2024.

CITY OF DALLAS CENTER, IOWA

**IOWA INSPECTIONS, LLC d/b/a
IOWA CODE ENFORCEMENT (ICE)**

By _____
Daniel Beyer, Mayor

By Jason VanAusdall
Jason Van Ausdall, Member

By _____
Shellie Schaben, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of DALLAS CENTER

Fiscal Year July 1, 2023 - June 30, 2024

The City of DALLAS CENTER will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2024

Meeting Date/Time: 4/9/2024 07:00 PM

Contact: Cindy Riesselman

Phone: (515) 992-3725

Meeting Location: Memorial Hall, 1502 Walnut Street, Dallas Center, IA 50063

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	1,253,778	0	1,253,778
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	1,253,778	0	1,253,778
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	200,000	0	200,000
Other City Taxes	6	557,829	0	557,829
Licenses & Permits	7	65,450	0	65,450
Use of Money & Property	8	58,971	0	58,971
Intergovernmental	9	354,690	0	354,690
Charges for Service	10	1,424,606	0	1,424,606
Special Assessments	11	80,000	0	80,000
Miscellaneous	12	354,650	0	354,650
Other Financing Sources	13	0	1,900,000	1,900,000
Transfers In	14	975,197	70,000	1,045,197
Total Revenues & Other Sources	15	5,325,171	1,970,000	7,295,171
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	358,179	20,400	378,579
Public Works	17	1,101,425	63,000	1,164,425
Health and Social Services	18	8,600	0	8,600
Culture and Recreation	19	564,503	27,500	592,003
Community and Economic Development	20	60,100	0	60,100
General Government	21	368,100	34,300	402,400
Debt Service	22	495,522	2,100	497,622
Capital Projects	23	1,655,000	75,000	1,730,000
Total Government Activities Expenditures	24	4,611,429	222,300	4,833,729
Business Type/Enterprise	25	1,299,856	169,700	1,469,556
Total Gov Activities & Business Expenditures	26	5,911,285	392,000	6,303,285
Transfers Out	27	975,197	70,000	1,045,197
Total Expenditures/Transfers Out	28	6,886,482	462,000	7,348,482
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,561,311	1,508,000	-53,311
Beginning Fund Balance July 1, 2023	30	3,390,337	0	3,390,337
Ending Fund Balance June 30, 2024	31	1,829,026	1,508,000	3,337,026

Explanation of Changes: Revenue=bond proceeds, additional LOST funds
 Expenses=new PW truck, technology expenses, new employee training, FD gear, street cut refunds, soccer nets

Acct #	Revenues	Orig budget amt	Amended amt	New amt	
029-910-4830	Depr PW-transfer in	\$55,985.00	\$52,500.00	\$108,485.00	addtl LOST
112-910-4830	T&A(EB)-transfer in	\$82,620.00	\$10,500.00	\$93,120.00	addtl LOST
200-910-4830	DS-transfer in	\$55,080.00	\$7,000.00	\$62,080.00	addtl LOST
311-210-4820	Cap Impr Cross Sts-bond proc	\$0.00	\$1,900,000.00	\$1,900,000.00	bond proceeds
Total Revenues		\$193,685.00	\$1,970,000.00	\$2,163,685.00	

Acct #	Expenses	Orig budget amt	Amended amt	New amt	
Public Safety					
001-199-6010	Crossing Guard-wages	\$0.00	\$10,000.00	\$10,000.00	change from parks
029-150-6504	Depr-FD minor equip	\$0.00	\$10,400.00	\$10,400.00	gear purchase
Total Public Safety		\$0.00	\$20,400.00	\$20,400.00	

Public Works					
001-210-6230	Streets-education/training	\$0.00	\$3,000.00	\$3,000.00	new employees
021-210-6417	T&A(SC)-refunds	\$1,000.00	\$10,000.00	\$11,000.00	street cut refunds
029-210-6710	Depr-Non rut equip	\$0.00	\$16,000.00	\$16,000.00	new truck
110-210-6710	RUT-depr equip	\$0.00	\$34,000.00	\$34,000.00	new truck
Total Public Works		\$1,000.00	\$63,000.00	\$64,000.00	

Health & Social Services

Total Health & Soc Services	\$0.00	\$0.00	\$0.00
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Culture & Rec

001-430-6010	Parks-wages	\$52,785.00	-\$10,000.00	\$42,785.00	crossing guard
001-430-6320	Parks-ground maint/repair	\$31,000.00	\$25,000.00	\$56,000.00	pocket park, trail repai
001-430-6385	Parks-grant expenses	\$5,000.00	\$5,000.00	\$10,000.00	basketball court
001-440-6230	Swimming Pool-training	\$2,000.00	\$2,000.00	\$4,000.00	new employees
001-440-6419	Swimming Pool-technology	\$0.00	\$2,000.00	\$2,000.00	tables, data
001-440-6507	Swimming Pool-operating exp	\$3,000.00	\$2,000.00	\$5,000.00	passes, supplies
502-440-6505	T&A Youth-expenses	\$0.00	\$1,500.00	\$1,500.00	soccer nets
Total Culture & Rec		\$93,785.00	\$27,500.00	\$121,285.00	

Community & Econ Dev

Total Econ Development	\$0.00	\$0.00	\$0.00
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General Government

001-610-6230	Mayor/Council-training	\$300.00	\$800.00	\$1,100.00	new officials training
001-610-6414	Mayor/Council-publications	\$7,200.00	\$3,500.00	\$10,700.00	publications
001-610-6599	Mayor/Council-misc	\$5,000.00	\$15,000.00	\$20,000.00	recruiting
001-620-6230	Clerk-training	\$5,000.00	\$3,000.00	\$8,000.00	training
001-620-6419	Clerk-Technology Serv	\$16,000.00	\$4,000.00	\$20,000.00	Laserfische
001-699-6490	Misc unallocated reimb	\$5,000.00	\$8,000.00	\$13,000.00	Walnut St accident
Total General Gov		\$38,500.00	\$34,300.00	\$72,800.00	

Debt Service

200-440-6899	DS Bond-registration fee	\$600.00	\$600.00	\$1,200.00	bond fees
200-815-6899	DS Bond-registration fee	\$2,233.00	\$1,500.00	\$3,733.00	bond fees
Total Debt Service		\$2,833.00	\$2,100.00	\$4,933.00	

Capital Projects

311-210-6407	Cap Impr Cross Sts-engineering	\$50,000.00	\$60,000.00	\$110,000.00	project costs
311-210-6411	Cap Impr Cross Sts-legal	\$0.00	\$15,000.00	\$15,000.00	project costs
Total Capital Projects		\$50,000.00	\$75,000.00	\$125,000.00	

Enterprise Fund

600-810-6507	Water-operating supplies	\$4,000.00	\$3,000.00	\$7,000.00	supplies
610-815-6210	Sewer-dues	\$350.00	\$2,000.00	\$2,350.00	NPDES dues
610-815-6780	Sewer-capital outlay project	\$0.00	\$2,700.00	\$2,700.00	Cross sewer
612-815-6407	Sewer CI East San Sewr-Eng	\$0.00	\$122,000.00	\$122,000.00	Lift station
612-815-6411	Sewer CI East San Sewr-Legal	\$0.00	\$15,000.00	\$15,000.00	Lift station
612-815-6780	Sewer CI East San Sewr-Expens	\$0.00	\$25,000.00	\$25,000.00	Lift station
Total Enterprise Fund		\$4,350.00	\$169,700.00	\$174,050.00	

Transfers Out

121-910-6910	LOST-transfer out	\$550,800.00	\$70,000.00	\$620,800.00	Add'l Revenues
Total Transfers Out		\$550,800.00	\$70,000.00	\$620,800.00	

Total expenses

\$741,268.00	\$462,000.00	\$1,203,268.00
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