

**NOTICE OF REGULAR COUNCIL MEETING  
CUMMING CITY COUNCIL**

**February 10, 2020 – 7:00 p.m.**

**Cumming City Hall, 649 N 43<sup>rd</sup> St, Cumming Iowa**

This is a tentative agenda only, which is subject to change. The final City Council agenda will be posted at least 24 hours prior to commencement of the meeting.

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA** as presented and/or amended
- III. **PUBLIC COMMENT**
- IV. **BOARDS AND COMMISSIONS REPORTS**
  - A. Park and Recreation
  - B. Planning and Zoning
- V. **CONSENT ITEMS**
  - A. 1/27/20 Special Council Meeting Minutes
  - B. January 2020 IPERS Wage & Contribution Report
  - C. January 2020 Fund Balance Report
  - D. 1/16/20 & 1/31/20 Calculation & Verification Journals
  - E. 1/16/20 & 1/31/20 Accounts Payable Claims Reports
- VI. **ACTION/DISCUSSION ITEMS**
  - A. **Public Hearing:** Amending the Code of Ordinances, City of Cumming, IA by Amending Chapter 165.07 Adoption of Official Zoning Map
  - B. **First Reading of Ordinance 2020-01** Amending the Code of Ordinances, City of Cumming, IA by Amending Provisions pertaining to Chapter 165.07 Adoption of Official Zoning Map with Motion for Clerk to post.
  - C. **Resolution 2020-15** Approve Great Western Crossing Plat 4 Preliminary Plat of Survey
  - D. **Resolution 2020-20** Approve Parcel 'M' Plat of Survey
  - E. **Resolution 2020-22** Approve Parcel 'P' Plat of Survey
  - F. **Resolution 2020-16** Approving and Authorizing Balance Transfers
  - G. City Employee Pay Range discussion
  - H. **Resolution 2020-19** Resolution Authorizing City Pay Ranges
  - I. **Resolution 2020-21** Resolution Approving City Administrator/City Clerk/Finance Director Amended Job Descriptions
  - J. Home Show Expo Letter of Endorsement discussion
  - K. Water Tower Painting bids discussion
  - L. Radar Speed Sign bids discussion
  - M. Update Computer Hardware/Software bids discussion
  - N. Waste Connections discussion
  - O. Supply Prepayment discussion
  - P. **Resolution 2020-17** Set a Date (March 9, 2020) for a Public Hearing on Amendment of the Current City Budget for the Fiscal Year Ending June 30, 2020.
  - Q. **Resolution 2020-18** Set a Date (March 9, 2020) for a Public Hearing to Approve City Budget for Fiscal Year 2020-2021
- VII. **REPORTS:**
  - A. Mayor
  - B. Council

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C. Attorney

D. Clerk

**VIII. PUBLIC COMMENT**

**IX. UPCOMING REGULAR CITY COUNCIL MEETING:** March 9, 2020, 7:00 p.m. at City Hall

**X. ADJOURN**

**OFFICIAL PUBLICATION  
CITY OF CUMMING  
Special Council Meeting 1/27/2020  
To be Approved at 2/10/20 Meeting**

The Special City Council Meeting of the City of Cumming was held at Cumming City Hall, 649 N. 44<sup>th</sup> St., on Monday, January 27, 2020. The Meeting was called to order at 7:00 P.M. by Mayor Tom Becker. Present at Roll Call: Thomas Cackler, Dino Goode, Brent Highfill and Charlie Ochanpaugh. Absent at Roll Call: Kathie Hungerford. Motion made by Highfill, seconded by Cackler to approve the agenda. Approved 4-0.

**Consent Items:**

Motion made by Goode, seconded by Cackler to approve the Consent items: 1/13/20 Meeting Minutes, Mechanical Liens – Diligent and Reimbursement to A. Ritchie for Supplies. Approved 4-0.

**Presentation:** was made on the Homebuilders Show 2021 by Tom Henderson, Kalen Ludwig, and Dan Knoup

**Action/Discussion Items:**

- A. The Mayor opened the **Public Hearing** on the Maximum Levy for the Purpose of Considering the Maximum Tax Dollars from Certain Levies for the City's Proposed Fiscal year 2021 at 7:40 pm and the Mayor closed the Public Hearing at 7:40 pm. No public or written comments were made.
- B. Motion made by Highfill, seconded by Ochanpaugh to approve **Resolution 2020-12** Approval of FY2021 Maximum Property Tax Dollars. Approved 4-0.
- C. Motion made by Cackler, seconded by Ochanpaugh to approve **Resolution 2020-13** Professional Engineering Services Agreement for South Trunk Sewer Extension Phase 3. Approved 4-0.
- F. Motion made by Goode, seconded by Cackler to approve **Resolution 2020-14** Approve Corrected Plat of Survey for Parcels "B, C, D" – Brown Property. Approved 4-0.
- G. FY2021 Budget Discussion was held.
- H. City Administrator/City Clerk Search Discussion was held.

**Upcoming City Council Meetings:** Regular Meeting, February 10, 2020, at 7:00 pm at City Hall.

Motion made by Cackler, seconded by Ochanpaugh to Adjourn at 8:54 pm. Approved 4-0.

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Tom Becker, Mayor

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Attest: Angie Ritchie, Deputy Clerk

**Wage & Contribution Report**

Effective Date: 01/01/2020  
 Generated On: 02/06/2020 10:12:23  
 Due Date: 2020-02-17  
 WAGE REPORT JANUARY 2020  
 Report Status: Initial  
 Trans#: 120839115  
 Date Released: null  
 Member Count: 4  
 Report Source: LOB - manual

Employer Name: 91308 CITY OF CUMMING

**Wage History Summary**

Agreement	Occupation Code	Period Wages	Employer Contributions	Member Contributions	Funds Total
MONTHLY Cities	01-Regular	\$ 2,055.26	\$ 194.02	\$ 129.28	\$ 323.30
MONTHLY Cities	17-Part-time Elected Officials	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Totals</b>		\$ 2,055.26	\$ 194.02	\$ 129.28	\$ 323.30

**Cash Summary**

Fund	Due	Paid	Balance
<b>Employer Contributions</b>	\$ 194.02	\$ 0.00	\$ 194.02
<b>Member Contributions</b>	\$ 129.28	\$ 0.00	\$ 129.28
<b>Totals</b>	\$ 323.30	\$ 0.00	\$ 323.30

**Wage & Contribution Report**

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MONTHLY Cities	17-Part-time Elected Officials	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Jan 1, 2020	BECKER, THOMAS B	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Jan 1, 2020	HUNGERFORD, KATHIE E	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Jan 1, 2020	RITCHIE, ANGIE	\$ 2,055.26	\$ 194.02	\$ 129.28	\$ 323.30
Jan 1, 2020	SWISHER, RACHELLE E	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
		\$ 2,055.26	\$ 194.02	\$ 129.28	\$ 323.30
Totals:		\$ 2,055.26	\$ 194.02	\$ 129.28	\$ 323.30

BANK NAME FUND CL NAME	NOVEMBER CASH BALANCE	DECEMBER RECEIPTS	DECEMBER DISBURSMENTS	DECEMBER CASH BALANCE	INVOICES PAID	BANK BALANCE	2020 BUDGET	YTD BILLS	BUDGET REMAINING
-----									
CITY STATE BANK									
001 CHECKING - GENERAL	683,341.64-	743.85	40,853.40	723,451.19-	37,008.52		365,485.00	468,704.49	103,219.49-
110 CHECKING - ROAD USE	61,547.94	0.00	0.00	61,547.94			60,000.00		60,000.00
112 CHECKING - EMPLOYEE BENEFIT	6,466.07	0.00	543.73	5,922.34			20,340.00	9,147.30	11,192.70
119 CHECKING - EMERGENCY	3,736.73	0.00	0.00	3,736.73			7,449.00		7,449.00
121 CHECKING - LOCAL OPTION TAX	114,977.37	0.00	0.00	114,977.37					
125 CHECKING - TIF	102,436.56	0.00	0.00	102,436.56			101,100.00	308,434.25	207,334.25-
167 CHECKING - PARKS & REC	0.00	0.00	0.00	0.00					
200 CHECKING - DEBT SERVICE	27,690.10	0.00	0.00	27,690.10			56,575.00	8,983.42	47,591.58
301 CHECKING - CP SEWER	7,792.03	0.00	0.00	7,792.03					
302 CHECKING - PHASE II SEWER PROJ	0.00	0.00	0.00	0.00			101,100.00	4,542.58	96,557.42
303 CHECKING - WATER PROJECT	127,821.43	0.00	282.30	127,539.13	282.30			172,460.87	172,460.87-
600 CHECKING - WATER	205,625.50	0.00	0.00	205,625.50			350.00	40.15	309.85
601 CHECKING - WATER CAPITAL PROJ	0.00	0.00	0.00	0.00					
610 CHECKING - SEWER	9,265.72	0.00	6,475.70	2,790.02	6,475.70		45,000.00	29,514.60	15,485.40
-----									
CITY STATE BANK TOTALS	15,982.19-	743.85	48,155.13	63,393.47-	43,766.52	107,159.99-	757,399.00	1,045,594.18	288,195.18-
=====									
TOTAL OF ALL BANKS	15,982.19-	743.85	48,155.13	63,393.47-	43,766.52	107,159.99-	757,399.00	1,045,594.18	288,195.18-
=====									

EMP NO	NAME	HOURS	RATE	METH	EXTEND	C-CTR	W-CMP	CL	ID	ABRV	DESCRIPTION	AUTO	MESSAGE											
13	ANGIE RITCHIE	58.65	17.4500	H	1023.44	62010			1	1	HRWP	HOURLY W/PENS	A											
	DEDUCTS:		6.2900	P	64.37	61010			4	1	IPER	IPERS	A											
			9.4400	P	96.61							BENEFIT												
PAY TOTAL	GROSS PAY	1023.44	DEDS	64.37	FED TAX	33.98	SS TAX	63.45	MED TAX	14.84	STATE TAX	33.00	EIC PAY	.00	NET PAY	813.80	HOURS	58.65	OT HRS	.00	MTX	N	MCK	N
TOTALS	1023.44	64.37	33.98	63.45	14.84	33.00	.00	813.80	58.65	.00														
				63.45	14.84	EMPLOYER SS/MED TAX																		
				126.90	29.68	TOTAL SS/MED TAX																		

TOT EMPLOYEES PROCESSED 1

ID	DEDUCTION DESC	DED AMT	BEN AMT
1	IPERS	64.37	96.61
	TOTAL	64.37	96.61

EMP NO	NAME	HOURS	RATE	METH	EXTEND	C-CTR	W-CMP	CL	ID	ABRV	DESCRIPTION	AUTO	MESSAGE											
13	ANGIE RITCHIE	64.55	17.4500	H	1126.40	62010		1	1	HRWP	HOURLY W/PENS	A												
	DEDUCTS:		6.2900	P	70.85	61010		4	1	IPER	IPERS	A												
			9.4400	P	106.33						BENEFIT													
	GROSS PAY	1126.40	DEDS	70.85	FED TAX	43.25	SS TAX	69.84	MED TAX	16.33	STATE TAX	38.00	EIC PAY	.00	NET PAY	888.13	HOURS	64.55	OT HRS	.00	MTX	N	MCK	N
TOTALS		1126.40	70.85	43.25	69.84	16.33	38.00	.00	888.13	64.55	.00													
					69.84	16.33	EMPLOYER SS/MED TAX																	
					139.68	32.66	TOTAL SS/MED TAX																	

TOT EMPLOYEES PROCESSED 1

ID	DEDUCTION DESC	DED AMT	BEN AMT
1	IPERS	70.85	106.33
	TOTAL	70.85	106.33



**CLAIMS REPORT**  
**Vendor Checks: 1/16/2020- 1/16/2020**

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
CITY OF NORWALK	CHAMBER OF COMMERCE MEMBERSHIP		500.00	5827	1/16/20
COMBINED SYSTEMS TECHNOLOGY	JAN-MARCH 2020 ANTIVIRUS		18.00	5820	1/16/20
N/WARREN TOWN & COUNTY NEWS	12/16 MEETING MINUTES PUBLISH		21.48	5822	1/16/20
US BANK	Copier Lease		118.64	5823	1/16/20
WARREN CO TREASURER	1ST FY20 WARREN CO SHERIFF PY		4,364.50	5824	1/16/20
WARREN COUNTY SNOW REMOVAL	SNOW REMOVAL SERVICES		2,440.00	5825	1/16/20
WASTE CONNECTIONS INC	Garbage & Recycling		2,209.46	5826	1/16/20
	001 GENERAL TOTAL		9,672.08		
WATER CAPITAL PROJECT					
BEELER TRUCKING	POT HOLE REPAIR		187.30	5818	1/16/20
GWORNS	NOVEMBER TRAINING		95.00	5821	1/16/20
	303 WATER CAPITAL PROJECT TOTAL		282.30		
SEWER					
CITY OF DES MOINES	WRA PAYMENT		3,223.00	5819	1/16/20
	610 SEWER TOTAL		3,223.00		
	Accounts Payable Total		13,177.38		
Payroll Checks					
	001 GENERAL		813.80		
	Total Paid On: 1/16/20		813.80		
	Report Total		13,991.18		

**CLAIMS REPORT**  
**CLAIMS FUND SUMMARY**

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FUND	NAME	AMOUNT
001	GENERAL	10,485.88
303	WATER CAPITAL PROJECT	282.30
610	SEWER	3,223.00
-----		
	TOTAL FUNDS	13,991.18

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
ANGIE RITCHIE	REIMBURSE OFFICE SUPPLIES		136.50	5830	1/31/20
CENTURY LINK	Phone & Internet		242.18	5831	1/31/20
DONALD SANDOR	CONTRACT SERVICES 1/14-1/30		3,894.88	5833	1/31/20
IPERS	IPERS		950.43	5829	1/31/20
IRS	FED/FICA TAXES		1,122.61	172	1/31/20
MIDAMERICAN ENERGY	UTILITIES		698.89	5835	1/31/20
N/WARREN TOWN & COUNTY NEWS	1/16/20 PUBLICATION MAX LEVY		73.50	5836	1/31/20
OFFICE OF AUDITOR OF STATE	PERIODIC EXAM FEE		1,200.00	5837	1/31/20
SKINNER LAW OFFICE PC	LEGAL FEES AND REIMBURSE CONTR		11,534.12	5838	1/31/20
TREASURER, STATE OF IOWA	DEC SALES TAX		5.00	5839	1/31/20
VEENSTRA & KIMM INC	GWC PLAT 2&3 12/15/19-1/18/20		326.00	5840	1/31/20
WARREN COUNTY SNOW REMOVAL	SNOW REMOVAL		5,408.85	5841	1/31/20
	001 GENERAL TOTAL		25,592.96		
SEWER					
CITY OF DES MOINES	WRA PAYMENT		3,223.00	5832	1/31/20
IOWA ONE CALL	UNDERGROUND LINE LOC.		29.70	5834	1/31/20
	610 SEWER TOTAL		3,252.70		
	Accounts Payable Total		28,845.66		
Payroll Checks					
	001 GENERAL		888.13		
	Total Paid On: 1/31/20		888.13		
	Report Total		29,733.79		

**CLAIMS REPORT**  
**CLAIMS FUND SUMMARY**

FUND	NAME	AMOUNT
001	GENERAL	26,481.09
610	SEWER	3,252.70
-----		
	TOTAL FUNDS	29,733.79

**Resolution 2020-09  
City of Cumming**

**Set a Date for a Public Hearing to Amend the  
Code of Ordinances, City of Cumming, Iowa, by Amending  
Chapter 165.07 Adoption of Official Zoning Map**

**WHEREAS**, The City Council desires to consider amending Chapter 165.07 – Adoption of Official Zoning Map, and

**WHEREAS**, Iowa Law requires a Public Hearing be held before the Council prior to amending any changes in the Code of Ordinances,

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of City of Cumming, Iowa, as follows:

Section 1. This Council will meet at the Cumming City Hall, Cumming, Iowa, on the 10<sup>th</sup> day of February, 2020, 7:00 P.M. at which time and place it will hold a public hearing on amending the Code of Ordinances for the City of Cumming.

Section 2. The City Clerk shall post notice of said hearing, which posting shall be at the three public places in said City which have been permanently designated by ordinance.

Passed and approved this 13<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest:

\_\_\_\_\_  
Donald Sandor, City Administrator

**NOTICE OF PUBLIC HEARING**  
**CITY OF CUMMING**

**AMENDING CHAPTER 165.07 ADOPTION OF  
OFFICIAL ZONING MAP**

Notice is hereby given that the City Council of the City of Cumming, Iowa, will conduct a public hearing on Monday, February 10, 2020, 7:00 P.M., at City Hall, 649 N. 44<sup>th</sup> Street, Cumming, Iowa, to receive comments on the following:

Amending the City of Cumming's Code of Ordinances,  
Chapter 165.07, Adoption of Official Zoning Map

Additional information regarding this request may be obtained by contacting the City Clerk at 981-9214.

Anyone wishing to comment on this matter should attend this hearing or submit written comments at any time prior to the hearing. Send comments to City of Cumming, P. O. Box 100, Cumming, IA. 50061

# RECOMMENDATION BY THE PLANNING & ZONING COMMISSION

Recommendation:  Aye {Yes} 5  Nay {No} 0  
How Many How Many

UPDATING of THE ZONING MAP.  
- CHANGE REVEIZ/DILIGENT PROPERTY FROM A-1 to PUD  
- CHANGE I-1 WEST of TRAIL TO A-1  
- REMOVE PUD CROSS-HATCH FROM THE CALLISON PLATS  
WITHIN DOWNTOWN AREA.

Has never been done. Needs to go to Council.

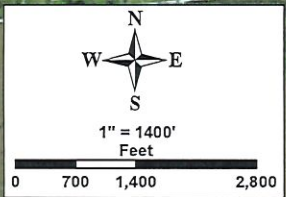
By City Attorney  By City Planner

Requested Action To Be Taken By The City Council:

Motion  
 Resolution  
 Ordinance

Date: 3/20/18

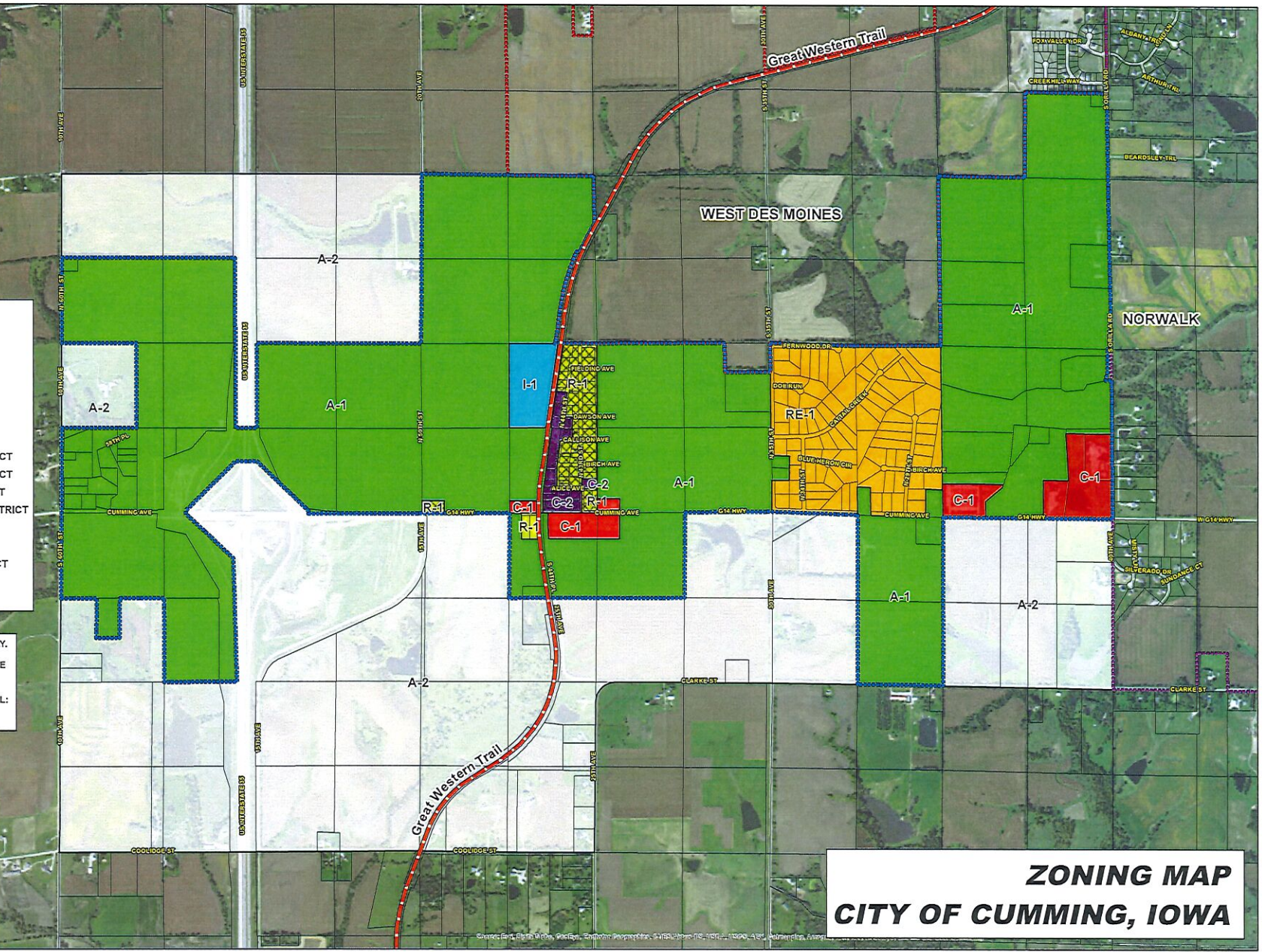
Signature: [Signature]  
Chair/Vice Chair/Secretary



- LEGEND**
- CORPORATE LIMITS (CUMMING)
  - CORPORATE LIMITS (NORWALK)
  - CORPORATE LIMITS (WDM)
- ZONING CLASSIFICATIONS**
- A-1 AGRICULTURE DISTRICT
  - A-2 ANNEXATION DISTRICT
  - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
  - R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT
  - R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
  - RE-1 SINGLE-FAMILY RURAL ESTATES DISTRICT
  - C-1 HIGHWAY COMMERCIAL DISTRICT
  - C-2 CENTRAL BUSINESS DISTRICT
  - C-3 PROFESSIONAL COMMERCE DISTRICT
  - I-1 INDUSTRIAL DISTRICT
  - PLANNED UNIT DEVELOPMENTS

THIS MAP IS FOR REFERENCE PURPOSES ONLY.  
 FOR PRECISE INFORMATION CONSULT THE  
 "OFFICIAL ZONING MAP" IN THE OFFICE OF THE  
 CITY CLERK.

PASSED AND APPROVED BY THE CITY COUNCIL:  
 DATE:  
 ORDINANCE NO.:



**ZONING MAP  
 CITY OF CUMMING, IOWA**

Source: City of Cumming, Georgia, 2015. Digitized by Veenstra & Kimm, Inc. 11/23/15. All rights reserved.



# ORDINANCE 2020-01

## AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CUMMING, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 165.07 ADOPTION OF OFFICIAL ZONING MAP

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

**SECTION 1. CHAPTER MODIFIED.** Chapter 165.07 of the Code of Ordinances of the City of Cumming, Iowa, is repealed and the following adopted in lieu thereof: See Attached Chapter 165.06 Establishment of Districts.

**SECTION 2. 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 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and Approved by the Council the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

ATTEST:

\_\_\_\_\_  
Donald Sandor, City Administrator

First Reading:

Second Reading:

Third Reading:

I certify that the foregoing was published as Ordinance 2019-07 on the \_\_\_\_\_ of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Angie Ritchie, Deputy Clerk

**165.06 ESTABLISHMENT OF DISTRICTS.** The City is divided into districts, designated as follows:

- A-1 Agricultural District
- A-2 Annexation District
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-3 Multi-Family Residential District
- RE-1 Single-Family Rural Estates District
- C-1 Highway Commercial District
- C-2 Central Business District
- C-3 Community Commercial District
- C-4 Professional Commerce Business District
- I-1 General Industrial District
- PUD Planned Unit Developments District

The locations and boundaries of these districts are shown on the official zoning map.

**165.07 ADOPTION OF OFFICIAL ZONING MAP.** The official zoning map, along with the explanatory material thereon, is hereby adopted by reference and declared to be a part of this chapter.

**165.08 IDENTIFICATION OF OFFICIAL ZONING MAP.** The official zoning map shall be identified by the signature of the Mayor attested by the City Clerk, under the following statement:

This is to certify that this is the official zoning map referred to in Section 165.07 of the Zoning Ordinance of the City of Cumming, Iowa, as adopted \_\_\_\_\_.

The official zoning map shall be on file in the office of the Clerk and shall be the final authority as to the current zoning status of land, buildings, and other structures in the City.

**165.09 CHANGES IN OFFICIAL ZONING MAP.** No changes in the official zoning map shall be made except as may be required by amendments to this Zoning Ordinance under Section 165.45. If required, such changes shall be promptly made and the ordinance number, nature of change, and date of change shall be noted on the map, approving such change in the official zoning map. Any unauthorized change of any kind whatsoever in the official zoning map by any person shall constitute a violation of this Zoning Ordinance. *(See Editor's Note at the end of this chapter for ordinances amending the zoning Map.)*

**165.10 INTERPRETATION OF DISTRICT BOUNDARIES.** Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following township lines or section lines shall be construed as following such township lines or section lines.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

5. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 4 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
6. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 5 of this section, the Board of Adjustment shall interpret the district boundaries.
7. Where a district boundary divides a lot of record which was in single ownership at the time of the effective date of the Zoning Ordinance, the Board may permit, as a special exception or variance, the extension of the regulations for either portion of the lot, not to exceed 30 feet beyond the district boundary.

**165.11 SCHEDULES OF DISTRICT REGULATIONS.** The schedules in the following sections of this chapter are hereby adopted and declared to be a part of this Zoning Ordinance:

1. Section 165.12 – A-1 Agricultural District
2. Section 165.13 – A-2 Annexation District
3. Section 165.14 – R-1 Single-Family Residential District
4. Section 165.15 – R-2 Two-Family Residential District
5. Section 165.16 – R-3 Multi-Family Residential District
6. Section 165.17 – RE-1 Single-Family Rural Estates District
7. Section 165.18 – C-1 Highway Commercial District
8. Section 165.19 – C-2 Central Business District
9. Section 165.20 – C-3 Community Commercial District
10. Section 165.21 – C-4 Professional Commerce Business District
11. Section 165.22 – I-1 General Industrial District
12. Section 165.23 – PUD Planned Unit Developments District

[The next page is 717]

**165.12 A-1 AGRICULTURAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all A-1 Agricultural Zoning Districts. The A-1 Zoning District is intended and designed to preserve existing agricultural lands. This district is also intended for areas where public sanitary sewer service is not planned.

1. Principal Permitted Uses and Structures. Following are the principal uses and structures permitted in the A-1 Agricultural District:
  - A. Agricultural, horticulture, dairy farming, livestock farming, poultry farming, general farming, and other agricultural activities excluding commercial feedlots and confinements.
  - B. Single-family dwellings provided that no temporary buildings, trailers, mobile homes, tents, portable, or potentially portable structures shall be used for dwelling purposes.
  - C. Parks, playgrounds, or playfields.
  - D. Fairgrounds and campgrounds.
  - E. Cemetery, mausoleum, church, or other place of worship.
  - F. Public and parochial schools, elementary and secondary and other educational institutions having established current curriculum the same as ordinarily given in the public school system, but excluding boarding schools, nursery schools and child care centers provided that all principal buildings are set back a minimum of 75 feet from all property lines and the minimum lot size be no less than 10 acres.
  - G. Public library.
  - H. Private non-commercial recreational areas and centers, including country clubs, swimming pools, golf courses, and riding stables.
  - I. Forests, wildlife preserves, and wetlands.
2. Permitted Accessory Uses. Following are the accessory uses and structures permitted in the A-1 Agricultural District:
  - A. Farm buildings incidental to agricultural uses.
  - B. Private garages.
  - C. Private swimming pools and tennis courts.
  - D. Temporary roadside stand for the display and sale of agricultural products produced on the property, with the condition that area for parking is provided off the public street.
  - E. Private greenhouses not operated for commercial purposes.
  - F. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations, and located on the same lot or a contiguous lot under the same ownership.

G. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.

3. Special Exception Uses and Structures. The following use may be permitted in the A-1 Agricultural District, subject to the approval of a special exception permit by the Board of Adjustment in accordance with subsections 165.42(2) and (3), after notice and public hearing.

A. Public utilities, but not including equipment storage or maintenance yards and building or general administrative and sales offices, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provide side yard of no less than 25 feet.

4. Maximum Height Regulations. The maximum height for structures in the A-1 Agricultural District is two and one-half stories or 35 feet. The maximum height for accessory structures in the A-1 Agricultural Districts is 45 feet.

5. Bulk Regulations. The following minimum requirements shall be observed for permitted uses in the A-1 Agricultural District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Street Side Corner Lot	Rear Yard Setback
All uses	30 acres	660 feet	75 feet	50 feet	100 feet	75 feet

6. Special Requirements. No construction compliance certificate shall be issued for a dwelling unit in the A-1 Agricultural District for any parcel of land that is designated for commercial or industrial uses on the future land use plan of the City.

7. Wastewater Treatment Requirements. The lot area shall be increased by such amount as determined necessary by the County Health Officer to provide an adequate absorption field for a septic tank installation.

8. Sign Regulations. See Section 165.27.

9. Green Space and Buffer Requirements. See Section 165.29.

10. Off-Street Parking and Loading. See Section 165.47.

11. Architectural Standards. See Chapter 166.

12. Site Plan Requirements. See Section 165.48.

13. Special Exception Permits. See subsections 165.42(2) and (3).

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**165.13 A-2 ANNEXATION DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all A-2 Annexation Zoning Districts. The A-2 Annexation District is intended and designed to control the form and direction of future development so that City regulations (Zoning Ordinance, Building Code, etc.) could be used to ensure a beneficial effect for the City.

1. Principal Permitted Uses and Structures. Those uses of structures or land listed in this section shall be permitted in the A-2 Annexation District.

A. Those uses of structures and land permitted in the Agricultural District within Madison or Warren County, respectively, shall be permitted in the A-2 District.

(1) Residences constructed for occupation by a person engaged in farming or in a family farm operation.

(2) Nonconforming preexisting residences may be continued in residential use.

(3) Nonconforming preexisting businesses may be continued in commercial use.

B. Those uses of structures or land prior to annexation shall be permitted to continue for as long as the property remains in the same family ownership, undivided, and not rezoned by request of the property owner. Eventually the property must become subject to the regulations and services necessary to the health, welfare, safety, and convenience of the general public. At that time the City may rezone such property whenever municipal services become available.

C. Those uses of new structures or land after annexation may be permitted if:

(1) The use is not inconsistent with the purposes set forth in this section.

(2) The use does not seriously interfere with other operations within the area.

(3) The use does not materially alter the stability of the overall land use plan in the area.

2. Permitted Accessory Uses. Permitted accessory uses include uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

3. Sign Regulations. See Section 165.27.

4. Green Space and Buffer Requirements. See Section 165.29.

5. Off-Street Parking and Loading. See Section 165.47.

6. Architectural Standards. See Chapter 166.

7. Site Plan Requirements. See Section 165.48.

8. Special Exception Permits. See subsections 165.42(2) and (3).

**165.14 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all R-1 Single-Family Residential Zoning Districts, including the R-1 (80), R-1 (90), and R-1 (100) Zoning Districts. The R-1 Zoning Districts are intended and designed to preserve single-family residential neighborhoods, and to promote new single-family residential neighborhoods with a desired diversity of single-family housing sizes and costs.

1. Principal Permitted Uses. Only the use of structures or land listed in this subsection shall be permitted in the R-1 Zoning Districts of R-1 (80), R-1 (90), and R-1 (100).

A. A single-family dwelling on each lot or building site. No temporary buildings, trailers, mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.

B. Parks, playgrounds, golf courses, and recreation areas.

C. Agricultural uses, provided that no sense of odors or dust are created; provided, however, no agricultural uses are permitted on platted lots with water and/or sewer connections except gardens established for the primary use of the property owner.

D. Community meeting or recreational building.

E. Churches, chapels, temples, synagogues, and similar places of worship and associated residence of clergy or ordained official of the religious organization.

F. School buildings used for accredited educational purposes.

G. Swimming, and tennis clubs or country clubs, and similar public and non-commercial privately owned uses.

H. Group quarters with more than four persons who are not related by blood or marriage and do not constitute a family as defined by this chapter shall not be permitted unless such use is permitted by over-riding State law, and if such use has adequate parking and meets all other site development requirements of this chapter.

2. Permitted Accessory Uses. The following uses may exist as part of or accessory to the permitted use:

A. Normal accessory buildings and structures for a dwelling, religious place of worship, and school similar to and including one private garage or carport, swimming pools, one storage building, children's playhouse, radio and television receiving antennas, barbecue pits, playground equipment, and tennis courts. Accessory structures for nonresidential uses are subject to review by the City for compliance with architectural standards. Whenever multiple accessory structures for nonresidential uses are proposed with the principal use, the accessory structures are subject to site plan review by the Planning and Zoning Commission and City Council, which may include compliance with architectural requirements for cumulative accessory floor area upon a recommendation from the Commission.

- B. Normal accessory buildings and structures for public recreation areas such as refreshment stands, playground equipment, all-weather shelters, tennis courts, and barbecue pits.
- C. Normal accessory buildings and structures associated with the keeping of domestic animals similar to and including cats, dogs, birds, and tropical fish.
- D. Private flower and vegetable gardening for non-commercial gain.
- E. Private greenhouses and horticultural nurseries not exceeding 300 square feet for non-commercial gain.
- F. Day care home.
- G. The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed two per dwelling unit.
- H. Home occupations permitted and limited by Section 165.26 of this chapter.
- I. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- J. Temporary use of a structure within a new subdivision as a job office and real estate office for the subject subdivision, which use shall terminate upon completion or abandonment of the project.

3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the R-1 Single-Family Residential District in accordance with subsections 165.42(2) and (3), after notice and public hearing.

4. Maximum Height Regulations. No building shall exceed 35 feet in height, and no accessory structure shall exceed 15 feet in height, unless a greater height is permitted for a special exception.

5. Bulk Regulations. The following minimum requirements shall be observed for single-family dwellings in each of the following R-1 Single-Family Residential Districts and, other uses in any of the R-1 Districts:

Single-Family Dwellings and Other Uses	Intended Density	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Street Side, Corner Lot	Sum of Both Side Yard Setbacks	Rear Yard Setback
R-1(80)	3.0 units/acre	10,000 square feet	80 feet	35 feet	10 feet	25 feet	20 feet	35 feet
R-1(90)	2.6 units/acre	11,250 square feet	90 feet	35 feet	12 feet	25 feet	25 feet	35 feet
R-1(100)	2.0 units/acre	15,000 square feet	100 feet	40 feet	12 feet	25 feet	25 feet	40 feet
Other Uses	*	80,000 square feet	200 feet	50 feet	50 feet	*	100 feet	50 feet
Schools	*	10 acres	*	75 feet	50 feet	*	*	50 feet



6. Bulk Regulations for Accessory Structures. The cumulative total gross floor area of all permitted detached accessory structures shall not exceed 10 percent of the lot area, and occupy more than 30 percent of the rear yard. Accessory structures greater than 1,000 square feet shall be subject to the approval of a special exception permit by the Board of Adjustment in accordance with Section 165.42 after notice and public hearing. In no instance shall the accessory structure exceed the principal structure in building area or gross floor area.
7. Sign Regulations. See Section 165.27.
8. Green Space and Buffer Requirements. See Section 165.29.
9. Off-Street Parking and Loading. See Section 165.47.
10. Architectural Standards. See Chapter 166.
11. Site Plan Requirements. See Section 165.48.
12. Exception Permits. See subsections 165.42(2) and (3).

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**165.15 R-2 TWO-FAMILY RESIDENTIAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter which are applicable, shall apply in the R-2, Two-Family Residential District. The R-2 Zoning District is intended and designed to preserve certain medium density residential areas with two-family dwellings, and permit additional areas to develop with two-family dwellings.

1. Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the R-2 District.
  - A. Any use permitted in the R-1 Zoning District, provided such use shall comply with the minimum requirements of the R-2 Zoning District.
  - B. Two-family dwellings.
2. Permitted Accessory Uses. The following uses may exist as part of, or accessory to the principal permitted and special exceptions:
  - A. All accessory uses permitted in and as limited in the R-1 Zoning Districts.
3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the R-2 Two-Family Residential District in accordance with subsections 165.42(2) and (3), after notice and public hearing.
4. Maximum Height Regulations. No principal building shall exceed 35 feet in height, and no accessory structure shall exceed 15 feet in height, unless a greater height is permitted for a special exception.
5. Bulk Regulations. The following minimum requirements shall be observed for the R-2, Two-Family Residential District:

Principal Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Sum of Both Side Yard Setbacks	Rear Yard Setback
Day Care Center	40,000 square feet	150 feet	35 feet	25 feet	50 feet	35 feet
Multiple-Family Townhouses	*	*	*	*	*	*
Other Uses	80,000 square feet	200 feet	35 feet	50 feet	100 feet	35 feet

\* Two-Family Townhouse - a townhouse, with two attached dwelling units, wherein the owner of the dwelling unit owns the lot beneath the dwelling unit, shall be permitted in the R-2 District provided the lot for one dwelling has a minimum area of 6,250 square feet, minimum width of 50 feet and minimum side yard setback of zero feet at the side lot line where the two dwellings are attached. Public street frontage shall not be required for townhouse lots which are part of a complex which does not require a public street as part of the City's transportation network and is master planned with a private common roadway serving the townhouse lots and maintained by an association of townhouse homeowners. A private, common roadway serving a complex of two-family townhouse dwellings shall not be greater than 600 feet in length for a cul-de-sac and 1,320 feet for a through street, which shall be intended to serve only dwellings within the complex. Individual townhouse lots shall not have minimum setback, lot width and area requirements, provided the tract of land

encompassing the townhouse lots and common areas has public street frontage; a minimum width of 100 feet; a minimum area of 40,000 square feet; maximum density of five dwelling units per acre, minimum separation of 15 feet between residential buildings; minimum separation of 25 feet between a residential building and common private roadways; and a minimum building setback of 30 feet from all boundaries of the complex, including public streets. The development of a townhouse complex shall require the approval of a site plan in accordance with the provisions of Section 165.48, Site Plans, and approval of Homeowners Association documents by the City, which establish provisions for maintenance of common areas.

6. Sign Regulations. See Section 165.27.
7. Green Space and Buffer Requirements. See Section 165.29.
8. Off-Street Parking and Loading. See Section 165.47.
9. Architectural Standards. See Chapter 166.
10. Site Plan Requirements. See Section 165.48.
11. Special Exception Permits. See subsections 165.42(2) and (3).

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**165.16 R-3 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter which are applicable, shall apply in the R-3 Medium Density Multiple-Family Residential District. The R-3 Zoning District is intended and designed for medium density residential areas of the City now developed with multiple-family dwellings and to permit additional areas to develop with medium density multiple-family dwellings.

1. Principal Permitted Uses. Only the use of structures or land listed in this subsection shall be permitted in the R-3 Zoning District.

A. Any principal permitted use in the R-2, Two-Family Residential District, except one-family dwellings, and such use shall comply with the minimum requirements of the R-2 District.

B. Multiple-family dwellings not exceeding four dwelling units per acre of lot area excluding public street right-of-way and provided apartment buildings have no greater than six dwelling units per building.

C. Day care center, day nursery or nursery school licensed by the State of Iowa, provided no building, structure, or accessory use for property so used is located less than 25 feet from any adjoining RE-1, R-1, or R-2 District boundary; and provided there is established and well maintained in connection therewith a completely fenced play lot of no less than 1,000 square feet in area for the first 20 or fewer children under care, with 25 square feet added to such play lot area for each additional designated child capacity of the principal building.

D. Churches, chapels, temples, synagogues, and similar places of worship.

E. Public and parochial schools (elementary and secondary), colleges and universities.

F. Cemeteries, including mausoleums and crematoriums.

G. Golf, swimming, and tennis clubs on country clubs and similar public and non-commercial privately owned uses.

H. Museums and libraries not operated for profit.

I. Buildings and uses owned by a city, county, state or other political subdivision which are operated for the social benefit or convenience of the public, but excluding equipment storage yards and garages which are operated and maintained for the necessary business and industrial service of the community.

2. Permitted Accessory Uses. The following uses may exist as part of, or in accessory to the principal permitted or special exceptions.

A. All accessory uses permitted in and as limited in the R-2 Zoning District, provided such use shall comply with the minimum requirements of the R-3 Zoning District.

B. Management and sales offices associated and accessory to a multiple-family residential dwelling complex.

C. Recreation and service centers when provided as part of a multiple-family complex are limited primarily for use by residents and their guests.

3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the R-3 Multiple-Family Residential District in accordance with subsections 165.42(2) and (3), after notice and public hearing.

4. Maximum Height Regulations. No principal building shall exceed 35 feet in height, and no accessory structure shall exceed 15 feet in height, unless a greater height is permitted for a special exceptions.

5. Bulk Regulations. The following minimum bulk requirements shall be observed in the R-3 Medium Density Multiple-Family Dwelling District:

Principal Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Sum of Both Side Yard Setbacks	Rear Yard Setback
Day Care Center	40,000 square feet	150 feet	35 feet	25 feet	50 feet	35 feet
Other Uses	80,000 square feet	200 feet	35 feet	50 feet	100 feet	35 feet

6. Sign Regulations. See Section 165.27.

7. Green Space and Buffer Requirements. See Section 165.29.

8. Off-Street Parking and Loading. See Section 165.47.

9. Architectural Standards. See Chapter 166.

10. Site Plan Requirements. See Section 165.48.

11. Special Exception Permits. See subsections 165.42(2) and (3).

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**165.17 RE-1 SINGLE-FAMILY RURAL ESTATES DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all RE-1 Single-Family Rural Estates Zoning Districts. The RE-1 Zoning District is intended and designed to preserve existing single-family residential neighborhoods and to promote new single-family residential neighborhoods with large estate lots that are rural in character. This district is also intended for areas where public sanitary sewer service is not planned.

1. Principal Permitted Uses. Only the use of structures or land listed in this subsection shall be permitted in the RE-1 Zoning Districts.

A. A single-family dwelling on each lot. No temporary buildings, trailers, mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.

B. Publicly owned parks, playgrounds, golf courses, swimming pools and recreation areas. (Site Plan shall be reviewed by the Planning and Zoning Commission and approved by the City Council.)

C. Agricultural crops, truck farming, tree farms, and orchards, provided that no offensive odors are created, and provided further that no retail sales are permitted on the premises.

D. Churches, chapels, temples, synagogues and similar places of worship and associated residence of clergy or ordained official of the religious organization. (Site Plan shall be reviewed by the Commission and approved by the Council.)

E. Public and parochial elementary, junior high and middle schools. (Site Plan shall be reviewed by the Commission and approved by the Council.)

F. Golf, swimming, and tennis clubs or country clubs, and similar public and non-commercial privately owned uses. (Site Plan shall be reviewed by the Commission and approved by the City Council.)

G. Group quarters with more than four persons who are not related by blood, marriage, or adoption and do not constitute a family as defined by this chapter are not permitted unless such use is permitted by over-riding State law, and if such use has adequate parking and meets all other site development requirements of this chapter. (Site Plan shall be reviewed by the Commission and approved by the Council.)

2. Permitted Accessory Uses. The following uses may exist as part of or in accessory to the permitted use:

A. Normal accessory buildings and structures for a dwelling, religious place of worship and school, similar to and including one private garage or carport, swimming pools, one storage building, children's playhouse, radio and television receiving antennas, barbecue pits, playground equipment, and tennis courts.

B. Normal accessory buildings and structures for recreation areas such as refreshment stands, playground equipment, all-weather shelters, tennis courts, and barbecue pits.

- C. Normal accessory buildings and structures to a residential use associated with the keeping of domestic animals similar to and including cats, dogs, birds, and tropical fish.
  - D. Private flower and vegetable gardening.
  - E. Private greenhouses and horticultural nurseries not exceeding 300 square feet of floor area.
  - F. Day care home as an accessory use in a dwelling unit where care, protection and supervision are provided, for a fee, at least twice a week to less than seven children at one time.
  - G. The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed two per dwelling unit.
  - H. Home occupations as defined by this chapter.
  - I. Private stable, provided such building is located not less than 50 feet from the principal building of the lot under ownership, and such building is not located less than 100 feet from an existing dwelling not located on the lot under ownership, or 50 feet from the lot boundary, whichever is greater.
  - J. One horse for each one acre of land in excess of the minimum required lot area. No horse shall be permitted for the minimum lot area.
  - K. Private kennels, provided such building and fenced ground area are located not less than 200 feet from all property lines.
  - L. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
  - M. Temporary use of a structure within a new subdivision as a job office and real estate office for the subject subdivision, which use shall terminate upon completion or abandonment of the project.
3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the RE-1 Single-Family Rural Estates District in accordance with subsections 165.42(2) and (3), after notice and public hearing.
4. Maximum Height Regulations. No building shall exceed 35 feet in height, and no accessory structure shall exceed 15 feet in height, unless a greater height is permitted for a special exception.
5. Bulk Regulations. The following minimum requirements shall be observed for permitted uses in the RE-1 Single-Family Rural Estates District:

Use	Intended Density	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Sum of Both Side Yard Setbacks	Rear Yard Setback
Single-Family Dwellings	1.0 unit/acre	43,560 square feet	125 feet	35 feet	20 feet	40 feet	50 feet
Other Uses	*	80,000 square feet	200 feet	75 feet	50 feet	100 feet	50 feet

6. Bulk Regulations for Accessory Structures. The cumulative total gross floor area of all permitted detached accessory structures shall not exceed 10 percent of the lot area or occupy more than 30 percent of the rear yard. Accessory structures greater than 1,500 square feet shall be subject to the approval of a special exception use and structure permit by the Board. In no instance shall the accessory structure exceed the principal structure in height or gross building floor area.
7. Wastewater Treatment Requirements. A lot served by a public or community water system and not served by a public or community sanitary sewer system shall have a minimum lot area of one acre (43,560 square feet) and adequate area available to provide space for a permitted on-site treatment system with an on-site septic tank and absorption field for wastewater disposal. A lot not served by a public or community water and sanitary sewer system shall have a minimum lot area of 10 acres to provide adequate space to accommodate an on-site septic tank and absorption field for wastewater disposal and to protect any on-site or neighboring water supply well. In areas where public sanitary sewer is available, installation of sanitary sewer facilities are required.
8. Sign Regulations. See Section 165.27.
9. Green Space and Buffer Requirements. See Section 165.29.
10. Off-Street Parking and Loading. See Section 165.47.
11. Architectural Standards. See Chapter 166.
12. Site Plan Requirements. See Section 165.48.
13. Special Exception Permits. See subsections 165.42(2) and (3).

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**165.18 C-1 HIGHWAY COMMERCIAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all C-1 Highway Commercial Zoning District. The C-1 District is established as a district which the principal use of land is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements, and service establishments which although serving the entire community and its trading area do not and should not locate in other C Districts. The C-1 Highway Commercial District will ordinarily be located along numbered State or federal highways or other highways designated as major streets.

1. Principal Permitted Uses and Structures. Following are the principal uses and structures permitted in the C-1, Highway Commercial District:

A. Any principal permitted use in the C-2 Zoning District, provided such use shall comply with the minimum requirements of the C-1 Zoning District.

B. The following retail, commercial, and service establishments and uses:

- (1) Amusement parks, and outdoor stadiums and arenas.
- (2) Automobile, trailer, motorcycle, boat, and farm implement establishments for display, hire, rental, and sales (including sales lots); including all repair work in connection with personal or customers' vehicles.
- (3) Carpenter and cabinetmaking shops.
- (4) Car washes, including self-service.
- (5) Educational center, other than elementary and secondary schools
- (6) Gas stations or service stations
- (7) Golf courses
- (8) Greenhouses and plant nursery
- (9) Health and fitness club with indoor facilities
- (10) Hotels and motels
- (11) Lumber yards, retail only
- (12) Monument sales yards
- (13) Public auction buildings or rooms. (Does not include animal, vehicle auctions.)
- (14) Mini-warehouse
- (15) Small repair shop, including but not limited to bicycle, motorcycle, lawn mower, and garden tractor repair. All activities must be confined inside the buildings, including storage of parts and machines.
- (16) Any use which is found by the Zoning Administrator to be a use similar to one of the above named uses, and in his/her opinion, conforms to the intent of this section.

2. Permitted Accessory Uses. Following are the permitted accessory uses and structures permitted in the C-1 Highway Commercial District:

A. Any accessory use permitted in the C-2 Zoning District, providing such use shall comply with the minimum requirements of the C-1 Zoning District.

3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the C-1 Highway Commercial District in accordance with subsections 165.42(2) and (3), after notice and public hearing.

4. Maximum Height Regulations. The maximum height for principal structures in the C-1 Highway Commercial District is three stories or 35 feet.

5. Bulk Regulations. The following minimum requirements shall be observed for permitted uses in the C-1 Highway Commercial District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Street Side Corner Lot	Rear Yard Setback
Schools, churches, other public or semi-public buildings	10 acres		75 feet	50 feet		50 feet
All other uses	20,000 square feet	125 feet	50 feet	*	30 feet	*
* No side or rear yard, except where apartments are above a store or shop, a rear yard of 20 feet shall be provided and where adjacent to an Agricultural zoning district or Residential zoning district, a side yard of 10 feet and a rear yard of 20 feet shall be provided or as specified in the buffer regulations.						

6. Frontage Road Requirement. Lots directly abutting arterial streets shall not exceed one drive access onto each such arterial street except as provided below. Common drives between adjacent landowners shall in lieu of individual drives be located with the common property line as the centerline of the drive and required to be located a minimum of 125 feet from any other drive as measured from centerline to centerline. One additional drive access may be permitted for a lot with continuous frontage in excess of 300 feet, or two additional drive accesses for continuous frontage in excess of 600 feet, if proper spacing is provided.

7. Sign Regulations. See Section 165.27.

8. Green Space and Buffer Requirements. See Section 165.29.

9. Off-Street Parking and Loading. See Section 165.47.

10. Architectural Standards. See Chapter 166.

11. Site Plan Requirements. See Section 165.48.

12. Special Exception Permits. See subsections 165.42(2) and (3).

**165.19 C-2 CENTRAL BUSINESS DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all of the C-2 Central Business Zoning District.

1. Principal Permitted Uses and Structures. Following are the principal uses and structures permitted in the C-2, Central Business District:

- A. Antique stores.
- B. Artists, architectural, engineering and surveying services.
- C. Automotive display, sales, service and repair.
- D. Automotive paint and body shops.
- E. Dry cleaners and laundry.
- F. Custom cabinetry, furniture upholstery and repair.
- G. Clubs, lodges, rental halls, and religious organizations.
- H. Banks, savings and loans, and other financial institutions with drive-in facilities and free-standing ATM machines permitted.
- I. Retail or variety stores.
- J. Formal wear and costume rental.
- K. Hardware stores.
- L. Personal services.
- M. Professional and semi-professional office buildings.
- N. Medical, dental, chiropractic, and veterinary clinics.
- O. Restaurants, cafe, tavern and catering services.
- P. Public buildings owned by federal, State, County, City or other political subdivision that is operated for the social benefit or convenience of the public and utilities but not including storage or maintenance yards or buildings.
- Q. Repair and restoration shops.
- R. Museums and libraries.
- S. Postal service (local substation of the United States) or private parcel post delivery service.
- T. Mini-warehousing for storage and outside storage within fencing. Anything stored outside of the building must be out of public sight from the street.
- U. Plumbing, heating and cooling sales, service and repair shops.
- V. Hotels or bed and breakfast inns, wherein guest rooms and dwelling units shall not be located on the first floor of the building.
- W. Printing, publishing and engraving.
- X. Dance or music studios.
- Y. Dwelling unit with a store or shop.

- Z. Community amusements.
  - AA. Small engine sales, service and rental.
  - BB. Manufacturing, assembling, compounding, processing, repairing and packaging uses that are contained within a building and create no offensive noise, dust, odor, vibration or electrical interference.
  - CC. Tool, die, machine shop, welding and metal fabrication.
  - DD. Any use which is found by the Zoning Administrator to be similar to one of the above named uses and conforms to the intent of this section.
2. Permitted Accessory Uses. Following are the permitted accessory uses and structures permitted in the C-2 Central Business District:
    - A. Uses and structures clearly incidental and necessary to their permitted principal uses or structures of this district.
    - B. Storage warehouses in conjunction with the permitted principal uses or structures of this district.
    - C. Temporary buildings used in conjunction with construction work, provided that such buildings shall be removed upon the completion or abandonment of the construction work.
  3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the C-2 Central Business District in accordance with subsections 165.42(2) and (3).
  4. Minimum Lot Area and Width. There are no minimum requirements for lot area and width in the C-2 Central Business District.
  5. Minimum Required Front, Side and Rear Yards. Following are the minimum requirements for front, side, and rear yards in the C-2 Central Business District:
    - A. Front: five feet.
    - B. Side street, corner lot: five feet.
  6. Maximum Height. The maximum height for structures in the C-2 Central Business District is 2 1/2 stories or 35 feet.
  7. Permitted Signs. Permitted signs in the C-2 Central Business District are described in the City sign regulations. (See Section 165.27.)
  8. Minimum Required Off-Street Parking. The minimum off-street parking requirements for permitted principal uses and structures in the C-2 Central Business District are: two spaces provided for each business. (See Section 165.47)
  9. Buffer and Green Space Requirements. The minimum buffer and green space requirements for permitted principal uses and structures in the C-2 Central Business District are described in the City buffer and green space regulations. (See Section 165.29 of this chapter.)
  10. Architectural Standards. See Chapter 166.
  11. Site Plan Requirements. See Section 165.48.

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**165.20 C-3 COMMUNITY COMMERCIAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all C-3 Community Commercial Zoning District. The C-3 District is intended to provide a wide range of commercial and retail uses and services for residents of the community and outside the community, and has performance standards that encourage quality of building design, site design, and construction aesthetically compatible with the desired character of the area.

1. Principal Permitted Uses and Structures. Following are the principal uses and structures permitted in the C-3, Community Commercial District:

A. Residential dwellings not exceeding six dwelling units per acre of total lot area, in addition to any other permitted use which may be located on the first floor of a building. Dwelling units shall not be located on the first floor of a building in order to preserve the first floor area for permitted nonresidential uses.

B. The following retail commercial and service establishments and uses:

- (1) Antique stores, but not including refinishing or refurbishing.
- (2) Artists' and architectural supply.
- (3) Automobile parts store; no repair work on site permitted.
- (4) Banks, savings and loans and other financial institutions with drive-in facilities permitted.
- (5) Bars and night clubs.
- (6) Billiard parlors and pool halls.
- (7) Clothing and accessory stores, including storage and repair of fur garments, but not including trading in furs.
- (8) Commercial art galleries.
- (9) Computers, typewriters, copiers, and similar office equipment retail sales and service.
- (10) Department or variety stores.
- (11) Electrical repair shops.
- (12) Floor covering stores, primarily engaged in retail sales and incidental installation, but not including establishments primarily engaged in installing or supplying building contractors.
- (13) Formal wear and costume rental.
- (14) Fruit stores and vegetable markets, provided that no outdoor or open-air display, sales, or storage shall be permitted except by special exception permit.
- (15) Grocery and food stores.
- (16) Hardware stores.
- (17) Hot tub or sauna sales, but not including swimming pools.
- (18) Household appliance stores.

- (19) Household furniture, retail sales but not including cabinets.
- (20) Household improvement products stores, i.e., paint, glass and wallpaper stores, retail sales to the general public only.
- (21) Interior decorations, including retail sales of draperies and curtains.
- (22) Luggage and leather goods.
- (23) Music or dance schools or studios, including instruction and exercise classes, but not including ballrooms or dance halls.
- (24) Office furniture, and supplies, retail sales only.
- (25) Pet shops, but not including boarding or outdoor kennels.
- (26) Postal service (local substation of United States) or private parcel post delivery service.
- (27) Radio, television, and music stores.
- (28) Sporting goods stores and bicycle shops, but not including sales of motorized vehicles.
- (29) Theaters; does not include drive-in theaters.
- (30) Toy stores.
- (31) Veterinarian clinics for household pets on an out-patient basis only; no overnight boarding or lodging except by special exceptions permit.
- (32) Any use which is found by the Zoning Administrator to be similar to one of the above named uses, and in his/her opinion, conforms to the intent of this section.

2. Permitted Accessory Uses. Following are the permitted accessory uses and structures permitted in the C-3 Community Commercial District:

A. Retail establishments and refreshment stands accessory to principal buildings; provided, however, there shall be no access to such place of retail use except from the inside of the principal building, complex, or internal courtyard, nor shall any identification signage, display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.

B. Storage areas incidental to the principal use, but not to exceed a floor area which is equal to 25 percent of the floor area used by the principal use, and such storage shall be wholly contained within the principal building.

C. Temporary use of buildings or trailers for uses incidental to construction work, which buildings or trailers shall be removed upon the completion or abandonment of the construction work.

3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the C-3 Community Commercial District in accordance with subsections 165.42(2) and (3), after notice and public hearing.

4. Maximum Height Regulations. The maximum height for principal structures in the C-3 Community Commercial District is three stories or 35 feet.

5. Bulk Regulations. The following minimum requirements shall be observed for permitted uses in the C-3 Community Commercial District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Street Side Corner Lot	Rear Yard Setback
All uses	20,000 square feet	100 feet	30 feet	10 feet	20 feet	35 feet

6. Frontage Road Requirement. Lots directly abutting arterial streets shall not exceed one drive access onto each such arterial street except as provided below. Common drives between adjacent landowners shall in lieu of individual drives be located with the common property line as the centerline of the drive and required to be located a minimum of 125 feet from any other drive as measured from centerline to centerline. One additional drive access may be permitted for a lot with continuous frontage in excess of 300 feet, or two additional drive accesses for continuous frontage in excess of 600 feet, if proper spacing is provided.

7. Sign Regulations. See Section 165.27.
8. Green Space and Buffer Requirements. See Section 165.29.
9. Off-Street Parking and Loading. See Section 165.47.
10. Architectural Standards. See Chapter 166.
11. Site Plan Requirements. See Section 165.48.
12. Special Exception Permits. See subsections 165.42(2) and (3).

[The next page is 777]

**165.21 C-4 PROFESSIONAL COMMERCE BUSINESS DISTRICT REGULATIONS.**

The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all C-4 Professional Commerce Business Zoning District. The C-4 District is established as a district intended to serve both neighborhoods and the community with the development of professional, semi-professional, and public service buildings and office buildings.

1. Principal Permitted Uses and Structures. Following are the principal uses and structures permitted in the C-4, Professional Commerce Business District:

- A. Professional and semi-professional office buildings for the following:
- (1) Abstract title.
  - (2) Accountants and Bookkeeping.
  - (3) Actuaries.
  - (4) Advertising agencies.
  - (5) Adjusters (insurance).
  - (6) Aerial survey and photography.
  - (7) Appraisers - no sale or rental of any type of merchandise or equipment.
  - (8) Architects.
  - (9) Attorneys.
  - (10) Auditors.
  - (11) Banks and financial institutions.
  - (12) Blueprinting and photocopying services.
  - (13) Business analysts - counselors or brokers.
  - (14) Business associations and other membership organizations.
  - (15) Building contractors, office only (no shops or storage).
  - (16) Chiropractors.
  - (17) Commercial photography, art and graphics.
  - (18) Consulates.
  - (19) Counseling, child guidance and family service.
  - (20) Court reporter and public stenographers.
  - (21) Credit reporting.
  - (22) Dentists.
  - (23) Detective agencies and investigating services.
  - (24) Drafting and plan services.
  - (25) Engineers, professional.
  - (26) Insurance and bonds.



- (27) Legal services.
- (28) Management, consulting, and public relations services.
- (29) Manufacturer's agents.
- (30) Market research.
- (31) Medical doctors and practitioners.
- (32) Model agencies or schools.
- (33) Mortgage brokers.
- (34) Notary public.
- (35) Opticians.
- (36) Optometrists.
- (37) Podiatrists.
- (38) Public libraries.
- (39) Public relations.
- (40) Radio and television production and broadcast studios.
- (41) Real estate agents and brokers.
- (42) Real estate management.
- (43) Secretarial services.
- (44) Shoppers information services.
- (45) Social service bureaus.
- (46) Stock broker exchanges, investment services.
- (47) Surveying.
- (48) Tax consultants.
- (49) Telephone answering services.
- (50) Theater ticket agencies.
- (51) Travel agencies.
- (52) Zoning consultants.

B. Clinics or group medical centers, including dental clinics, but not including animal clinics.

C. Day care center, day nursery or nursery school, licensed in the State of Iowa, provided no building, structure, or accessory use for property so used is located less than 25 feet from any other principal building on any other lot in an R District; and provided there is established and well maintained in connection therewith a completely fenced play lot of no fewer than 1,000 square feet in area for the first 20 or fewer children under care, with 25 square feet added to such play lot area for each additional designated child capacity of the principal building.

- D. Professional business training school, whose functions are wholly contained within the structures, or otherwise effectively conceals its functions from visual, olfactory, or auditory observation outside the premises.
- E. Health and athletic fitness centers and clubs with all indoor facilities.
- F. Church, chapel, temple, synagogue and similar place of worship, and associated residence of clergy or ordained official of the religious organizations.
- G. Funeral homes and mortuaries.
- H. Buildings and uses owned by a County, City and County, City or other political subdivision which are operated for the social benefit or convenience of the public, but excluding equipment storage yards and garages which are operated and maintained for the necessary business and industrial service of the community.
- I. Museums and libraries not operated for profit.
- J. Swimming, athletic, and tennis clubs or country clubs and similar public and privately owned uses with outdoor facilities, by special exception permit.
- K. Any use which is found by the Zoning Administrator to be similar to one of the above named uses and, in his/her opinion, conforms to the intent of this subsection.

2. Permitted Accessory Uses. Following are the permitted accessory uses and structures permitted in the C-4 Professional Commerce District:

- A. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, and located on the same lot or a contiguous lot under the same ownership.
- B. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.

3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the C-4 Professional Commerce Business District in accordance with subsections 165.42(2) and (3), after notice and public hearing.

4. Maximum Height Regulations. The maximum height for principal structures in the C-4 Professional Commerce District is four stories or 45 feet.

5. Bulk Regulations. The following minimum requirements shall be observed for permitted uses in the C-4 Professional Commerce District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Street Side Corner Lot	Rear Yard Setback
All uses	20,000 square feet	125 feet	50 feet	15 feet	30 feet	45 feet

6. Frontage Road Requirement. Lots directly abutting arterial streets shall not exceed one drive access onto each such arterial street except as provided below.

Common drives between adjacent landowners shall in lieu of individual drives be located with the common property line as the centerline of the drive and required to be located a minimum of 125 feet from any other drive as measured from centerline to centerline. One additional drive access may be permitted for a lot with continuous frontage in excess of 300 feet, or two additional drive accesses for continuous frontage in excess of 600 feet, if proper spacing is provided.

7. Sign Regulations. See Section 165.27.
8. Green Space and Buffer Requirements. See Section 165.29.
9. Off-Street Parking and Loading. See Section 165.47.
10. Architectural Standards. See Chapter 166.
11. Site Plan Requirements. See Section 165.48.
12. Special Exception Permits. See subsections 165.42(2) and (3).

[The next page is 785]

**165.22 I-1 GENERAL INDUSTRIAL DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all I-1 General Industrial Zoning Districts. The I-1 District is intended to provide areas of the City suitable for activities and uses of a general industrial nature.

1. Principal Permitted Uses and Structures. Following are the principal uses and structures permitted in the I-1, General Industrial District:
  - A. Any use permitted in the C-1 Zoning Districts, provided such use shall comply with the minimum requirements of the I-1 District.
  - B. Manufacturing and processing uses that are contained within a building and create no offensive noise, dust, odor, or vibration or create electrical interference.
  - C. Animal hospital or kennel.
  - D. Wholesaling and warehousing but not including the bulk storage of liquid fertilizer or petroleum product under pressure.
  - E. Farm implement display, sales, service and repair.
  - F. Lumber yard and building material sale and storage.
  - G. Truck display, sales, repair and storage.
  - H. Grain storage bins.
  - I. Grain elevator and feed mill.
  - J. Welding and repair shop.
  - K. Tool, die, and machine shop.
  - L. Railroads and public utilities including storage and maintenance yards.
  - M. Contractor's storage yard.
  - N. Automobile paint and body shops.
  - O. Plumbing, heating, air conditioning and sheet metal shops.
2. Permitted Accessory Uses. Following are the permitted accessory uses and structures permitted in the C-1 Highway Commercial District:
  - A. Uses and structures clearly incidental and necessary to the permitted principal uses or structure of this district.
  - B. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
  - C. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.
3. Special Exception Uses and Structures. Special exception uses and structures are permitted in the I-1 General Industrial District in accordance with subsections 165.42(2) and (3), after notice and public hearing.

4. Maximum Height Regulations. The maximum height for principal structures in the I-1 General Industrial District is 45 feet.

5. Bulk Regulations. The following minimum requirements shall be observed for permitted uses in the I-1 General Industrial District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Street Side Corner Lot	Rear Yard Setback
All uses	100,000 square feet	300 feet	50 feet	50 feet	100 feet	50 feet

A. Multiple occupancy of a lot by more than one principal building shall be permitted, only if the site is developed as a complex with a master plan for the building site submitted for approval by the City with restrictions placed upon the property requiring that buildings are compatible in architectural design and use of exterior materials; organized in close physical proximity, utilizing a centrally planned open space, landscape plan and parking plan to serve and maintain a unified master plan concept, and provided parking areas are not located between buildings within the complex.

6. Sign Regulations. See Section 165.27.
7. Green Space and Buffer Requirements. See Section 165.29.
8. Off-Street Parking and Loading. See Section 165.47.
9. Architectural Standards. See Chapter 166.
10. Site Plan Requirements. See Section 165.48.
11. Special Exception Permits. See subsections 165.42(2) and (3).

[The next page is 791]

**165.23 PUD PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS.** The regulations set forth in this section or elsewhere in this chapter, which are applicable, shall apply in all PUD Planned Unit Development Zoning District. The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with a Master Plan and development guidelines and standards in which the land uses, transportation elements, building densities, arrangements, and types are set out in a unified plan, which may provide greater flexibility of land use, transfer of development rights within the PUD, bulk regulations, and building locations than the conventional zoning district may permit. The PUD District is intended to: maximize benefits from the use of open spaces; maximize aesthetics; encourage certain architectural standards for buildings, permit mixed uses and diversity of bulk regulations without endangering the health, safety, welfare, and land value of surrounding and internal properties. A PUD may consist of a mix of land uses of residential building types, commercial, and limited industrial, provided such Planned Unit Development is compatible with the Comprehensive Plan of the City.

1. Minimum Size, Land Use and Maximum Density. A PUD shall consist of at least 10 acres, land use types compatible with the Comprehensive Plan of the City, and the density of the PUD shall not be in excess of the density permitted by this section and compatible with the Comprehensive Plan. A Planned Unit Development may include multiple-family or two-family dwellings in areas designated as R-1 zoning in the Comprehensive Plan, if the proposed land use is compatible with land uses adjoining and outside the PUD, and the dwelling unit density of the PUD is not greater than 10 percent greater than the maximum density permitted by the underlying zoning as set forth in this subsection. The maximum number of dwelling units permitted in a PUD in areas of the City designated as RE-1, R-1, and R-2 shall be based on the following maximum dwelling unit per acre density by proposed zoning district:

<u>Zoning District</u>	<u>Maximum District Density</u>
RE-1	1 dwelling unit per acre
R-1 (100)	2 dwelling units per acre
R-2 (90)	2.6 dwelling units per acre
R-1(80)	3 dwelling units per acre

2. Master Plan. As part of a proposed Planned Unit Development rezoning of land in the City of Cumming, a Master Plan shall be prepared and 15 copies submitted to the City which shows the generalized overall land use plan for development of the area of the proposed PUD and shall include the following information:

- A. A vicinity map of sufficient scale to show site boundaries and the zoning of adjacent properties within 1,000 feet.
- B. Dimensions, legal descriptions, acreage, existing zoning, land use, and ownership of the area of the proposed PUD; and existing zoning, land use, and ownership of contiguous properties within 200 feet. The Master Plan shall be submitted on paper sheets of 24 inches by 36 inches.
- C. The location and delineation of each parcel proposed with different land uses and bulk regulations, and a schedule of the proposed land use and bulk regulations for each parcel set forth by ordinance.

- D. Existing and proposed location of streets, pedestrian ways, trails, parks, recreation areas, open space, buffers, parking areas, schools, and anticipated traffic generation.
  - E. Area and number of dwelling units, and anticipated floor area of nonresidential buildings by parcel.
  - F. Existing tree masses, water channels, drainageways, flood hazard areas, and other topographic or environmentally important characteristics.
  - G. Proposed privately owned common areas and public ownership areas, including open space, park land, and school sites.
  - H. Location of existing or proposed municipal utilities to serve the PUD and adjoining properties, including sanitary sewer, storm sewer, water, gas, electric and telephone/fiber optic service.
  - I. In addition to storm sewer facilities, other required storm water management facilities and requirements shall be shown and/or explained on the Master Plan.
  - J. Dimensions of all street right-of-way and paving widths, including all proposed easements.
  - K. Staging schedule of development, including anticipated year construction shall be initiated and the phasing of development planned to be implemented.
  - L. Landscape areas proposed as part of small-scale PUD proposals to include general location of shrubs, trees and earth berms.
  - M. Delineate the traffic impacts that would result from the project and how they can be mitigated.
3. Rules, Regulations and Guidelines for Land Use and Performance. In conjunction with the submittal of Master Plan illustrating the location of each development parcel, there shall be prepared rules, regulations and guidelines for the development of the PUD, and such matters shall be part of the consideration by the Planning and Zoning Commission and the City Council and incorporated within an ordinance providing for the rezoning of the property to a PUD. The rules, regulations and guidelines shall set forth the permitted land use, bulk regulations, transfer of development rights within the area of the PUD, height requirements, open space and landscaping requirements, architectural standards, sign regulations, buffer requirements, off street parking and loading requirements, and other performance standards as required by the City for each parcel designated within the Master Plan. Any rules, regulations and guidelines set forth within the ordinance and Master Plan approved by the City Council providing for the rezoning shall be binding on the property owner, their heirs, successors or assigns, and shall be recorded at the Office of the County Recorder.
4. Process for City Review of Planned Unit Development. The Zoning Administrator or other delegated City personnel shall review the submitted PUD proposal; may discuss any suggestions or provide additional information to the Developer, and shall file a report together with the applicant's proposal to the Planning and Zoning Commission.

A. The Planning and Zoning Commission, after receipt of the report from the Zoning Administrator, or other delegated City personnel, and receipt of the PUD proposal, shall consider the presentation and give special attention to the following:

- (1) Compatibility with Comprehensive Plan.
- (2) Land use and density.
- (3) Building types, functions, architecture, buffers and arrangement.
- (4) Provision and use of open space and landscaping.
- (5) Access to and from the site, and traffic circulation.
- (6) General relationship to surrounding area.

B. The Planning and Zoning Commission may approve or disapprove the PUD Master Plan and associated development rules, regulations and guidelines as submitted, or may require the developer to modify, alter, adjust or amend the proposed Master Plan and associated rules, regulations and guidelines, as the Commission deems necessary, in order to preserve the harmonious intent and purpose of this Zoning Ordinance and the Comprehensive Plan of the City.

C. An application for approval of PUD shall be deemed a petition for rezoning to the PUD Zoning District, but prior to an affirmative report from the Commission the applicant shall file the necessary petition as prescribed in Amendments, Section 165.45.

D. Before any report is forwarded to the City Council by the Planning and Zoning Commission pertaining to an application submitted for a PUD, said Commission shall determine if such proposal is compatible with the Comprehensive Plan or if such proposal represents a substantial change to the Comprehensive Plan. The Commission shall hold a public hearing, giving notice as provided by law for a rezoning.

E. After a complete review by the Planning and Zoning Commission, a written recommendation and report giving reasons as to their action shall be filed with the City Council.

F. Within a period of 60 days after the City Council has received a report from the Planning and Zoning Commission, together with the proposed Master Plan, and rules, regulations, and guidelines of the PUD development, a public hearing shall be held by the City Council in accordance with the provisions of Section 165.45. The City Council shall then approve or deny the application, in accordance with Section 165.45.

5. Recording of Master Plan and Associated Rules, Regulations and Guidelines. The ordinance providing for the rezoning of property to the PUD Zoning District and the associated Master Plan, Rules, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the County Recorder and shall be binding on the property owners, their heirs, successors or assigns.

6. Modifications. Any proposed modifications in the approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action



on the proposed modification and their decision shall be final. No modification may be considered that is more than a 10 percent increase in density or change of uses on the site without a public hearing as required of a rezoning procedure. A public hearing may be required before the City Council on any modification, if determined by the Council. All modifications and adjustments shall be recorded at the Office of the County Recorder as required of the original rezoning.

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**165.24 SUPPLEMENTAL DISTRICT REGULATIONS.** The following provisions, regulations, or exceptions apply equally to all districts except as hereinafter provided.

1. **Visibility at Intersection.** On a corner lot in any district except the OC, Original Cumming District, no fence, wall, hedge, or other planting or structure that will obstruct vision between a height of two feet and ten feet above the centerline grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by connecting the right-of-way lines at points which are 25 feet distant from the intersection of the right-of-way lines and measured along the right-of-way lines.
2. **Accessory Buildings.** No accessory building shall be erected in any required front yard. No separate accessory buildings shall be erected within three feet of any side yard property line or five feet of any rear yard property line, or occupy more than 30 percent of the required rear yard, or exceed 16 feet in height.
3. **More Than One Principal Structure on a Lot.** In any district, more than one principal structure housing a permitted principal use may be erected on a single lot provided that the area, yard, and other requirements of this chapter are met for each structure as though it were on an individual lot.
4. **Height Regulation Exception.** The height limitations contained in this chapter do not apply to spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housing, or other structures placed above the roof level and not intended for human occupancy.
5. **Use of Public Right-of-Way.** No portion of the public road, street, or alley right-of-way shall be used or occupied by an abutting use of land or structure for storage or display purposes, or to provide any parking or loading space required by this chapter, or for any other purpose that would obstruct the use or maintenance of the public right-of-way.
6. **Mailboxes and Structures in Public Rights-of-Way.** The construction or installation of any structure, except mailboxes, public sidewalks and driveway approaches, by any person other than an employee or agent of the City, County, or State government having jurisdiction shall not be permitted within the public street right-of-way, unless authorized by the City Council. Mailboxes located within the right-of-way of any public street within the City corporate limits shall have support structures that are constructed to readily break or bend without creating significant damage to a vehicle or a danger to its passengers upon impact with the mailbox. Mailboxes with a single four by four-inch or 4 and one-fourth-inch diameter wooden post or a metal post with a size no greater than a two-inch diameter standard-strength steel pipe and buried no more than 24 inches into the ground will be acceptable as a mailbox support within the right-of-way of any public street. A metal post shall not be fitted with an anchor plate, but it may have an anti-twist device that extends no more than 10 inches below the ground surface. The post-to-box attachment details should be of sufficient strength to prevent the box from separating from the post top if the installation is struck by a vehicle. Mailbox supports shall not be set in concrete, and shall not be constructed of brick, concrete, stone, or masonry of any type in the public right-of-way of any public street. Mailboxes within the right-of-way of any public street shall be located on the non-parking side of the roadway. The bottom of the box shall be set at an elevation established by the U.S. Postal Service, usually four feet above the roadway surface. On curbed streets, the roadside face of the mailbox shall be set back from the face of curb a distance of six to eight inches, and support structure 12 inches or more. On residential streets without curbs or all-weather shoulders, the roadside face of the mailbox shall be set back six to eight inches and support structure 12 inches or more behind the edge of pavement or graveled surface. On paved roads with drivable all-weather shoulders, the mailboxes shall be set back six to eight inches and support structure 12 inches or more from the edge of the shoulder. Where a mailbox is located at a driveway entrance, it shall be

placed on the far side of the driveway in the direction of the delivery route. Mailboxes shall maintain a minimum setback of 25 feet from the radius of an intersecting street.

7. **Proposed Use Not Covered In This Chapter.** Any proposed use not covered in this chapter as a permitted use or special exception shall be referred to the Commission for a recommendation as to the proper district in which such use should be permitted and the chapter amended as provided in Section 165.45 before a permit is issued for such proposed use.

8. **Buildings to Have Access.** Every building hereafter erected or structurally altered shall be on a lot or parcel having a frontage on a public street or road.

9. **Mobile Homes or Trailers.** Mobile homes occupied as a permanent or temporary place of residence shall be located only in an approved mobile home park or mobile home subdivision unless otherwise provided in this chapter and occupied travel trailers and camping trailers shall be located only in an approved tourist or trailer campground.

10. **Hedges and Fences.** Fences or hedges shall not exceed four feet in height in any required front yard and shall not exceed six feet in height in any required side or rear yard, subject to the further restriction of subsection 1 of this section.

11. **Loading.** All businesses except those in the OC District shall provide adequate off-street loading for all vehicles so that no public thoroughfare will be blocked at any time.

12. **Minimum Dwelling Dimensions.** The first floor of a residential dwelling shall not be less than 24 feet by 32 feet, exclusive of garages.

**165.25 APPLICATION OF DISTRICT REGULATIONS.** The regulations and restrictions of this chapter shall apply as follows:

1. **Regulations to be Uniformly Applied.** The regulations set by this chapter shall apply uniformly to each class or kind of structure or land, and particularly within each district, except as hereinafter provided.

2. **All Uses and Structures to Conform.** No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.

3. **Height, Density or Yards Shall Not Be Violated.** No building or other structure shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families, or to have narrower or smaller rear yards, front yards, side yards, or other open spaces, than herein required or in any other manner contrary to the provisions of this chapter.

4. **Separate Yards, Open Spaces and Off-Street Parking Required.** No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter shall be included as part of a yard, open space, or off-street parking, or loading space similarly required for any other building.

5. **Minimum Yards and Lot Areas May Not Be Reduced.** No yard or lot existing at the time of passage of this Zoning Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Zoning Ordinance shall meet at least the minimum requirement established by these regulations.

6. **Parking Requirements.** No parking space required by this chapter in a residential district shall be provided in any required front yard, within the required side yard along the street side of a corner lot, or within five feet of an interior side or rear lot line. No parking space required by this

chapter or any merchandise, display or exterior storage shall be provided in any required front yard or in the first five feet inside the property line of any required side or rear yard in a C-1 District.

7. Propane Tanks. All propane tanks over 500 gallons in capacity installed within the incorporated City shall be located at least 25 feet from any building or structure which is used as a business or residence and shall comply with all structures setback requirements for lot lines. (Small tanks shall be installed at least 10 feet from any building or structure.) All installations and hook-ups for such propane tanks must pass inspection by the Zoning Administrator and Fire Chief. Standards adopted are those adopted by the State of Iowa for such installations and hook-ups.

# RECOMMENDATION BY THE PLANNING & ZONING COMMISSION

Recommendation:  Aye {Yes} 6  Nay {No} 0  
How Many How Many

APPROVAL OF PRELIMINARY PLAT FOR GREAT WESTERN CROSSING  
PLAT 4 WITH TWO CONDITIONS. (1) LOT 41 WILL BE DESIGNATED  
AS AN OUTLOT. APPROVAL AS A BUILDABLE LOT WILL BE  
CONTINGENT ON REVIEW & APPROVAL OF A MASTER PLAN AND  
SITE PLAN IN ACCORDANCE W/ PUP. A HOME OWNERS ASSOCIATION  
MUST BE ESTABLISHED FOR SAID LOT DURING THE PLATTING  
PROCESS OF LOT 41.

## Further Review Requested:

- By Mayor/City Council  By City Attorney  By City Planner

## Additional Information:

(2) A 10' WIDE SIDEWALK EASEMENT WILL BE LOCATED  
BETWEEN LOTS 5 AND 6 TO ALLOW PEDESTRIAN ACCESS  
FROM LOT 41 TO THE CITY PARK. THIS IS CONSISTENT  
WITH THE AMENDED MASTER PLAN FOR THE PUP.

## Requested Action To Be Taken By The City Council:

- Motion  
 Resolution  
 Ordinance

Date: 1/20/20

Signature: 

Chair/Vice Chair/Secretary

COPY

**Resolution 2020-15  
City of Cumming**

**Approving Preliminary Plat for Great Western Crossing Plat 4.**

**WHEREAS**, the Planning & Zoning Commission reviewed this request at a regular meeting on January 28, 2020 and recommends approval of Preliminary Plat for Great Western Crossing Plat 4; and

**WHEREAS**, that the applicant provides all supporting documentation required within the Cumming Subdivision Regulations; and

**WHEREAS**, that any significant modification to the Preliminary Plat be reviewed and approved by the Planning & Zoning Commission and City Council; and

**NOW THEREFORE BE IT RESOLVED:** That the City Council of Cumming, Warren County, Iowa, approves the Preliminary Plat for Great Western Crossing Plat 4 as described and shown in Attachments "A, B, and C" attached hereto and made a part thereof by reference.

**PASSED AND APPROVED** this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

ATTEST:

\_\_\_\_\_  
Donald Sandor, City Administrator

# PRELIMINARY PLAT GREAT WESTERN CROSSING PLAT 4

Cumming, Iowa

OWNER / DEVELOPER

DILIGENT GWC, LLC  
12119 STRATFORD DR.  
CLIVE, IA 50325  
515-309-0705

ZONING  
EXISTING: P.U.D.  
PROPOSED: P.U.D.

SETBACKS  
FRONT - 35'  
REAR - 35'  
SIDE - 10'

## LEGAL DESCRIPTION

A PART OF PARCEL 'N', OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 9567, CUMMING, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-WEST CORNER OF GREAT WESTERN CROSSING PLAT 2, AN OFFICIAL PLAT, CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S89°30'35"W, 1128.41 FEET ALONG THE SOUTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE N00°29'25"W, 60.00 FEET TO A POINT OF CURVATURE OF A 25.00 FEET RADIUS CURVE THAT IS CONCAVE TO THE NORTHWEST; THENCE N06°43'40"W, 39.27 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF N44°30'35"W; THENCE N00°29'25"W, 82.21 FEET TO A POINT OF CURVATURE OF A 465.00 FEET RADIUS CURVE THAT IS CONCAVE TO THE SOUTH; THENCE N06°43'40"W, 101.24 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 101.04 FEET AND A CHORD BEARING OF N06°43'40"W; THENCE N10°06'10"W, 100.12 FEET; THENCE N12°07'55"W, 42.63 FEET TO A POINT OF CURVATURE OF A 530.00 FEET RADIUS CURVE THAT IS CONCAVE TO THE NORTHEAST; THENCE N06°43'40"W, 92.50 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 92.47 FEET AND A CHORD BEARING OF N10°07'40"W; THENCE N89°30'35"E, 523.02 FEET; THENCE N00°49'29"W, 195.77 FEET; THENCE N89°27'18"E, 23.74 FEET; THENCE N00°49'29"W, 703.91 FEET; THENCE S89°27'18"W, 23.74 FEET; THENCE N89°49'29"W, 210.01 FEET; THENCE N89°41'16"E, 902.91 FEET TO THE NORTHWEST CORNER OF GREAT WESTERN CROSSING PLAT 3, AN OFFICIAL PLAT, CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S30°10'11"W, 363.65 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3; THENCE S59°49'49"E, 31.53 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3; THENCE S30°10'11"W, 219.68 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3; THENCE S00°29'25"E, 1048.73 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3 AND PLAT 2 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29.007 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	ST <sup>W</sup> STORM SEWER & SIZE
	SAN <sup>W</sup> SANITARY SEWER & SIZE
	W <sup>W</sup> WATER MAIN & SIZE
	MAN-HOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS  
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

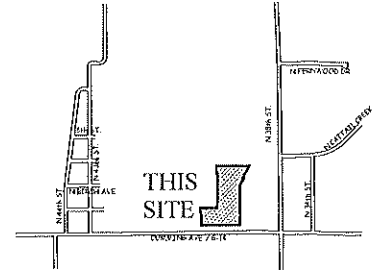
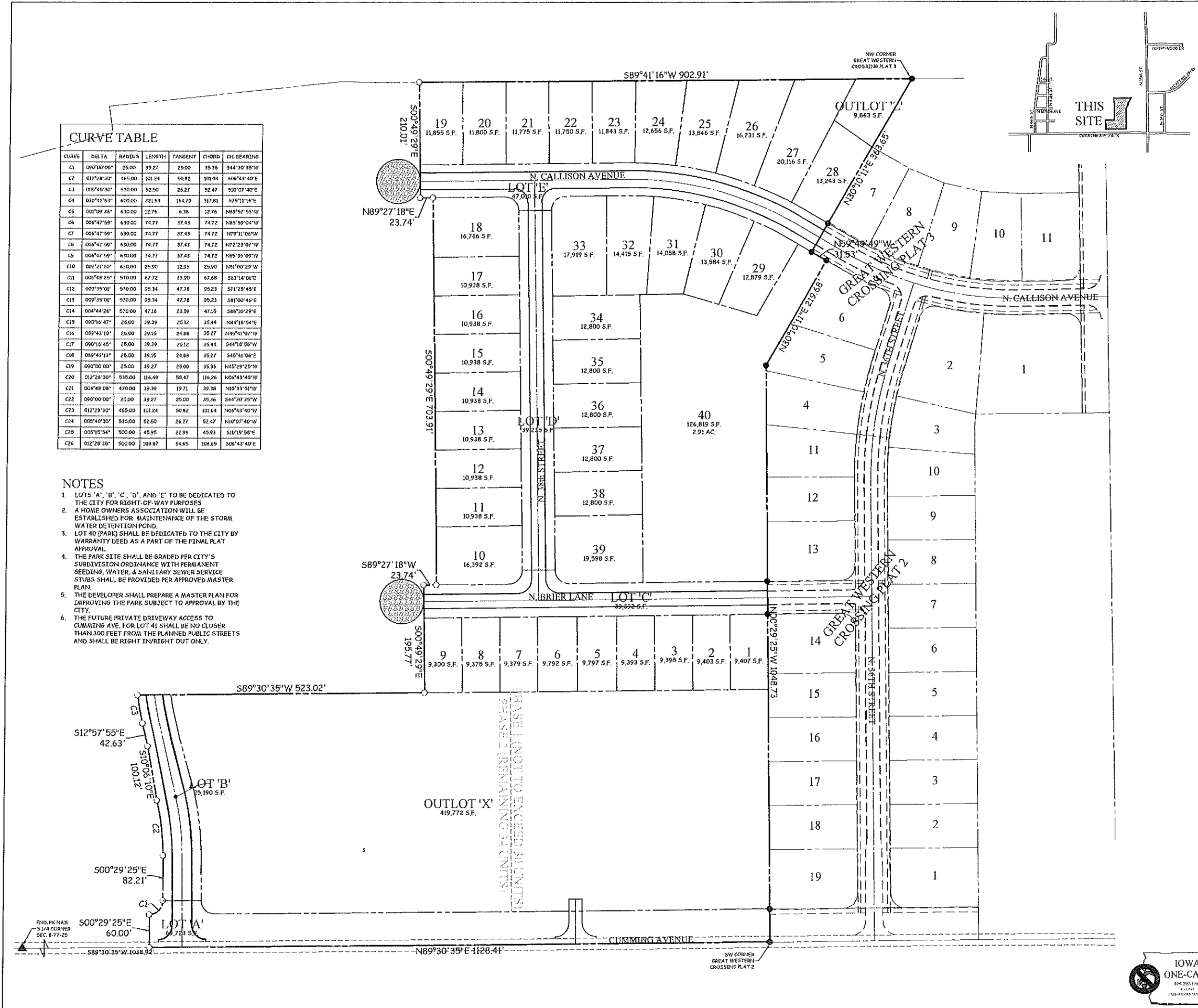
DATE: 12-11-2019  
REVISIONS: 01-29-2020  
JOB NUMBER: **CC 2267**  
SCALE: 1"=80'  
APPROVED (X-X-2001) INITIALED: XXX AS-BUILT (X-X-2003)  
PRELIMINARY PLAT  
GREAT WESTERN CROSSING PLAT 4  
SHEET 1 OF 3



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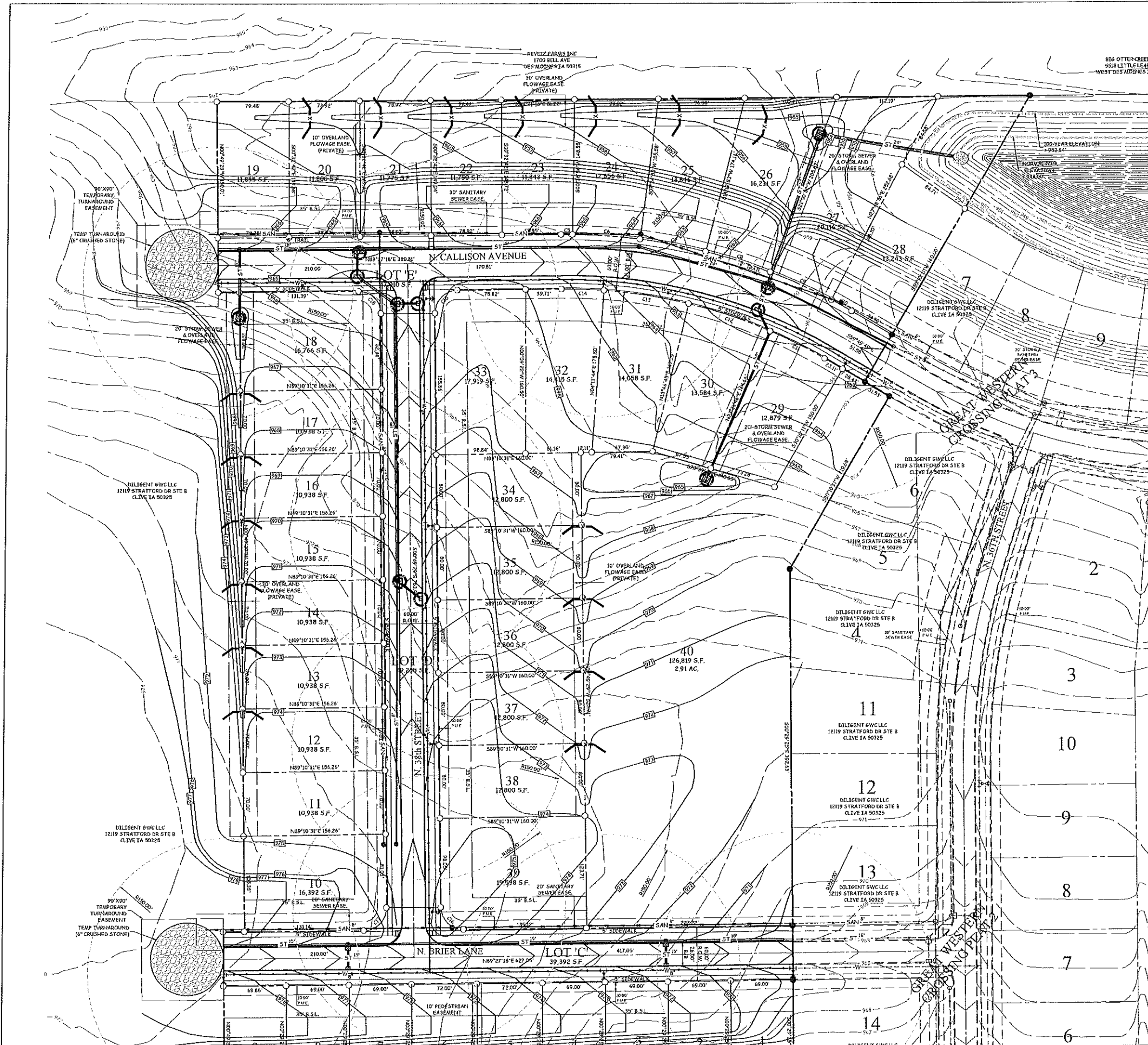
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
C1	090°00'00"	25.00	39.27	25.00	35.36	S44°30'35"W
C2	012°28'30"	465.00	101.24	50.82	101.04	S06°43'40"E
C3	005°49'30"	530.00	52.50	26.27	52.47	S10°07'40"E
C4	010°42'53"	600.00	321.64	164.79	317.81	S78°11'16"E
C5	001°09'38"	630.00	12.76	6.38	12.76	N89°57'53"W
C6	006°47'59"	630.00	74.77	37.43	74.72	N85°59'04"W
C7	006°47'59"	630.00	74.77	37.43	74.72	N79°11'06"W
C8	006°47'59"	630.00	74.77	37.43	74.72	N72°23'07"W
C9	006°47'59"	630.00	74.77	37.43	74.72	N65°35'09"W
C10	002°21'20"	630.00	25.50	12.55	25.90	N51°00'29"W
C11	006°48'29"	570.00	67.32	33.90	67.68	S63°14'01"E
C12	009°35'01"	570.00	95.34	47.78	95.23	S71°25'49"E
C13	009°35'01"	570.00	95.34	47.78	95.23	S81°00'46"E
C14	004°44'26"	570.00	47.16	23.99	47.19	S88°10'29"E
C15	090°16'47"	25.00	39.29	25.12	35.44	N44°18'54"E
C16	089°43'10"	25.00	39.15	24.88	35.27	N40°41'07"W
C17	090°16'45"	25.00	39.39	25.12	35.44	S44°18'56"W
C18	089°43'13"	25.00	39.15	24.88	35.27	S45°41'06"E
C19	090°00'00"	25.00	39.27	25.00	35.36	N45°29'25"W
C20	012°28'30"	535.00	116.49	58.47	116.26	N06°43'40"W
C21	004°48'08"	470.00	39.39	19.71	39.38	N10°33'51"W
C22	090°00'00"	25.00	39.27	25.00	35.36	S44°30'35"W
C23	012°28'30"	465.00	101.24	50.82	101.04	N06°43'40"W
C24	005°40'30"	530.00	52.50	26.27	52.47	N10°07'40"W
C25	005°15'54"	500.00	45.95	22.99	45.93	S10°15'58"E
C26	012°28'30"	500.00	109.87	54.65	108.69	S06°43'40"E

- ### NOTES
- LOTS 'A', 'B', 'C', 'D', AND 'E' TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES
  - A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF THE STORM WATER DETENTION POND.
  - LOT 40 (PARK) SHALL BE DEDICATED TO THE CITY BY WARRANTY DEED AS A PART OF THE FINAL PLAT APPROVAL.
  - THE PARK SITE SHALL BE GRADED PER CITY'S SUBDIVISION ORDINANCE WITH PERMANENT SEEDING, WATER, & SANITARY SEWER SERVICE STUBS SHALL BE PROVIDED PER APPROVED MASTER PLAN.
  - THE DEVELOPER SHALL PREPARE A MASTER PLAN FOR IMPROVING THE PARK SUBJECT TO APPROVAL BY THE CITY.
  - THE FUTURE PRIVATE DRIVEWAY ACCESS TO CUMMING AVE. FOR LOT 41 SHALL BE NO CLOSER THAN 300 FEET FROM THE PLANNED PUBLIC STREETS AND SHALL BE RIGHT IN/RIGHT OUT ONLY.



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# PRELIMINARY PLAT GREAT WESTERN CROSSING PLAT 4 Cumming, Iowa



**LEGEND**  
EXISTING/PROPOSED

	PLAT BOUNDARY
	STORM SEWER & SIZE
	SANITARY SEWER & SIZE
	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

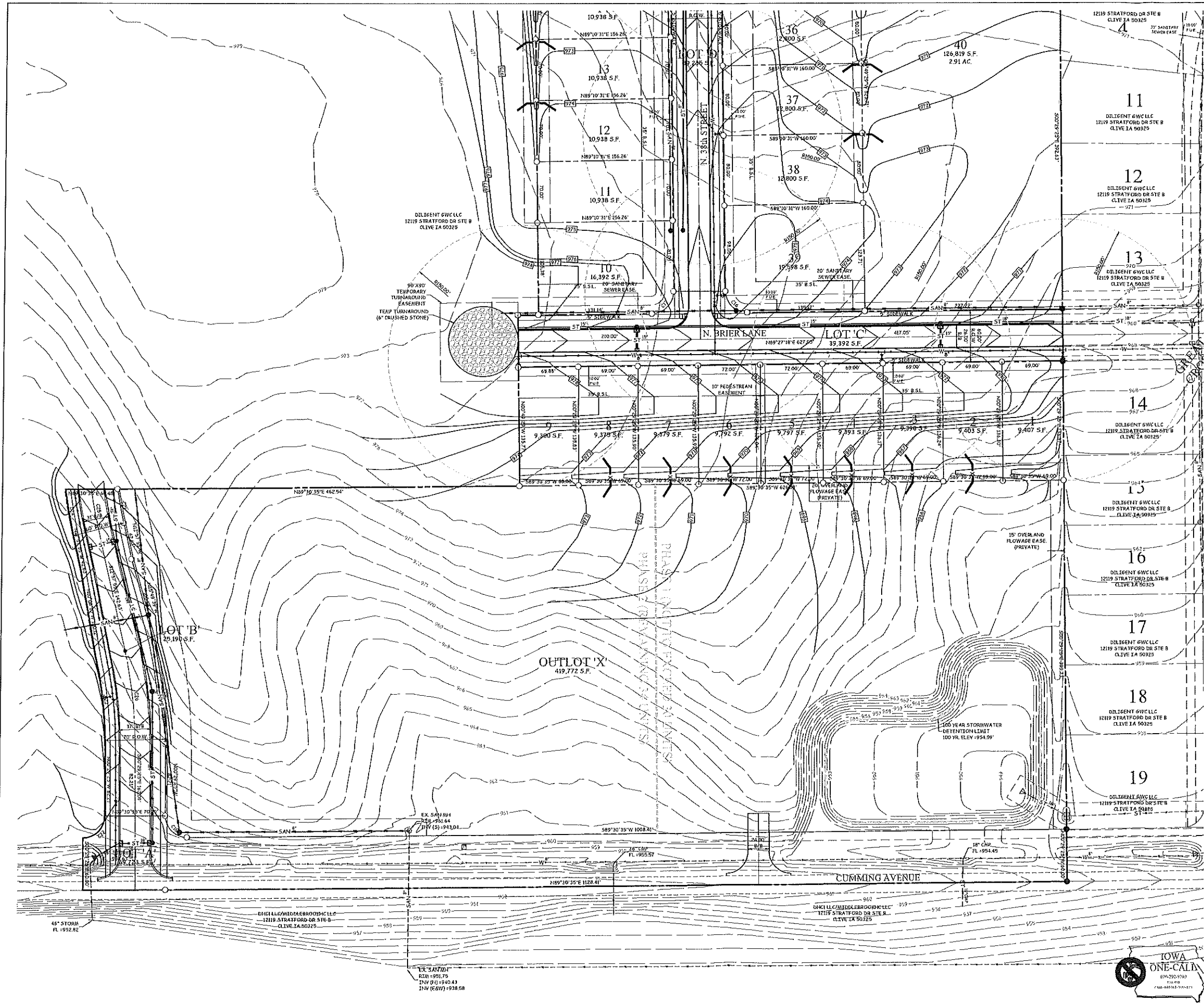
**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS  
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

 SCALE: 1"=50' APPROVED (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)	DATE: 12-11-2019 REVISIONS: 01-28-2020 01-29-2020	JOB NUMBER <b>CC 2267</b>
	PRELIMINARY PLAT GREAT WESTERN CROSSING PLAT 4 SHEET 2 OF 3	





# PRELIMINARY PLAT GREAT WESTERN CROSSING PLAT 4 Cumming, Iowa



**LEGEND**

EXISTING/PROPOSED	
—	PLAT BOUNDARY
ST <sup>12"</sup>	STORM SEWER & SIZE
SAN <sup>12"</sup>	SANITARY SEWER & SIZE
W <sup>12"</sup>	WATER MAIN & SIZE
○	MAN-HOLE
⊙	STORM INTAKE
⊕	FIRE HYDRANT
⊖	VALVE
△	F.E.S.
- - -	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
* * *	SILT FENCE OR APPROVED FILTRATION SOCK

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-11-2019  
REVISIONS: 01-28-2020  
01-29-2020

JOB NUMBER  
**CC 2267**

APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)  
PRELIMINARY PLAT  
GREAT WESTERN CROSSING PLAT 4

SHEET  
3 OF 3



RECEIVED JAN 29 2020

## Resolution 2020-20 City of Cumming

### Resolution Approving Plat of Survey Parcel "M" in Warren County, Iowa

**WHEREAS**, there was filed in the Office of the City Clerk of the City of Cumming, Warren County, Iowa, a registered land surveyor's plat of survey known as Parcel "M"; and

**WHEREAS**, the real estate comprising said plat is described as follows:

**Parcel 'M'**, a part of the West ½ Section 17, Township 77 North, Range 25 West of the 5<sup>th</sup> P.M., partially located in the City of Cumming, Warren County, Iowa, that is more particularly described as follows:

Beginning at the West ¼ corner of Section 17, Township 77 North, Range 25 West of the 5<sup>th</sup> P.M., City of Cumming, Warren County Iowa; thence S60°13'43"W, 935.91 feet; thence N00°00'24"E, 2131.55 feet to the South right-of-way line of Cumming Avenue, as it is presently established; thence N89°49'19"E, 759.80 feet along said South right-of-way line; thence S00°10'23"E, 363.00 feet; thence N89°49'30"E, 230.01 feet to the West right-of-way line of the abandoned Chicago Great Western Railroad, and to a non-tangent 3870.66 feet radius curve concave to the Northeast; thence Southeasterly 429.37 feet along said curve, and along said West right-of-way line, said curve having a chord length of 429.15 feet and a chord bearing of S06°01'10"E; thence S09°11'50"E, 298.10 feet along said west right-of-way line; thence S89°39'09"W, 334.42 feet; thence S00°59'49"E, 920.05 feet; thence N89°48'17"E, 415.43 feet to the West line of said abandoned Chicago Great Western Railroad right-of-way, and to a non-tangent 1809.96 feet radius curve concave to the Southwest; thence Southeasterly 234.21 feet along said curve, and along said West right-of-way line, said curve having a chord length of 234.05 feet and a chord bearing of S03°11'39"E; thence S89°32'38"E, 50.00 feet along said West right-of-way line, to a non-tangent 1859.96 feet radius curve concave to the Northwest; thence Southwesterly 1061.96 feet along said curve, and along said West right-of-way line, said curve having a chord length of 1047.59 feet and a chord bearing of S16°52'06"W; thence N57°05'34"W, 50.03 feet along said West right-of-way line, to a non-tangent 1809.96 feet radius curve concave to the Northwest; thence Southwesterly 773.62 feet along said curve, and along said West right-of-way line, said curve having a chord length of 767.75 feet and a chord bearing of S45°27'42"W; thence S57°42'24"W, 270.67 feet along said West right-of-way line; thence S89°12'41"E, 91.97 feet along said West right-of-way line; thence S57°47'25"W, 332.75 feet along said West right-of-way line, to a 1686.88 feet radius curve concave to the Southeast; thence Southwesterly 1111.29 feet along said curve, and along said West right-of-way line, said curve having a chord length of 1091.30 feet and a chord bearing of S38°50'57"W; thence S19°59'22"W, 234.50 feet along said West right-of-way line to the West line of Section 17 Township 77 North, Range 25 West of the 5<sup>th</sup> P.M., City of Cumming, Warren County, Iowa; thence N00°27'05"E, 2546.74 feet along said West line to the West ¼ corner of said Section 17, and to the Point of the Beginning.

Said tract of land contains 119.690 acres more or less.

Said tract of land being subject to any and all easements of record.

**WHEREAS**, the City Council of the City of Cumming, Warren County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Cumming, Warren County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Cumming, Warren County, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cumming, Warren County, Iowa:

1. Said Plat, known as Parcel "M" prepared in connection with said plat is hereby approved.

3. The City of Cumming, Warren County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

Passed and Approved, this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest:

\_\_\_\_\_  
Donald Sandor, City Administrator

# INDEX LEGEND

LOCATION: WEST 1/2 SEC. 17-77-25  
 REQUESTOR: DILIGENT DEVELOPMENT  
 PROPRIETOR: MIDDLETON FAMILY LC  
 SURVEYOR: KEVEN J. CRAWFORD  
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC  
 475 S. 50th STREET, SUITE 800  
 WEST DES MOINES, IOWA 50265  
 RETURN TO: KEVEN J. CRAWFORD

# PLAT OF SURVEY

PREPARED FOR  
 DILIGENT DEVELOPMENT  
 12119 STRATFORD DRIVE, SUITE B  
 CLIVE, IOWA 50325  
 ATTN: STEVE BRUERE

## LEGAL DESCRIPTION - PARCEL 'M'

A part of the West 1/2 of Section 17, Township 77 North, Range 25 West of the 5th P.M., all in the city of Cumming, Warren County, Iowa, that is more particularly described as follows:

Beginning at the West 1/4 corner of Section 17, Township 77 North, Range 25 West of the 5th P.M., city of Cumming, Warren County, Iowa; thence S60°13'43"W, 935.91 feet; thence N00°00'24"E, 2131.55 feet to the South Right-of-way line of Cumming Avenue, as it is presently established; thence N89°49'19"E, 759.80 feet along said South Right-of-way line; thence S00°10'23"E, 363.00 feet; thence N89°49'30"E, 230.01 feet to the West Right-of-way line of the abandoned Chicago Great Western Railroad, and to a non-tangent 3870.66 feet radius curve concave to the Northeast; thence Southeasterly 429.37 feet along said curve, and along said West Right-of-way line, said curve having a chord length of 429.15 feet and a chord bearing of 506°01'10"E; thence S09°11'50"E, 298.10 feet along said West Right-of-way line; thence S08°51'04"E, 298.10 (R) feet along said West Right-of-way line; thence S89°39'09"W, 334.42 feet; thence S00°59'49"E, 920.05 feet; thence N89°48'17"E, 415.43 feet to the West line of said abandoned Chicago Great Western Railroad Right-of-way, and to a non-tangent 1809.96 feet radius curve concave to the Southwest; thence Southeasterly 234.21 feet along said curve, and along said West Right-of-way line, said curve having a chord length of 1047.59 feet and a chord bearing of S16°52'06"W; thence N57°05'34"W, 50.03 feet along said West Right-of-way line, to a non-tangent 1809.96 feet radius curve concave to the Northwest; thence Southwesterly 773.62 feet along said curve, and along said West Right-of-way line, said curve having a chord length of 767.75 feet and a chord bearing of S45°27'42"W; thence S57°42'24"W, 270.67 feet along said West Right-of-way line; thence S89°12'41"E, 91.97 feet along said West Right-of-way line; thence S57°47'25"W, 332.75 feet along said West Right-of-way line, to a 1686.88 feet radius curve concave to the Southeast; thence Southwesterly 1111.29 feet along said curve, and along said West Right-of-way line, said curve having a chord length of 1091.30 feet and a chord bearing of S38°50'57"W; thence S19°59'22"W, 234.50 feet along said West Right-of-way line to the West line of Section 17, Township 77 North, Range 25 West of the 5th P.M., city of Cumming, Warren County, Iowa; thence N00°27'05"E, 2546.74 feet along said West line to the West 1/4 corner of said Section 17, and to the Point of Beginning.

Said tract of land contains 119.690 acres more or less.

Said tract of land being subject to any and all easements of record.

## SURVEYOR'S NOTES

- THIS SURVEY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- BEARINGS ARE BASED ON AN ASSUMED BEARING.

## CERTIFICATION

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
	KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: This sheet only

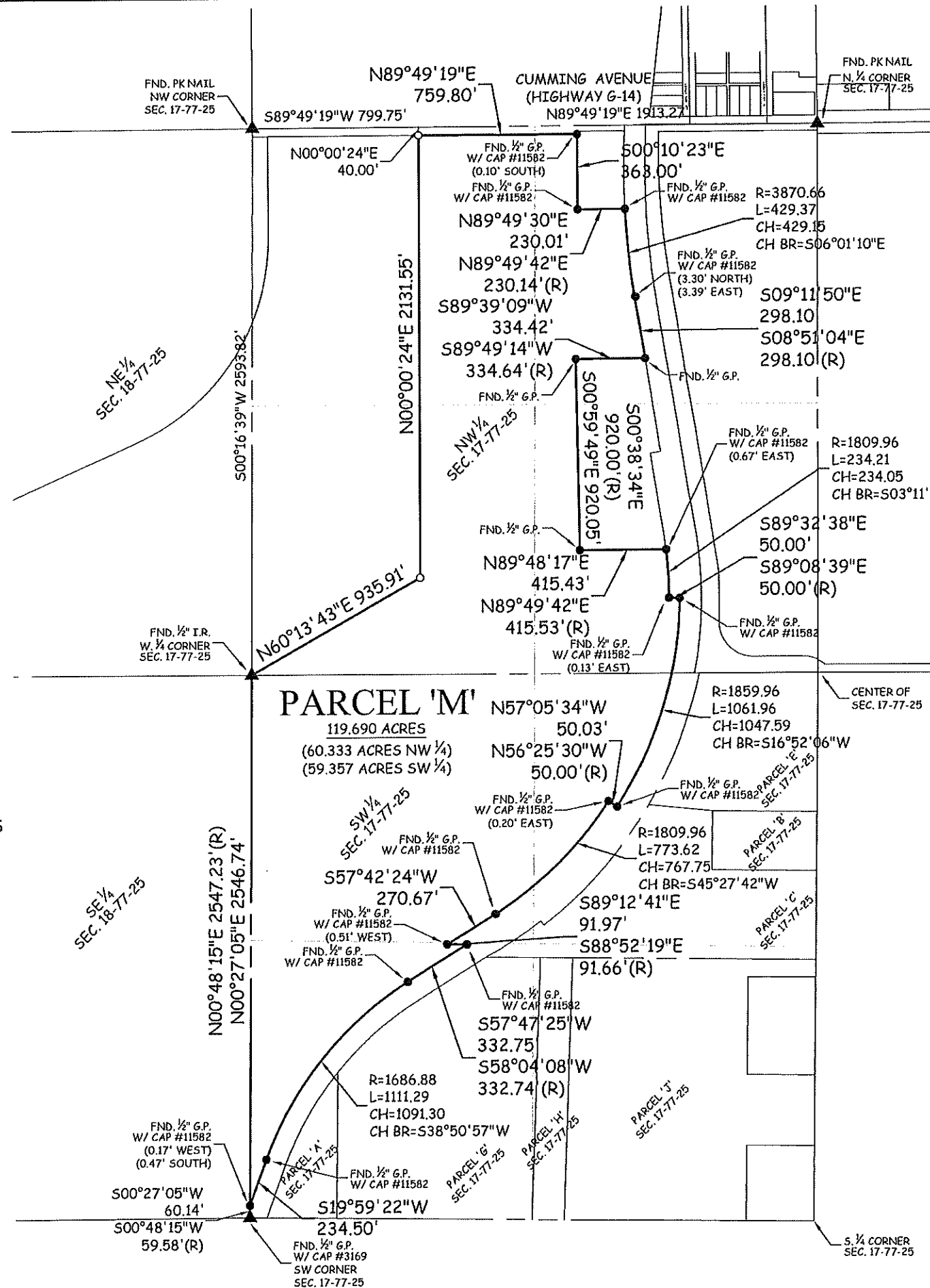
## LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER AS NOTED
- SET CORNER 5/8" IR W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT



**COOPER CRAWFORD**  
 & ASSOCIATES, L.L.C.  
 CIVIL ENGINEERS  
 475 S. 50th Street, Suite 800, West Des Moines, IA 50265  
 Phone: (515) 224-1344 Fax: (515) 224-1345

0 300 600  
 SCALE: 1"=600'  
 DATE: 1-22-2020  
 JOB NUMBER  
 CC  
 1990



## AREAS

- NW 1/4 NW 1/4 - 16.545 ACRES
- NE 1/4 NW 1/4 - 10.599 ACRES
- SW 1/4 NW 1/4 - 20.676 ACRES
- SE 1/4 NW 1/4 - 12.513 ACRES
- NW 1/4 SW 1/4 - 38.782 ACRES
- NE 1/4 SW 1/4 - 9.728 ACRES
- SW 1/4 SW 1/4 - 10.847 ACRES

RECEIVED JAN 22 2020

Aqirhood

**Resolution 2020-22**  
**City of Cumming**

**Resolution Approving Plat of Survey Parcel "P" in Warren County, Iowa**

**WHEREAS**, there was filed in the Office of the City Clerk of the City of Cumming, Warren County, Iowa, a registered land surveyor's plat of survey known as Parcel "P"; and

**WHEREAS**, the real estate comprising said plat is described as follows:

**Parcel 'P'**, That part of the West ½ Section of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5<sup>th</sup> P.M., Warren County, Iowa, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Northwest Quarter; thence South 01 degrees 08 minutes 44 seconds East, 408.12 feet along the East line of said West half of the Northeast Quarter; thence North 59 degrees 22 minutes 04 seconds West, 471.96 feet to the Southeast corner of Parcel N, recorded in Fee Book 2015-6319; thence North 02 degrees 01 minutes 09 seconds East, 790.41 feet to the Northeast corner of said Parcel N also being on the South line of Parcel M, recorded in Fee Book 2015-3203; thence North 89 degrees 34 minutes 24 seconds East, 357.60 feet to the Southeast corner of said Parcel M also being on said East line of the West Half of the Northwest Quarter; thence South 01 degrees 08 minutes 44 seconds East, 625.14 feet to the Point of Beginning, having an area of 8.00 Acres.

**DESCRIPTION – INGRESS/EGRESS EASEMENT:**

The North 50 and the East 50 feet of Parcel P of the West Half of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5<sup>th</sup> P.M., Warren County, Iowa.

**WHEREAS**, the City Council of the City of Cumming, Warren County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Cumming, Warren County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Cumming, Warren County, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cumming, Warren County, Iowa:

1. Said Plat, known as Parcel "P" prepared in connection with said plat is hereby approved.

3. The City of Cumming, Warren County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

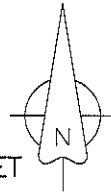
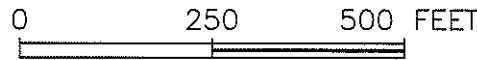
Passed and Approved, this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest:

\_\_\_\_\_  
Donald Sandor, City Administrator

PLAT OF SURVEY  
 W 1/2 OF THE NW 1/4, SEC. 19, T 77N, R 25W  
 WARREN COUNTY, IOWA



NW COR., SEC. 19  
 Concrete Monument

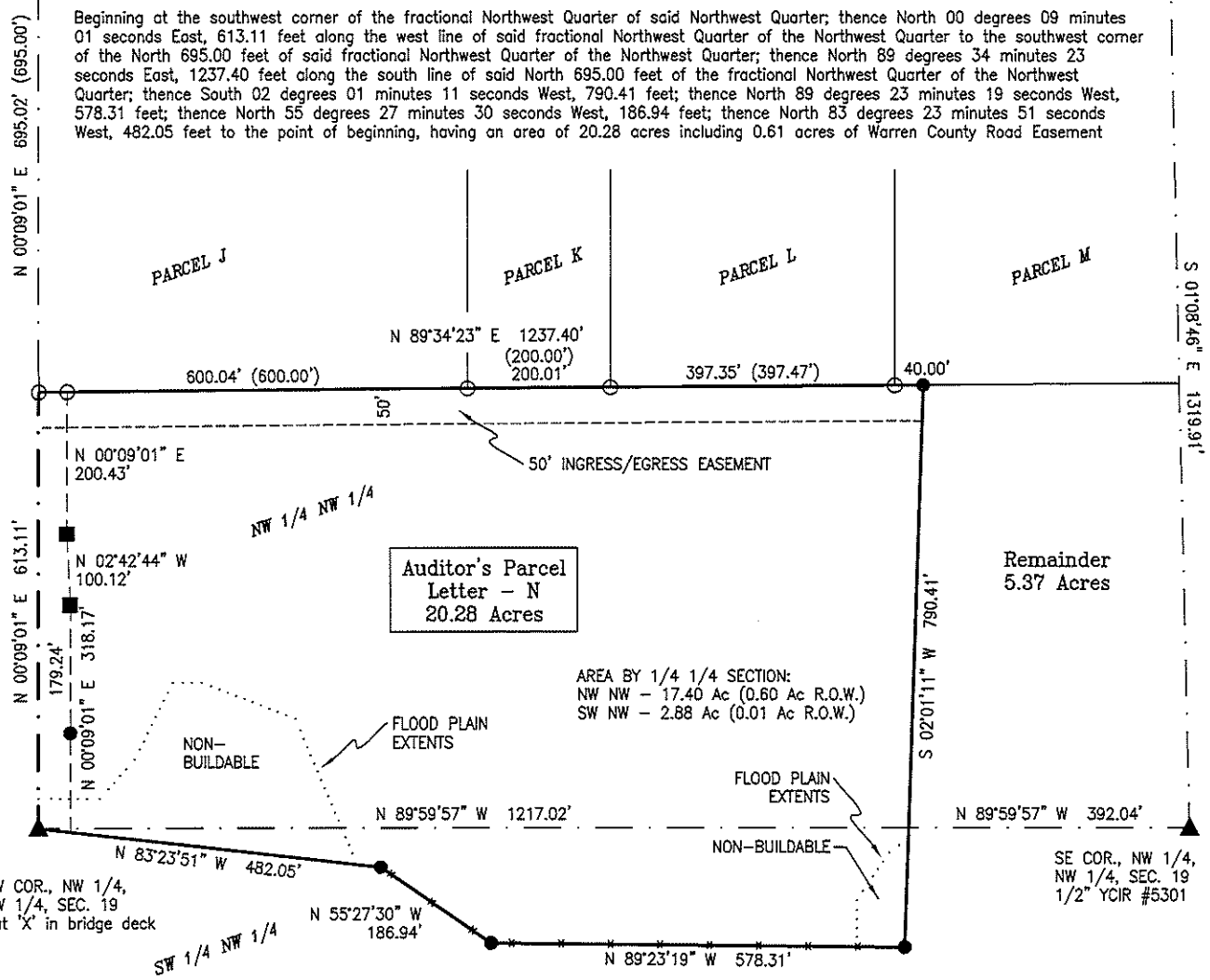
N 89°34'59" E 1579.27'

NE COR., NW 1/4,  
 NW 1/4, SEC. 19  
 1/2" YCIR #5301

**DESCRIPTION - PARCEL N:**

That part of the fractional West Half of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the southwest corner of the fractional Northwest Quarter of said Northwest Quarter; thence North 00 degrees 09 minutes 01 seconds East, 613.11 feet along the west line of said fractional Northwest Quarter of the Northwest Quarter to the southwest corner of the North 695.00 feet of said fractional Northwest Quarter of the Northwest Quarter; thence North 89 degrees 34 minutes 23 seconds East, 1237.40 feet along the south line of said North 695.00 feet of the fractional Northwest Quarter of the Northwest Quarter; thence South 02 degrees 01 minutes 11 seconds West, 790.41 feet; thence North 89 degrees 23 minutes 19 seconds West, 578.31 feet; thence North 55 degrees 27 minutes 30 seconds West, 186.94 feet; thence North 83 degrees 23 minutes 51 seconds West, 482.05 feet to the point of beginning, having an area of 20.28 acres including 0.61 acres of Warren County Road Easement

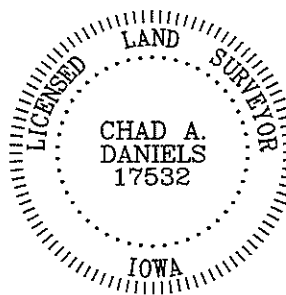


AREA BY 1/4 1/4 SECTION:  
 NW NW - 17.40 Ac (0.60 Ac R.O.W.)  
 SW NW - 2.88 Ac (0.01 Ac R.O.W.)

**DESCRIPTION - 50 FEET WIDE INGRESS/EGRESS EASEMENT:**

The North 50 feet of Parcel N of Section 19, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa.

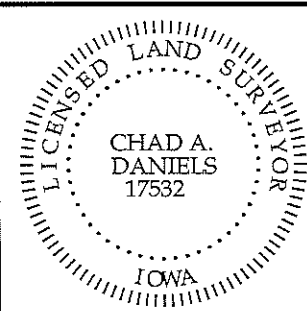
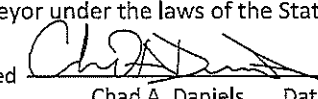
- ( ) - Recorded Distance/Bearing
- County Road Easement
- Section line
- Monuments**
- ▲ - Found section corner
- - Set 1/2" green plastic capped rebar, #17532
- - Found 1/2" YCIR #6808
- - Found 1/2" YCIR #5301

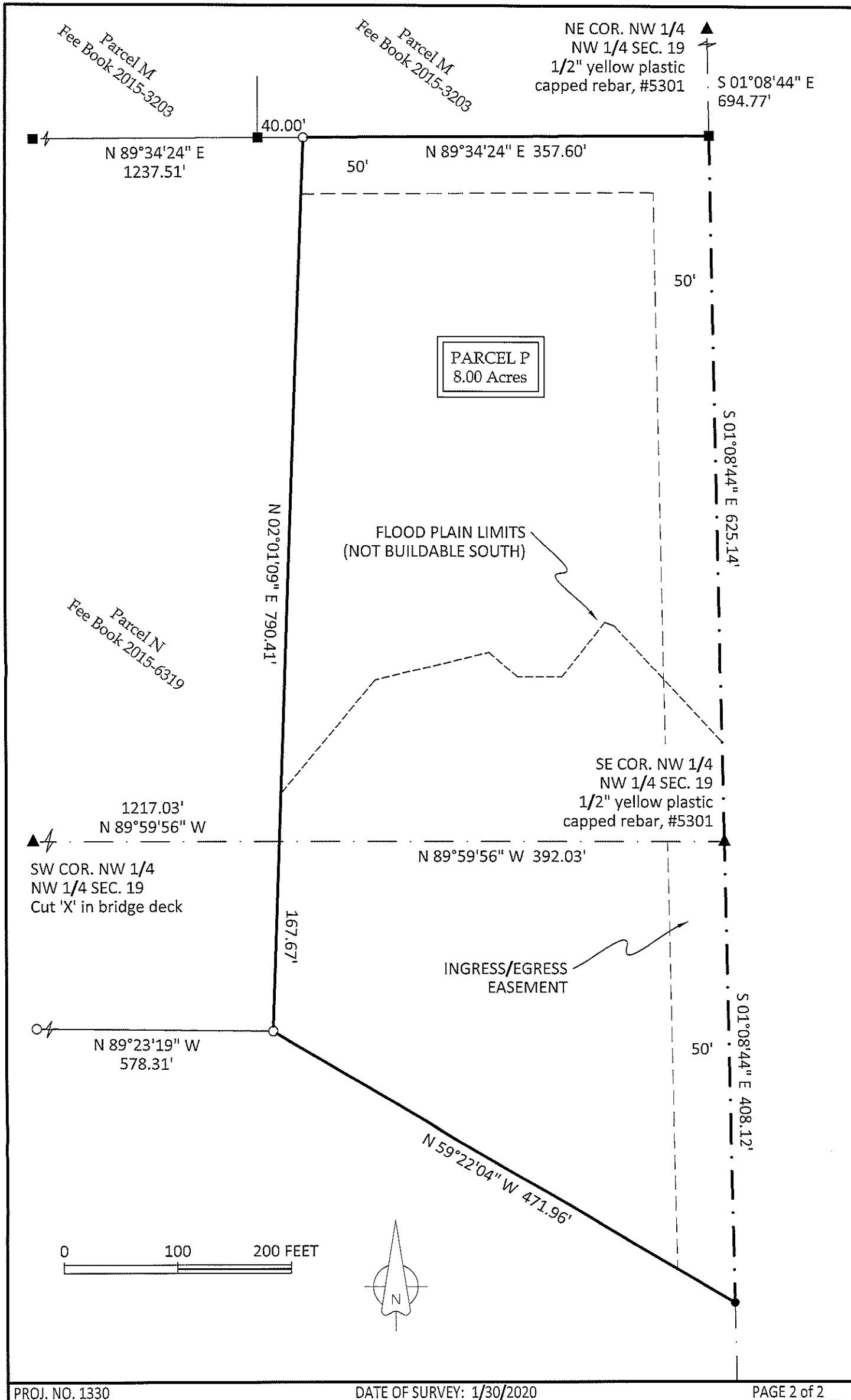


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed \_\_\_\_\_  
 Chad A. Daniels Date

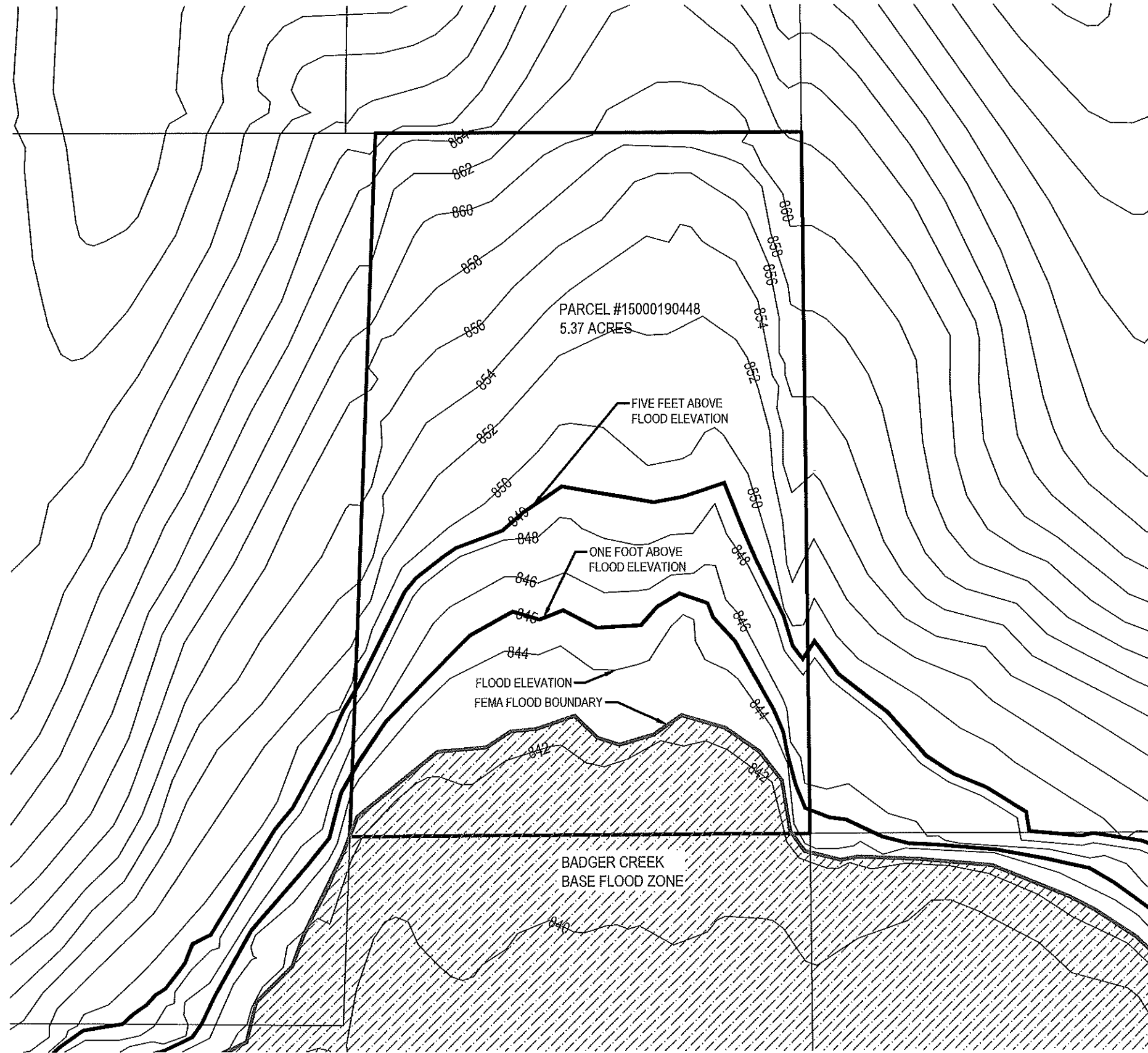
Iowa License No. 17532  
 My license renewal date is 12-31-2016  
 Page No.'s covered by this seal: 1

PLAT OF SURVEY				SURVEY LEGEND																				
<u>INDEX LEGEND</u>				( ) - Recorded Distance/Bearing --- -- -- -- Ingress/Egress Easement - . - . - . Section line - * - * - Fence line <u>Monuments</u> ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Found 1/2" GCR #17532 ■ - Found 1/2" YCR #6808																				
LOCATION: W 1/2 OF NW 1/4 OF SECTION 19 T 77N, R 25W, WARREN COUNTY, IOWA  OWNER: COMMERCIAL CONSTRUCTION PRODUCTS CO. 5658 SE 36TH ST., DES MOINES IA 50320  SURVEY FOR: (OWNER)				BASIS OF BEARINGS IS IA RCS ZONE 8																				
PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583																								
<p><u>DESCRIPTION - PARCEL P:</u>            That part of the West Half of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;            Beginning at the Southeast corner of the Northwest Quarter of said Northwest Quarter;            thence South 01 degrees 08 minutes 44 seconds East, 408.12 feet along the East line of said West Half of the Northwest Quarter;            thence North 59 degrees 22 minutes 04 seconds West, 471.96 feet to the Southeast corner of Parcel N, recorded in Fee Book 2015-6319;            thence North 02 degrees 01 minutes 09 seconds East, 790.41 feet to the Northeast corner of said Parcel N also being on the South line of Parcel M, recorded in Fee Book 2015-3203;            thence North 89 degrees 34 minutes 24 seconds East, 357.60 feet to the Southeast corner of said Parcel M also being on said East line of the West Half of the Northwest Quarter;            thence South 01 degrees 08 minutes 44 seconds East, 625.14 feet to the Point of Beginning, having an area of 8.00 Acres.</p> <p><u>DESCRIPTION - INGRESS/EGRESS EASEMENT:</u>            The North 50 feet and the East 50 feet of Parcel P of the West Half of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa.</p>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">TRACT:</th> <th colspan="3">AREA BY TRACT:</th> </tr> <tr> <th>NET (AC):</th> <th>R.O.W. (AC):</th> <th>TOTAL (AC):</th> </tr> </thead> <tbody> <tr> <td>NW NW</td> <td style="text-align: center;">5.37</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">5.37</td> </tr> <tr> <td>SW NW</td> <td style="text-align: center;">2.63</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">2.63</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: center;"><b>8.00</b></td> <td style="text-align: center;"><b>0.00</b></td> <td style="text-align: center;"><b>8.00</b></td> </tr> </tbody> </table>				TRACT:	AREA BY TRACT:			NET (AC):	R.O.W. (AC):	TOTAL (AC):	NW NW	5.37	0.00	5.37	SW NW	2.63	0.00	2.63	<b>TOTAL</b>	<b>8.00</b>	<b>0.00</b>	<b>8.00</b>		
TRACT:	AREA BY TRACT:																							
	NET (AC):	R.O.W. (AC):	TOTAL (AC):																					
NW NW	5.37	0.00	5.37																					
SW NW	2.63	0.00	2.63																					
<b>TOTAL</b>	<b>8.00</b>	<b>0.00</b>	<b>8.00</b>																					
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.				Signed  1/30/20 Chad A. Daniels Date																				
Iowa License No. 17532 My license renewal date is 12-31-2020 Page No.'s covered by this seal: 1 and 2																								
PROJ. NO. 1330		DATE OF SURVEY: 1/30/2020		PAGE 1 of 2																				



RECEIVED FEB - 7 2020




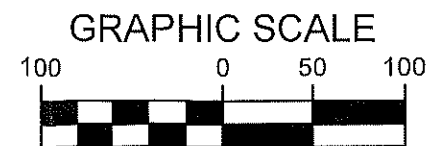


OWNER & PREPARED FOR:  
 MARK W ALLEN  
 320 S.E. 6TH ST.  
 DES MOINES, IA. 50309  
 515-202-2010

ZONING:  
 A - AGRICULTURE

- NOTES:
- CONTOURS DERIVED FROM IDNR LIDAR DATA.
  - FEMA BASE FLOOD DERIVED ZONE FROM FIRMETTE PANEL #19181C0108F.
  - PARCEL BOUNDARY DERIVED FROM ASSESSOR PAGE.
  - ODD CONTOURS INTERPOLATED FROM IDNR LIDAR.

FEMA ZONE "A" 



**Bishop Engineering**  
 "Planning Your Successful Development"

3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying Established 1959

MARK ALLEN  
 FEMA FLOOD ELEVATION

SITE EXHIBIT

REFERENCE NUMBER:

DRAWN BY:  
 CEJ

PROJECT NUMBER:  
 200053

SHEET NUMBER:  
 C0.1

RECEIVED FEB - 7 2020

**Resolution 2020-16  
City of Cumming**

**Approving and Authorizing Balance Transfers**

Be it resolved by the Council of the City of Cumming, Iowa, the following transfers are hereby authorized as set out below:

From:           General Fund  
To:             Capital Fund - Water Project  
Amount:       \$300,000.00           For: Water Project  
Effective:     11/20/19

From:           Checking - TIF  
To:             General Fund  
Amount:       \$300,000.00           For: Reimbursing General Fund for Water Project  
Effective:     11/20/19

Passed and approved this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest:

\_\_\_\_\_  
Donald Sandor, City Administrator

ORDINANCE NO 2013-04

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CUMMING, IOWA, 2013, BY AMENDING PROVISIONS PERTAINING TO THE COMPENSATION OF THE MAYOR

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

SECTION 1. SECTION MODIFIED. Chapter 15, Section 15.04, of the Code of Ordinances of the City of Cumming, Iowa, 2013, is repealed and the following adopted in lieu thereof:

15.04 COMPENSATION. Effective January 1, 2014, the salary of the Mayor shall be Fifty dollars (\$50.00) for each meeting of the Council attended, and Fifteen dollars (\$15.00) for each meeting attended outside of Council meetings, payable quarterly. An annual adjustment will be made at the start of each fiscal year equal to the latest calendar year annual Federal Consumer Price Index rate.

SECTION 2. 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Introduced and passed by the Council on the 23rd day of September, 2013, and approved this 23rd day of September, 2013.

\_\_\_\_\_  
Tom Becker, Mayor

ATTEST:

\_\_\_\_\_  
Rachelle Swisher, City Clerk/Treasurer

First Reading: 8/12/13

Second Reading: 9/9/13

Third Reading: 9/23/13

I certify that the foregoing was posted as Ordinance No 2013-04 on the 25th day of September, 2013.

\_\_\_\_\_  
Rachelle Swisher, City Clerk/Treasurer

Currently ~~\$ 53.15~~ + ~~\$ 15.93~~  
56.24 16.89

ORDINANCE NO 2013-03

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CUMMING, IOWA, 2013, BY AMENDING PROVISIONS PERTAINING TO THE COMPENSATION OF THE COUNCIL

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

SECTION 1. SECTION MODIFIED. Chapter 17, Section 17.06, of the Code of Ordinances of the City of Cumming, Iowa, 2013, is repealed and the following adopted in lieu thereof:

17.06 COMPENSATION. Effective January 1, 2014, the salary of each Council member is Thirty dollars (\$30.00) for each meeting of the Council attended, and Fifteen dollars (\$15.00) for each meeting attended outside of Council meetings, payable quarterly. An annual adjustment will be made at the start of each fiscal year equal to the latest calendar year annual Federal Consumer Price Index rate.

SECTION 2. 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by the law.

Introduced and passed by the Council on the 23<sup>rd</sup> day of September, 2013 and approved this 23<sup>rd</sup> day of September, 2013.

\_\_\_\_\_  
Tom Becker, Mayor

ATTEST:

\_\_\_\_\_  
Rachelle Swisher, City Clerk/Treasurer

First Reading: 8/12/13

Second Reading: 9/9/13

Third Reading: 9/23/13

I certify that the foregoing was posted as Ordinance No. 2013-03 on the 25<sup>th</sup> day of September, 2013.

\_\_\_\_\_  
Rachelle Swisher, City Clerk/Treasurer

Currently \$ ~~31.88~~ + \$ ~~15.93~~  
33.75 16.89

<u>City</u>	<u>Pop</u>	<u>Council per mtg</u>	<u>Mayor per year</u>	<u>Cell</u>
Allison	1029	\$40.00	\$3,600.00	
Blockton	192	\$20.00	\$480.00	\$40/mtg
Bondurant	5493	\$75.00	\$6,200.00	
Charles City	7652	\$40.00	\$4,800.00	
Cherokee	5253	\$40.00	\$6,000.00	
Correctionville	820	\$50.00	\$2,400.00	
Cresco	3868	\$75.00	\$5,200.00	
Cumming	351	\$31.88/mtg + \$15.93 mtg	\$637.80	\$53.15/mt
DeWitt	5322	\$40.00	\$12,000.00	
Diagonal	330	\$10.00	\$1,000.00	
Dyersville	4058	\$40.00	\$5,200.00	
Elk Run Heights	1117	\$50.00	\$5,000.00	
Elkader	1229	\$25.00	\$3,000.00	
Fairfax	2123	\$75.00	\$7,500.00	\$55/mo
Forest City	4151	\$100/mo	\$5,200.00	
Galva	434	\$25.00	\$650.00	
Garwin	527	\$15.00	\$600.00	\$50/mtg
Gilmore	504	\$35.00	\$1,800.00	
Glenwood	5358	\$50.00	\$8,200.00	
Grafton	252	\$25.00	\$2,500.00	
Humeston	494	\$20.00	\$1,200.00	\$100/mtg
Ireton	610	\$60.00	\$3,300.00	
Keosauqua	990	\$20.00	\$2,400.00	
Lake Mills	2100	\$100.00	\$1,200.00	\$100/mtg
Lake Park	1105	\$50.00	\$3,600.00	
Logan	1534	\$30.00	\$2,000.00	
Maquoketa	6062	\$40.00	\$1,200.00	\$100/mtg
McCausland	291	\$50.00	\$2,400.00	
Mediapolis	1560	\$30.00	\$2,000.00	
Melbourne	830	\$40.00	\$900.00	\$75/mtg
Melcher-Dallas	1295	\$10.00	\$3,600.00	
Menlo	353	\$35.00	\$1,440.00	
Minburn	365		\$1,200.00	
Moulton	605	\$20.00	\$2,000.00	
Newell	890	\$50/mo	\$2,000.00	
Otho	542	\$25.00	\$2,100.00	\$1800+\$25
Panora	1069	\$100/mo+50 add meetings)	0/mo+100 additional meetings	****
Paton	236		\$1,200.00	\$100/mtg
Pierson	366		\$600.00	\$50/mtg
Redfield	835	\$30.00	\$2,000.00	
Ruthven	737	\$25.00	\$2,100.00	
Sergeant Bluff	4227	\$50.00	\$3,600.00	

Seymour	701	\$15.00	\$1,140.00	\$900+\$20/
Sheffield	1172	\$40.00	\$2,500.00	
Springville	1078	\$50.00	\$4,100.00	\$3500+\$50
Swisher	879	\$40.00	\$2,280.00	\$1800 +\$40
Tipton	3221	\$70.00	\$4,500.00	
Wesley	390		\$1,800.00	\$150/mtg
West Okoboji	289		\$3,600.00	
Williamsburg	3068	\$40.00	\$3,000.00	
Woolstock	168	\$50.00	\$1,200.00	\$100/mtg
Worthington	401	\$30.00	\$720.00	\$60/mtg
<b>Average</b>	<b>1847</b>	<b>\$43.17</b>	<b>\$3,107</b>	
Average		\$40.00	\$2,336.67	

not already available to the City. In executing the order of the Council, the Mayor shall act in accordance with this Code of Ordinances and the laws of the State.

10. Licenses and Permits. Sign all licenses and permits that have been granted by the Council, except those designated by law or ordinance to be issued by another municipal officer.

11. Nuisances. Issue written order for removal, at public expense, any nuisance for which no person can be found responsible and liable.

12. Absentee Officer. Make appropriate provision that duties of any absentee officer be carried on during such absence.

**15.03 APPOINTMENTS.** The Mayor shall appoint the following officials:

*(Code of Iowa, Sec. 372.4)*

1. Mayor Pro Tem

**15.04 COMPENSATION.** The salary of the Mayor is \$50.00 for each meeting of the Council attended and \$15.00 for each meeting attended outside of Council meetings, payable quarterly. An annual adjustment will be made at the start of each fiscal year equal to the latest calendar year annual Federal Consumer Price Index rate.

*(Code of Iowa, Sec. 372.13[8])*

**15.05 VOTING.** The Mayor is not a member of the Council and shall not vote as a member of the Council.

*(Code of Iowa, Sec. 372.4)*

[The next page is 75]

“All of the members of the Council” refers to all of the seats of the Council including a vacant seat and a seat where the member is absent, but does not include a seat where the Council member declines to vote by reason of a conflict of interest.

*(Code of Iowa, Sec. 380.1[a])*

**17.04 COUNCIL MEETINGS.** Procedures for giving notice of meetings of the Council and other provisions regarding the conduct of Council meetings are contained in Section 5.06 of this Code of Ordinances. Additional particulars relating to Council meetings are the following:

1. Regular Meetings. The time and place of the regular meetings of the Council shall be fixed by resolution of the Council.
2. Special Meetings. Special meetings shall be held upon call of the Mayor or upon the request of a majority of the members of the Council.  
*(Code of Iowa, Sec. 372.13[5])*
3. Quorum. A majority of all Council members is a quorum.  
*(Code of Iowa, Sec. 372.13[1])*
4. Rules of Procedure. The Council shall determine its own rules and maintain records of its proceedings.  
*(Code of Iowa, Sec. 372.13[5])*

**17.05 APPOINTMENTS.** The Council shall appoint the following officials and prescribe their powers, duties, compensation, and term of office:

1. City Clerk
2. City Finance Officer
3. City Attorney
4. Planning and Zoning Commission
5. Zoning Administrator
6. Zoning Board of Adjustment
7. Park and Recreation Board

**17.06 COMPENSATION.** The salary of each Council member is \$30.00 for each meeting of the Council attended, and \$15.00 for each meeting attended outside of Council meetings, payable quarterly. An annual adjustment will be made at the start of each fiscal year equal to the latest calendar year annual Federal Consumer Price Index rate.

*(Code of Iowa, Sec. 372.13[8])*



**CPI for All Urban Consumers (12-Month Percent Change**

Series CUUR0000SA0

Id:

Not Seasonally Adjusted

Series All items in U.S. city average,

Title: all urban consumers, not

Area: U.S. city average

Item: All items

Base 1982-84=100

Period:

Years: 2013 to 2019

Year	Jan	Feb	Mar	Apr	Ma y	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HAL F1	HAL F2	Sum	Average	Mayor	Council	Meetings
2013	1.6	2.0	1.5	1.1	1.4	1.8	2.0	1.5	1.2	1.0	1.2	1.5	1.5	1.4	2.9	1.9	\$ 0.95	\$ 0.59	\$ 0.29
2014	1.6	1.1	1.5	2.0	2.1	2.1	2.0	1.7	1.7	1.7	1.3	0.8	1.7	1.5	3.2	2.1	\$ 1.07	\$ 0.64	\$ 0.32
2015	-0.1	0.0	-0.1	-0.2	0.0	0.1	0.2	0.2	0.0	0.2	0.5	0.7	-0.1	0.3	0.2	0.1	\$ 0.05	\$ 0.03	\$ 0.02
2016	1.4	1.0	0.9	1.1	1.0	1.0	0.8	1.1	1.5	1.6	1.7	2.1	1.1	1.5	2.6	1.7	\$ 0.89	\$ 0.53	\$ 0.27
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2.0	2.2	2.1	2.2	2.0	4.2	2.8	\$ 1.48	\$ 0.89	\$ 0.45
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9	2.5	2.4	4.9	3.3	\$ 1.80	\$ 1.08	\$ 0.54
2019	1.6	1.5	1.9	2.0	1.8	1.6	1.8	1.7	1.7	1.8	2.1	2.3	1.7	1.9	3.6	2.4	\$ 1.35	\$ 0.81	\$ 0.41

Data obtained from the US Bureau of Labor Statistics website:

[https://data.bls.gov/timeseries/CUUR0000SA0?output\\_view=pct\\_12mths](https://data.bls.gov/timeseries/CUUR0000SA0?output_view=pct_12mths) on February 5, 2020

Wages for Mayor/Council 2014-2020 with CPI								
CPI Year	CPI	July 1st	Increase	Mayor	Increase	Council	Increase	Meetings
2013	1.90	2014	0.95	50.95	0.59	30.59	0.29	15.29
2014	2.10	2015	1.07	52.02	0.64	31.23	0.32	15.61
2015	0.10	2016	0.05	52.07	0.03	31.25	0.02	15.63
2016	1.70	2017	0.89	52.96	0.53	31.78	0.27	15.90
2017	2.80	2018	1.48	54.44	0.89	32.67	0.45	16.35
2018	3.30	2019	1.80	56.24	1.08	33.75	0.54	16.89
2019	2.40	2020	1.35	57.59	0.81	34.56	0.41	17.30

CPI increase to take effect at the beginning of the fiscal year.

**RESOLUTION 2018-38B**  
**City of Cumming**

**A RESOLUTION AUTHORIZING CITY PAY RANGES**

**Whereas** the City Council of the City of Cumming, Iowa finds that the following pay ranges for the City of Cumming, shall be effective July 1, 2018:

	Council Meetings*	Other Meetings*	Travel**	Hourly Rate***	Salary Range***
Mayor	\$53.15	\$15.93	\$.54.5	N/A	N/A
Council	\$31.88	\$15.93	\$.54.5	N/A	N/A
Clerk/Treasurer			\$.54.5	\$20.76 - \$28.12	\$43,200 - \$58,500
Deputy Clerk***			\$.54.5	\$10.00 - \$17.45	\$20,800 - \$36,300
* Chapters 15 & 17, Cumming Code of Ordinances – CPI increase is 2.9%					
** IRS Mileage Rate for 2018					
*** No Change from Resolution 2017-14					

Passed and approved this 10<sup>th</sup> day of September, 2018.

\_\_\_\_\_  
 Tom Becker, Mayor

Attest:

\_\_\_\_\_  
 Rachelle Swisher, City Clerk/Treasurer

## CHAPTER 18

### CITY CLERK

18.01 Appointment and Compensation  
18.02 Powers and Duties: General  
18.03 Publication of Minutes  
18.04 Recording Measures  
18.05 Other Publications  
18.06 Authentication  
18.07 Certification

18.08 Records  
18.09 Attendance at Meetings  
18.10 Licenses and Permits  
18.11 Notification of Appointments  
18.12 Elections  
18.13 City Seal

**18.01 APPOINTMENT AND COMPENSATION.** At its first meeting in January following the regular City election, the Council shall appoint by majority vote a City Clerk to serve for a term of two years. The Clerk shall receive such compensation as established by resolution of the Council.

*(Code of Iowa, Sec. 372.13[3])*

**18.02 POWERS AND DUTIES: GENERAL.** The Clerk or, in the Clerk's absence or inability to act, the Deputy Clerk has the powers and duties as provided in this chapter, this Code of Ordinances, and the law.

**18.03 PUBLICATION OF MINUTES.** Within 15 days following a regular or special meeting, the Clerk shall cause the minutes of the proceedings thereof to be published. Such publication shall include a list of all claims allowed and a summary of all receipts and shall show the gross amount of the claims.

*(Code of Iowa, Sec. 372.13[6])*

**18.04 RECORDING MEASURES.** The Clerk shall promptly record each measure considered by the Council and record a statement with the measure, where applicable, indicating whether the Mayor signed, vetoed or took no action on the measure, and whether the measure was repassed after the Mayor's veto.

*(Code of Iowa, Sec. 380.7[1 & 2])*

**18.05 OTHER PUBLICATIONS.** The Clerk shall cause to be published all ordinances, enactments, proceedings and official notices requiring publication as follows:

*(Code of Iowa, Sec. 362.3)*

1. Time. If notice of an election, hearing, or other official action is required by this Code of Ordinances or law, the notice must be published at least once, not less than four or more than 20 days before the date of the election, hearing, or other action, unless otherwise provided by law.

2. Manner of Publication. A publication required by this Code of Ordinances or law must be in a newspaper published at least once weekly and having general circulation in the City, except that ordinances and amendments may be published by posting in the following places:

City Hall, 649 N. 44<sup>th</sup> Street  
U.S. Post Office, 121 N. 44<sup>th</sup> Street  
Cumming Tap, 117 N. 44<sup>th</sup> Street

## CHAPTER 19

### CITY FINANCE OFFICER

19.01 Appointment  
19.02 Compensation

19.03 Duties of Finance Officer

**19.01 APPOINTMENT.** The City Clerk is the Finance Officer and performs all functions required of the position of Finance Officer.

**19.02 COMPENSATION.** The Clerk receives no additional compensation for performing the duties of the Finance Officer.

**19.03 DUTIES OF FINANCE OFFICER.** The duties of the Finance Officer are as follows:  
(Code of Iowa, Sec. 372.13[4])

1. Custody of Funds. Be responsible for the safe custody of all funds of the City in the manner provided by law and Council direction.
2. Record of Fund. Keep the record of each fund separate.
3. Record Receipts. Keep an accurate record of all money or securities received by the Finance Officer on behalf of the City and specify the date, from whom, and for what purpose received.
4. Record Disbursements. Keep an accurate account of all disbursements, money, or property, specifying date, to whom, and from what fund paid.
5. Special Assessments. Keep a separate account of all money received by the Finance Officer from special assessments.
6. Deposit Funds. Upon receipt of moneys to be held in the Finance Officer's custody and belonging to the City, deposit the same in depositories selected by the Council.
7. Reconciliation. Reconcile depository statements with the Finance Officer's books and certify monthly to the Council the balance of cash and investments of each fund and amounts received and disbursed.
8. Debt Service. Keep a register of all bonds outstanding and record all payments of interest and principal.
9. Other Duties. Perform such other duties as specified by the Council by resolution or ordinance.

## CHAPTER 21

# CITY ADMINISTRATOR

21.01 Purpose  
21.02 Office of City Administrator  
21.03 Appointment and Term  
21.04 Compensation

21.05 Residency Requirement  
21.06 Administrative Responsibility  
21.07 Duties

**21.01 PURPOSE.** The purpose of this chapter is to create the office of City Administrator and to set forth the duties and powers relative thereto.

**21.02 OFFICE OF CITY ADMINISTRATOR.** The office of City Administrator is hereby created. The office of City Administrator, City Clerk and other appointive positions may be filled by the same person unless otherwise precluded by State laws of ordinances.

**21.03 APPOINTMENT AND TERM.** The Council shall appoint by majority vote a City Administrator to serve at the discretion of the Council. The City Council is hereby authorized, in its discretion, to enter into employment contracts with the Administrator as may be necessary for his or her employment.

**21.04 COMPENSATION.** The City Administrator shall receive such annual salary and benefits as the Council shall from time to time determine **by resolution**, and payment shall be made from the treasury of the City, in the manner provided for the payment of compensation and allocation of benefits to other City employees.

**21.05 RESIDENCY REQUIREMENT.** Within a reasonable period of time after employment, the City Administrator shall be required to be a resident of the City, unless this requirement is specifically waived or varied by Council ordinance or by contract authorized by the Council.

**21.06 ADMINISTRATIVE RESPONSIBILITY.** The City Administrator is directly responsible to the Council for the administration of municipal affairs as directed by that body. All departments of the City, except the City Attorney, shall report and be responsible to the City Administrator. All departmental activity requiring the attention of the Council shall be brought before the Council by the City Administrator and all Council policy concerning administration shall be coordinated through the City Administrator. Nothing contained herein shall be construed as limiting the Mayor's power of general supervision, appointment or removal as provided by State laws or current ordinances.

**21.07 DUTIES.** The duties of the City Administrator are as follows:

1. Coordinate City projects and keep the Council informed of actions required by the Council, and prepare agenda or supervise its preparation and attend all Council meetings unless excused; provide meeting coordination and needed assistance to the Council, Board of Adjustment, and Planning and Zoning Commission to assure smooth meeting operation.

## CHAPTER 3 - PAYROLL PRACTICES AND HOURS OF WORK

### 3.1 Rates of Pay:

The City Council shall annually establish the minimum entry-level of pay (salary scale) for each position. Such salary scales will be determined by considering: the duties, responsibilities and requirements for each position; the prevailing rates of pay including indirect pay for fringe benefits for similar work within the City's recruitment area for that position; cost of living adjustment; and the City's ability to pay such wages.

### 3.2 Salary Adjustments:

The City Council shall annually review and determine the percent of salary increase for employees. The salary to be paid shall be determined annually through the evaluation of each employee's job performance by the Mayor. Evaluations are to be completed each year by December 1<sup>st</sup> for pay increases to start January 1<sup>st</sup>. All pay increases must be approved by the City Council.

### 3.3 Total Remuneration:

Any salary rate established for an employee shall be the total remuneration for the employee, but not to be construed as including overtime, group medical insurance benefits, life insurance, pension, or reimbursement of uniforms and official travel. Except as otherwise provided, no employee shall receive pay from the city in addition to the salary authorized for services rendered by him/her, either in the discharge of ordinary duties or any additional duties which may be imposed upon the employee, or which he/she may undertake or volunteer to perform. Under no circumstances may city services be extended by employees in exchange for special rewards, gifts or other remuneration from someone else.

### 3.4 Temporary Pay Increase:

If an employee's duties are expanded temporarily, the City Council may grant an increase in pay to the employee during the time the employee is responsible for the additional duties.

### 3.5 New Appointments:

Upon initial appointment to a position, the employee will receive the minimum salary for the position, unless the individual selected possesses sufficient qualifications and experience relevant to the position in which case the Mayor may recommend a higher salary.

### 3.6 Performance Evaluation:

Performance appraisal is a continual process. The Mayor is responsible for conducting a formal performance evaluation of each of their employees once a year, and at the completion of an employee's probationary period. Such evaluations should be written on a form providing convenient and measurable recording of the work quality and progress of the employee. The evaluations should be reviewed between the Mayor and employee, signed by both parties, and presented to City Council.

The following schedule of evaluation of employees is recommended:

- A. Midway through the probationary period;
- B. At the end of the probationary period; and
- C. Thirty days preceding the end of the calendar year.

Cumming Employee Handbook

**RESOLUTION 2020-19**  
**City of Cumming**

**A RESOLUTION AUTHORIZING CITY PAY RANGES**

**Whereas** the City Council of the City of Cumming, Iowa finds that the following pay ranges for the City of Cumming, shall be effective July 1, 2020:

	Council Meetings*	Other Meetings*	Travel**	Hourly Rate	Salary Range
Mayor	\$57.59	\$17.30	\$.57.5	N/A	N/A
Council	\$34.56	\$17.30	\$.57.5	N/A	N/A
City Administrator /Clerk			\$.57.5		
Deputy Clerk			\$.57.5		
* Chapters 15 & 17, Cumming Code of Ordinances – CPI increase (as of July 1, 2019) 3.3%					
** IRS Mileage Rate for 2020					

Passed and approved this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest:

\_\_\_\_\_  
Donald Sandor, City Administrator

City Administrator - TBD  
Deputy Clerk currently

Range - \$ 10.00-17.45 , \$20,800 - \$36,300



## RESOLUTION 2020-21

### RESOLUTION APPROVING CITY ADMINISTRATOR/CITY CLERK/FINANCE DIRECTOR AMENDED JOB DESCRIPTION

**WHEREAS**, as an ongoing personnel matter, the City of Cumming is desirous of approving the job descriptions for City Administrator/City Clerk/Finance Director, position with the City of Cumming.

**WHEREAS**, the City has prepared an amended job description for the City Administrator/City Clerk position with the City of Cumming as listed as Exhibit A.

**WHEREAS** after reviewing such job descriptions, the City Council desires to approve such job descriptions and begin recruitment process.

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

That the job description for City Administrator/City Clerk/Finance Director position presented to the City Council on this date is hereby approved by the City Council and the immediate recruitment for this position will commence.

**PASSED AND APPROVED** this 10<sup>th</sup> day of February, 2020

---

Tom Becker, Mayor

Attest:

---

Donald Sandor, City Administrator

Job Description  
City of Cumming, Iowa

Position: City Administrator/City Clerk/Finance Director  
Reports to: Mayor and City Council  
Date: February 10, 2020  
FLSA Status: Exempt

POSITION SUMMARY:

Performs a wide variety of public administration duties, as specified in Iowa State law or local ordinances, or as directed by the City Council and/or Mayor in the daily operations of the city government. Advises the Mayor/City Council on current issues and future needs of the City and makes recommendations and offers alternative solutions. Coordinate and implement the directives and goals of the Mayor and City Council. Perform the duties and responsibilities of the City Clerk and City Finance Director as provided for in the City Code of Ordinances. Supervise Deputy City Clerk and other employees the City may employ in the future.

ESSENTIAL JOB DUTIES:

1. Keep the Mayor and Council informed by collecting, analyzing, and summarizing information, remain accessible, answer questions and provide information for requests to ensure smooth operation of the City.
2. Develop and recommend an annual budget for review and approval by the Mayor and City Council. Finalize the budget for submission with the State after Council approval.
3. See that all laws, ordinances, resolutions, Council and Mayor directives and approved operational policies are appropriately enforced.
4. Document payments for City bills, maintain City billing system.
5. Responsible for the supervision and performance of all contracts for work and services done for the City, except as specified otherwise in the construction or service program involved.
6. Maintain an accounting of all obligations, agreements, commitments, and other contractual agreements involving the City and report to the Mayor and Council any issues.
7. Direct the purchasing of all commodities, materials, supplies, capital outlay and services for the City which have been budgeted.
8. Coordinate City projects and keep Council/Mayor informed of actions required by Council and progress on projects. Work with Planning and Zoning Commission, engineers, city legal counsel, developers, and others as necessary to ensure smooth completion of projects.
9. Maintain a good working relationship with citizens, community groups, other cities, League of Iowa Cities, and other State, federal, or local groups and organizations, and attend meeting on behalf of the City as necessary.
10. Service as Zoning Administrator.
11. Attend City Council meetings, prepare agendas and supporting documentation. Attend Planning and Zoning Commission meetings and Board of Adjustment meetings.
12. Perform other duties as directed by the Council and Mayor.

## KNOWLEDGE, SKILLS AND ABILITIES REQUIRED:

The individual must possess the following knowledge, skills, and abilities or be able to explain and demonstrate they can perform the essential functions of the job, using some other combination of skills and abilities.

1. Knowledge of principles, practices, and objectives of public administration including knowledge of financial administration.
2. Knowledge of municipal operation including public relations, economic development, land use, urban planning and zoning.
3. Knowledge of and ability to interpret and apply local, state and federal laws relating to cities.
4. Ability to consult expert sources and documents.
5. Skill in using modern office equipment, including computers and word-processing, spreadsheets, and telecommunications equipment; as well as social media.
6. Ability to communicate clearly, both orally and in writing.

## ENTRY REQUIREMENTS:

1. Bachelor's Degree in public administration, accounting, business administration or comparable field.
2. Work experience in public sector work, preferably municipal work, desired.
3. Background in accounting and government finance.
4. Working knowledge of land use planning, zoning and development.
5. Valid Iowa motor vehicle operator's license.
6. Background check and drug testing required as condition of employment.
7. Must be bondable.

This position is generally 40 hours per week, Monday through Friday, plus the attendance at meetings of the City Council, Planning and Zoning Commission, Board of Adjustment, and other meetings that may occur from time to time and are held in the evening. The City retains the authority to change the job duties at any time. The employee is an at will employee and the job description does not constitute an employment agreement between the City and the employee.

## BENEFIT PACKAGE FOR CITY ADMINISTRATOR/CITY CLERK POSITION

Items for City to decide:

1. Salary: Recommendation - \$55,000 to \$70,000 annual salary
2. Paid holidays: Recommendation- per current employee handbook
3. PTO: Recommendation- 5 days banked upon employment. 5 additional days at 6 months. 10 days at one year anniversary. 10 days at 2nd and 3rd anniversary.
4. Health Insurance- Recommendation- options depending upon candidates personal situation. May offer \$1,000 per month to purchase their own insurance. If have a spouse that work and has health insurance, may offer to offset any cost associated with that policy.

# City of Cumming

649 N. 44<sup>th</sup> St.  
P.O. Box 100  
Cumming, IA 50061  
(515) 981-9214

February 10, 2020

Homebuilders Association of Des Moines  
6751 Corporate Drive  
Johnston, IA 50131

RE: 2021 Home Show Expo

On behalf of the City of Cumming, I would like to extend this letter of support of Diligent Developers/Middlebrook's application to host the 2021 Home Show Expo in the Great Western Crossing neighborhood.

The City of Cumming would love the opportunity to partner with Diligent/Middlebrook in hosting this fantastic event for the Greater Des Moines area. As a small, but growing community, we pride ourselves on our hospitality. We look forward to welcoming you, and all of your visitors, to Cumming.

The City of Cumming is prepared to waive permit fees for the homes built for the Expo (approximately \$22,000-\$29,000) as well as, costs associated with additional police patrols, waste removal, and street cleaning. We are open to discussing what, in addition to the above listed, we may be able to contribute in order to help make this event a success.

If you have any questions in regards to this please feel free to contact the office. It would be our pleasure to assist you.

Sincerely,

Thomas Becker  
Mayor

Memo:

To: Cumming Mayor and City Council  
From: Donald Sandor  
Date: February 10, 2020

Re: 2021 Home Show

The Council has requested information regarding the cost and benefits of possibly hosting the Home Builders Association annual home show in 2021. I have put together two scenarios since we do not have exact information about the number of homes or value of the homes that would be built for the show.

Scenario 1 assumes 6 homes are built with a valuation of \$600,000 each.  
Scenario 2 assumes 7 homes are built with a valuation of \$700,000 each.

Scenario 1: At the current building permit fee structure, a home of \$600,000 valuation would have a building permit fee of \$3,708.75. Six homes at that valuation would have a total permit fee of \$22,252.25, which would be waived per the request from the Home Builders Association and the developer.

The property valuation for the 6 homes is \$3,600,000. The taxable valuation (using the current rollback amount of 55%) would be \$1,980,000. The tax levy rate for the general fund is \$8.10 per \$1000 of taxable valuation, so these homes would generate \$16,038 in additional revenue for the general fund. The total city tax rate projected for FY 21 is \$11.30 per \$1000. Using this rate, the six new homes would generate a total of \$22,374 in total new tax revenue for the city in one year, remembering that the tax dollars generated would not start until the following fiscal year, FY 22.

Scenario 2: Seven new homes would have a total building permit fee of \$29,286.25. The total property valuation would be \$4,900,000, and the taxable valuation for those homes would be \$2,695,000. This taxable valuation would generate \$21,830 in new tax revenue for the general fund at the \$8.10 levy rate, and a total \$30,453 in new revenue at the total levy rate of \$11.30.

Summary: Both these scenarios show that the loss of the building permit fees are made up in one year from the increase in property tax revenue. Although that revenue will be a year delayed, the revenue will continue every year thereafter.

The system development fees are not included in the computations above. If the development fees are waived for both the developer (\$950 per home) and the builder (\$925 per home), that cost would be \$11,250 under Scenario 1 and \$13,125 under Scenario 2.

There would be additional incidental costs to the city for street cleaning, additional police patrols, additional garbage collection, and picnic tables.



June 14, 2017

Administration  
Phone 515-223-6220  
1900 NW 114th Street  
Clive, IA 50325-7077  
Fax 515-457-3091

Community  
Development  
Phone 515-223-6221  
1900 NW 114th Street  
Clive, IA 50325-7077  
Fax 515-457-3091

Parks & Recreation  
Phone 515-223-5246  
1900 NW 114th Street  
Clive, IA 50325-7077  
Fax 515-457-3092  
Aquatic Center  
Phone 515-440-0599

Public Library  
Phone 515-453-2221  
1900 NW 114th Street  
Clive, IA 50325-7077  
Fax 515-453-2246

Fire Administration  
Phone 515-223-1595  
8505 Harbach Boulevard  
Clive, IA 50325-1029  
Fax 515-223-6457

Police Administration  
Phone 515-278-1312  
8505 Harbach Boulevard  
Clive, IA 50325-1029  
Fax 515-278-6056

Public Works  
Phone 515-223-6231  
2123 NW 111th Street  
Clive, IA 50325-6917  
Fax 515-223-6013

[www.cityofclive.com](http://www.cityofclive.com)

Homebuilders Association of Des Moines  
6751 Corporate Drive  
Johnston, Iowa 50131

RE: 2018 Home Show Expo

On behalf of the City of Clive, please accept this letter of support for the Jerry's Homes application to host the 2018 Home Show Expo in the Angel Park neighborhood.

The City of Clive is excited by the opportunity to partner with Jerry's Homes to host this wonderful event for the Greater Des Moines area. I believe that you will find that the site and the community would represent the Homebuilders Association of Des Moines quite well.

We look forward to continuing the discussion on how the City of Clive can be a partner in making the 2018 Home Show Expo a success.

Please feel free to contact me at 515-223-6221 or at [scirksena@cityofclive.com](mailto:scirksena@cityofclive.com) if you have any questions or need further information.

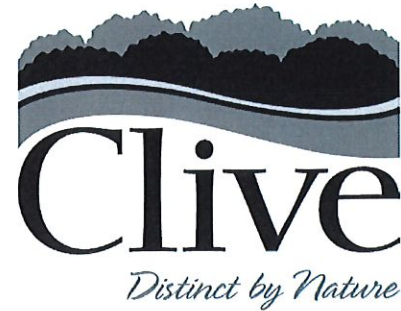
Sincerely,

Scott Cirksena  
Mayor

*Distinct by Nature*

# Memo

TO: Honorable Mayor and Members of the City Council  
FROM: Doug Ollendike, Community Development Director  
DATE: May 18, 2018  
RE: Home Show- Angel Park



## Clive Community Development Department

As you are aware, staff have been working with the Home Builders Association of Greater Des Moines regarding their 2018 HomeShowExpo that will be occurring in the Angel Park neighborhood in July. The main logistics for the show are outlined below and a number of Council approvals will be necessary in order to formally accommodate the show activities. Staff and HBA representatives will be available at the Council meeting discuss any additional show details that you wish to cover.

**2018 HomeShowExpo-** The show will be open to the public with paid admission over three weekends in July (weekends of July 13<sup>th</sup>, July 19<sup>th</sup> and July 26<sup>th</sup>). There are several additional “private” events that will be occurring throughout the schedule (denoted in bold).

**Friday, July 13- (Member Night) 4pm-11pm**

Saturday, July 14 – 10am-9pm

Sunday, July 15- 10am-8pm

Thursday, July 19- 4pm-9pm

**Clive Chamber Breakfast (7:30-9:00am)- K&V Home**

**DMAR Luncheon (11am-2pm)**

Friday, July 20- 1pm-9pm

Saturday, July 21- 10am-9pm

**Platinum Builders VIP (9pm-midnight)- 16659 Winston Drive**

Sunday, July 22- 10am-8pm

**Tuesday, July 24- Celebrity Chef Night**

Thursday, July 26- (Clive Night) 4pm-9pm

Friday, July 27- 1pm-9pm

Saturday, July 28- 10am-9pm

Sunday, July 29- 10am-6pm



There are 6 homes in the show this year that have been built by area builders: Jerry's Homes, Unique Homes, K&V Homes, Dreamscape Homebuilders, Platinum Homes and DJR Construction. The home locations are shown on the attached exhibit with a blue dot. The HBA is hoping for a total attendance of approximately 15,000 over the three weekends.

**Parking/Transportation-** The HBA will be utilizing the Waukee High School property as the primary parking location for the home show. Attendees will park at the high school and will be transported to the show via chartered bus. The bus route is shown on the attached exhibit in green. The proposed route results in the least amount of neighborhood interaction. During the peak times, buses will run every 10-15 minutes.

A small employee/volunteer parking area will be available inside the show boundaries (grey box on the attached exhibit), however, the goal is to minimize to the greatest degree possible the amount of show parking occurring within the neighborhood streets. Home show parking signs will be posted at each of the five neighborhood street intersection (teal color boxes on the attached exhibit) to assist in discouraging show parking in the neighborhoods.

**Staff Support-** As has been previously discussed, staff will be supporting the show in a number of ways. The most significant elements of the City's participation are outlined below.

- Parks staff will be installing approximately 1,800 feet of snow fence along the perimeter of the show area. The HBA will be installing a gate across a portion of NW 167<sup>th</sup> Street to create an entrance into the show.
- Public Works staff will be assisting by providing traffic control devices and cleaning the streets in advance of the show.
- The Police Department will be providing an enhanced presence within the neighborhood during the show. Additionally, officers will be conducting off-hour evening drive-through of the show area.
- Although the HBA does not anticipate the need for a dedicated EMS presence during the show, the Clive Fire/EMS department will have a heightened awareness for any service needs that arise.
- In addition to the show support, staff will also be hosting the City of Clive tent inside the show. The goal is to have a staff person available during the show hours to welcome attendees and provide general information on the City, the Greenbelt and the Walnut Creek watershed. As your schedules allow, we would certainly appreciate you spending some time at the tent. Additional information on these opportunities will be provided at a later date.

**Clive Night at the Home Show-** The HBA has welcomed the idea of incorporating a "Clive Night" at the Home Show. This highlight night has been scheduled for Thursday, July 26<sup>th</sup> and will be promoted by the City and Chamber. The Clive City Council meeting will be conducted on-site at the show and will be followed by a social activity. Additional details on the evening's activities will be provided at a later date.

**Council Approvals-** In order to facilitate the show, the City Council will need to formally approve several requests.

Street Closure- Beginning on July 11<sup>th</sup>, a portion of NW 167<sup>th</sup> Street (north of Verona Hills Dr. and Winston Dr (from 16653 to 16686 Winston Dr.) will need to be closed. The street segments within the red boundary on the attached exhibit would be affected. There are no residents impacted by the proposed closure. Staff is recommending approval of the attached Resolution Approving Street Closure.

Trail Closure- Beginning on July 11<sup>th</sup>, a portion of the Greenbelt Trail (only within the Angel Park subdivision shown on the attached exhibit in dashed orange). The closure of the trail should not result in a significant impact as the surrounding neighborhood is not yet occupied. Staff would recommend approval of the attached Resolution Approving Trail Closure.

Temporary No Parking- In order to facilitate the safe and orderly bus transportation route to the show, staff is recommending that a portion of NW 167<sup>th</sup> Street (between Berkshire Parkway and Verona Hills Drive) and a portion of Verona Hills Drive (between Berkshire Parkway and NW 167<sup>th</sup> Street) be posted for No Parking during the event. There are no residents living along NW 167<sup>th</sup> Street, however, there are 13 homes along Verona Hills Drive that would be impacted. Communications with those impacted property owners will be made and accommodations will be individually addressed as needed. No Parking on both sides of Berkshire Parkway is already established by ordinance.

Please feel free to contact me at [dollendike@cityofclive.com](mailto:dollendike@cityofclive.com) or at 223-6221 if you have any questions or need additional information prior to the meeting.

Good afternoon, Jay. As I mentioned, the City Council is certainly willing to participate in the Home Show event and are willing to support the event through the utilization of some of our available services. The various requested services are generally agreeable, however, some additional information is needed in order to firm up the City's commitment.

- The City would be willing to assist with street cleaning during the home show...assumption is that the mass cleaning of the streets prior to the opening of the homes show is by builders/HBA? The builders clean the streets during the building process as required, the city typically come through with a street sweeper first then follows with the fire department with hoses
- The City would be willing to assist with solid waste removal during the home show...assumption that you are requesting that bagged materials out along the street would be picked up and disposed of offsite? If additional services are desired, please expand upon the need. The buillders remove all of their own waste during construction, during the show the city provides the homes waste removal totes which we use during the show, the city also provides a dumpster which we empty the totes into during the show and this dumpster will usually be emptied as needed during the show
- The City would be willing to assist with our two variable message boards during the home show dates...I am uncertain what additional traffic control devices are requested but it is possible that we may be able to provide some assistance. Probably not much but perhaps some barricade's from Public Works if needed
- The City would be willing to provide additional police presence in the area during the homes show dates. We ask that the city patrol the site in the evenings to keep people away from the homes but we don't ask for constant monitoring, Norwalk posted an officer at the front gate during the entire show last year and it was enormously helpful with traffic control so if the city is willing, we would accept any assistance the city would be willing to extend in this regard
- The City would be willing to provide mulch material (wood chips from our normal operations) and deliver to the site...question the quantity of material needed and assumption that the material will be initially spread and removed at the end by others. We may not know how much (if any) that may be needed until just before the show when we finalize the setup of the site, tent, vendors...

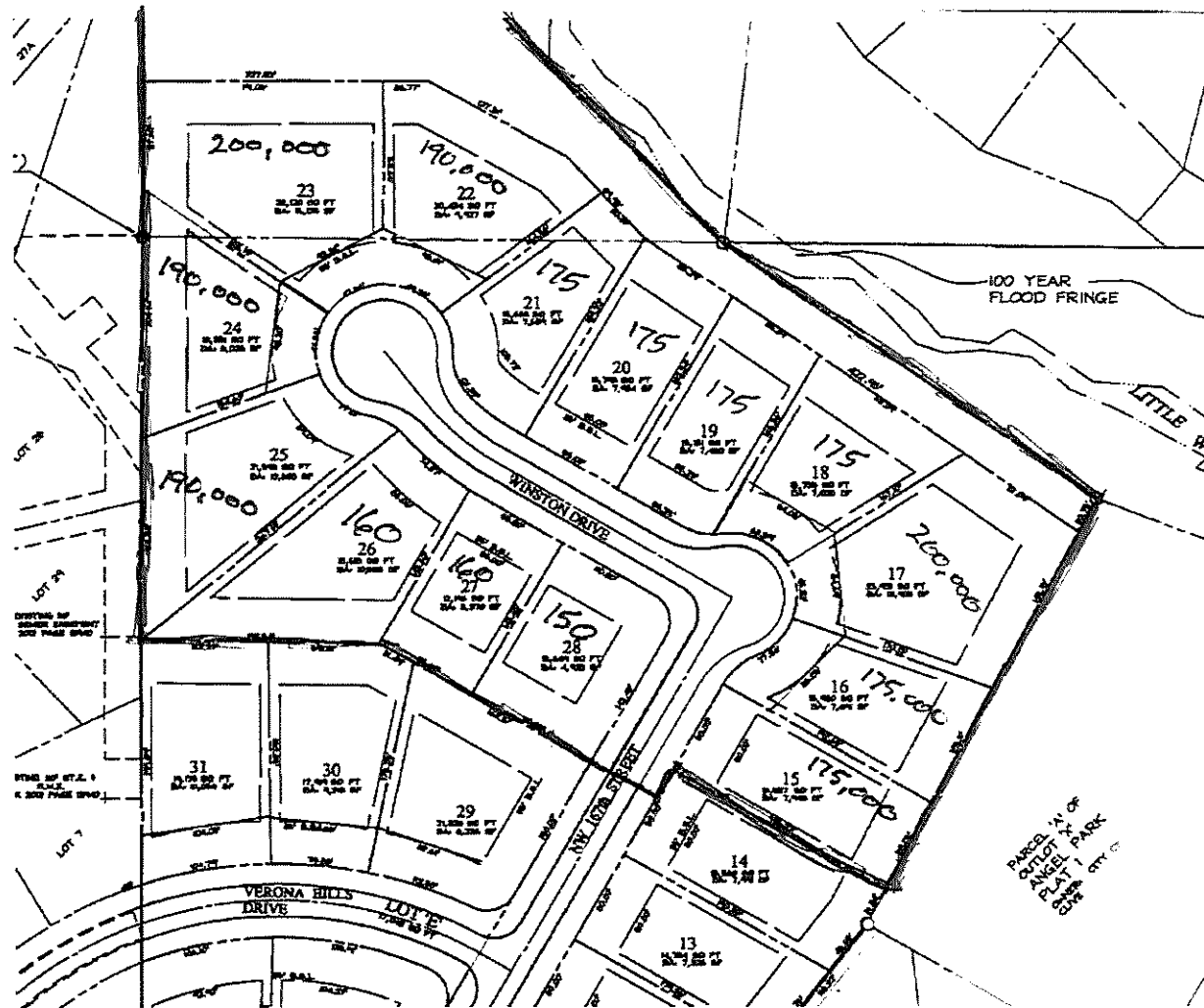
As for the permit fee waiver, the City Council continues to be interested in creative opportunities where the permit fees can be reinvested into the home show site(s). If the HBA or one or more of the individual homebuilders would like to work with the City, there is a willingness to partner on the construction of various stormwater demonstration efforts with a value up to the expected building permit fees (estimated at \$50,000). Additionally, if there are other creative ideas that you have for how the funds can be reinvested, we would be willing to further discuss those as well

The City may be willing to additionally expand its sponsorship presence depending on the value added proposition and the pricing. If you have additional information associated with a potential sponsorship package (bus transportation, signage, handouts, publication, etc.), we would certainly be willing to consider participation as a means of further supporting the event and showcasing the City.

Please let me know if you need any additional information. Thanks

**From:** Jay Cowan [<mailto:Jayc@jerryshomes.com>]  
**Sent:** Monday, November 06, 2017 11:17 AM  
**To:** Doug Ollendike <[DOllendike@cityofclive.com](mailto:DOllendike@cityofclive.com)>  
**Subject:** 2018 Home Show - City Commitment

# Angel Park 7



# THE ESTATES ON THE RIDGE

## PLAT 2 AT ECHO VALLEY

2017 HomeShowExpo

Presentation by Vista Real Estate and Investment Corp.

Intro: EXECUTIVE LUXURY LIVING

**The Estates on The Ridge at Echo Valley:** The Estates on the Ridge offers home owners the unique opportunity to live within an executive neighborhood unlike any other in the Des Moines metro area. Just minutes from Downtown Des Moines, The Estates at Echo Valley has all the amenities homeowners' desire, picturesque views of the Des Moines skyline, beautiful golf course landscapes, large wooded lots and all the benefits and luxuries of Echo Valley Country Club.

Details:

- The Estates on The Ridge Plat 1:
  - Existing Homes Estimated Assessed Value from \$630,000-\$2,000,000
  - 5 of 11 lots Sold in Plat 1
- The Ridge at Echo Valley Plat 3 – 2014 Home Show Expo
  - Average Assessed Value of 2014 Home Show Houses \$643,854
  - 10 Home Builders on 11 lots
- The Estates on The Ridge Plat 2
  - o 13 Home Sites Available for 2017 Home Show Expo
  - o 2 Dedicated Lots (Lots 2 and 27) for;
    - Ticket Booth
    - Gate Entrance
    - Tent
  - o Committed Builders
    - Truview Enterprises
    - Sundance Homes

# THE ESTATES ON THE RIDGE

## PLAT 2 AT ECHO VALLEY

- Dreamscape Homebuilders
- Ironcrest Homes
- Neighborhood Builders
- KRM
- Frampton Homes
- Genesis Homes
- Lot Prices Ranging from \$90,000-\$175,000
  - 9 golf course lots
  - 11 total walk out lots
  - 2 daylight lots
  - Lots will be ready Immediately
  - City of Norwalk Tax Abatement – 100% abatement of first \$75,000 of assessed value on new residential construction
  - Only Construction of Home Show Houses on South Loop of Autumn Sage Circle
  - Norwalk Community Schools
- Location of The Estates on The Ridge Plat 2 at Echo Valley
  - Hwy 5 bypass to Norwalk (Hwy 28 / 63<sup>rd</sup> St Exit). South to Beardsley Street, East ½ mile to Echo Ridge Trail, South to Autumn Sage Circle
- \*\* Most conveniently located Neighborhood in the greater Des Moines metro:**
  - 16 Minutes to Jordan Creek Mall
  - 12 Minutes to Downtown Des Moines
  - 6 Minutes to Des Moines International Airport
  - 10 Minutes to Ingersoll
  - 10 Minutes to Valley Junction
  - 6 Minutes to Norwalk High School
  - 1 Minute to New Proposed Hy Vee Location
- Aerial Map

# THE ESTATES ON THE RIDGE

## PLAT 2 AT ECHO VALLEY

### 2017 Home Show Expo Lots

- The Estates on The Ridge Plat 2 – RESERVED FOR 2017 Home Show Expo

Lot #	Lot width at Set Back	Lot Type	Lot Price
- Lot 3	105'	Daylight	\$145,000
- Lot 4	105'	Daylight	\$149,900
- Lot 5	105'	Partial Walk Out	\$149,900
- Lot 6	105'	Partial Walk Out	\$159,900
- Lot 7	105'	Partial Walk Out	\$165,000
- Lot 8	105'	Walk Out	\$170,000
- Lot 9	105'	Walk Out	\$175,000
- Lot 10	105'	Walk Out	\$149,900
- Lot 11	105'	Walk Out	\$145,000
- Lot 35	128'	Partial Walk Out	\$85,000
- Lot 36	100'	Partial Walk Out	\$90,000
- Lot 37	100'	Partial Walk Out	\$90,000
- Lot 38	128'	Partial Walk Out	\$90,000

- Covenants of The Estates on The Ridge Plat 2 – EXECUTIVE LUXURY LIVING

- 1 Story= 2,000 SF
- 1 ½ Story = 2,200 SF
- 2 Story= 2,400 SF
- Architectural design standards for all homes
- Setbacks – Front 40', Rear 40' (Golf Course Lots 50'), Side Yards 25' total

# THE ESTATES ON THE RIDGE

## PLAT 2 AT ECHO VALLEY

### CITY PROPOSAL

#### City's Proposal on cooperating and working with the Home Show Expo

- In kind Services
  - Waiving of Building Permit Fees for builders in the HSE: = estimated value \$30,000
  - Provide 16' ticket booth with A/C and electric. Booth has large 6' wide ticket window on side, large swinging doors on rear, full size coco-cola fridge, large ice trough. = estimated value \$1,000
  - Garbage Removal Provided and paid for by city during entire show = estimated value \$1,000
  - Hard Surface Parking at Cross Roads Church for 120 vehicle and additional grass parking for up to 500 vehicles. Located less then ¼ mile east.
  - Hard Surface Parking for Attendees at Norwalk Community High School as a back up plan.
  - Transportation of attendees – coordination with the Norwalk Community School District to provide and coordinate school bus transportation to and from the parking lot of attendees = estimate value \$10,000
  - Cleaning of Streets each evening of the home show = estimated value \$500
  - Fencing off the site in coordination with HomeShowExpo Committee = estimated value \$400
  - Cooperation with storm water compliance regulations during the construction phase of homes, specifically during the final two weeks leading up to the show.
  - Traffic Control during the show = estimated value \$500
  - Picnic tables and benches provided at the site by the City of Norwalk = estimated value \$100
  - Additional policing and patrolling of the neighborhood each evening and after hours during the show = estimated value \$500
  - Mulch on walking paths and other areas as required = estimated value of \$500

**Total In Kind Services Provided = \$44,500**

**\*SUBJECT TO CITY COUNCIL RESOLUTION ON JUNE 2ND**



# THE ESTATES ON THE RIDGE

## PLAT 2 AT ECHO VALLEY

**SPONSORSHIP DOLLARS AND CONTRIBUTIONS:**

**2017 HSE TITLE SPONSOR - COPPOLA ENTERPRISES** **\$40,000**

Coppola Enterprises has committed to a sponsorship level of \$40,000 for the 2017 HSE at Estates on The Ridge at Echo Valley.

**GOLD LEVEL HSE SPONSOR – CITY STATE BANK** **\$10,000**

As a long standing business of Norwalk and the greater Des Moines community, City State Bank has committed to a \$10,000 contribution as a green level sponsor for the Home Show Expo at The Estates on the Ridge.

**MEMBER NIGHT CONTRIBUTION - ECHO VALLEY COUNTRY CLUB** **\$10,000**

Echo Valley Country Club has committed to a \$10,000 contribution towards food and beverage for the HSE Member Night hosted at Echo Valley Country Club. Echo Valley Country Club has committed to providing the accommodations and facilities for the 2017 HSE member night hosted at Echo Valley Country Club. Event would take place next to the clubhouse with large tent set up and utilize existing facilities for a one of kind event.

**COMMUNITY SPONSORSHIP for HSE – CITY OF NORWALK** **\$7,500**

The City of Norwalk in cooperation with the Norwalk Chamber of Commerce and WCEDC has committed to the Community Sponsor level of \$7,500 for the 2017 HSE for The Ridge at Echo Valley.

**ADVERTISING CONTRIBUTION – CITY OF NORWALK** **\$7,500**

The City of Norwalk has committed to donating \$7,500 towards the overall marketing, advertising and promotion of the 2017 HSE at The Estates on The Ridge. In coordination with Home Show Expo Committee they will work to gain the largest exposure and maximization of these dollars.

**VISTA's Proposal** **\$55,000 - \$80,000**

- 6 Builders committed to the 2017 HomeShowExpo on or before August 31<sup>st</sup> 2016.
- \$55,000 Donation to HBA
- \$5,000 Donation for every lot sold over 8 lots  
(13 Total Lots-8 Initial Lots for \$55,000= 5 Additional Lots at \$5,000=\$25,000 additional)

**Total Sponsorship / Contributions = \$155,000**

# THE ESTATES ON THE RIDGE

## PLAT 2 AT ECHO VALLEY

### SUMMARY:

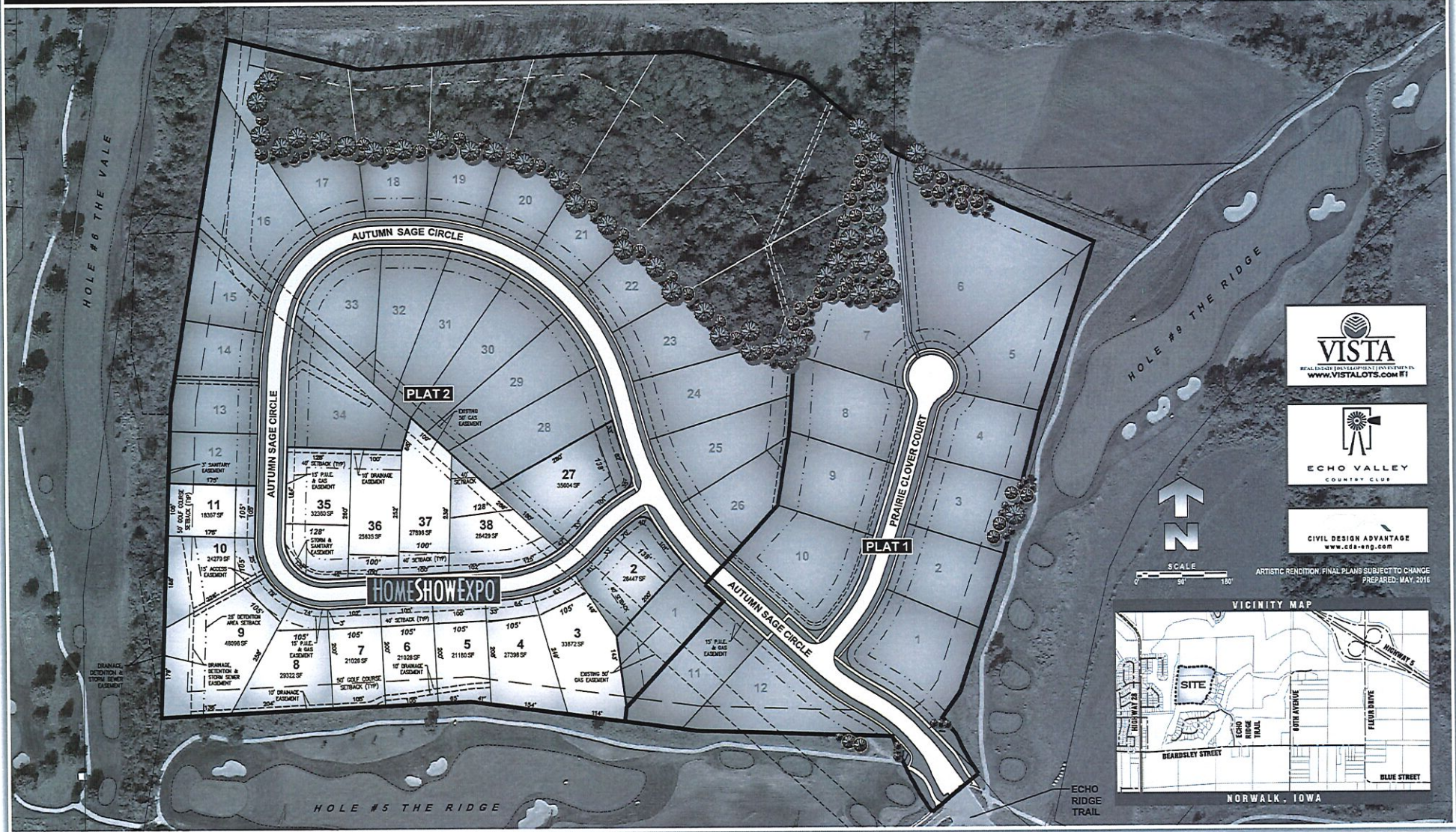
2017 HomeShowExpo Title SPONSOR - COPPOLA ENTERPRISES	\$40,000
GREEN LEVEL HSE SPONSOR – CITY STATE BANK	\$10,000
MEMBER NIGHT CONTRIBUTION - ECHO VALLEY COUNTRY CLUB	\$10,000
COMMUNITY SPONSORSHIP for HSE – CITY OF NORWALK	\$7,500
ADVERTISING CONTRIBUTION – CITY OF NORWALK	\$7,500
DEVELOPERS CONTRIBUTION - VISTA	\$55,000
<u>ADDITIONAL DEVELOPERS CONTRIBUTION-VISTA</u> (Estimated)	\$25,000
Total Contributions Pre-Event	= \$155,000

### EXECUTIVE LUXURY LIVING .... The Estates of the Ridge at Echo Valley

- The Estates on The Ridge Plat 1:
  - Estimated Assessed Values will range from \$629,700- 2,000,000
- The Ridge at Echo Valley Plat 3 (HSE 2014):
  - Assessed values ranged from \$458,700-\$868,600
  - Average Assessed Value of \$643,854
- Accessibility to the Metro
  - 16 Minutes to Jordan Creek Mall; 12 Minutes to downtown DSM; 6 Minutes to Des Moines International Airport; 10 Minutes to Ingersoll; 10 Minutes to Valley Junction; 6 Minutes to Norwalk High School; 1 Minute to New Proposed Hy Vee Location

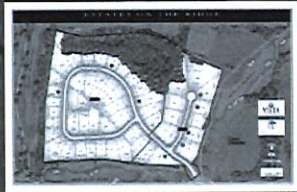
# ESTATES ON THE RIDGE

Norwalk, Iowa





**Proposed Site**



**HOMESHOW EXPO 2014**

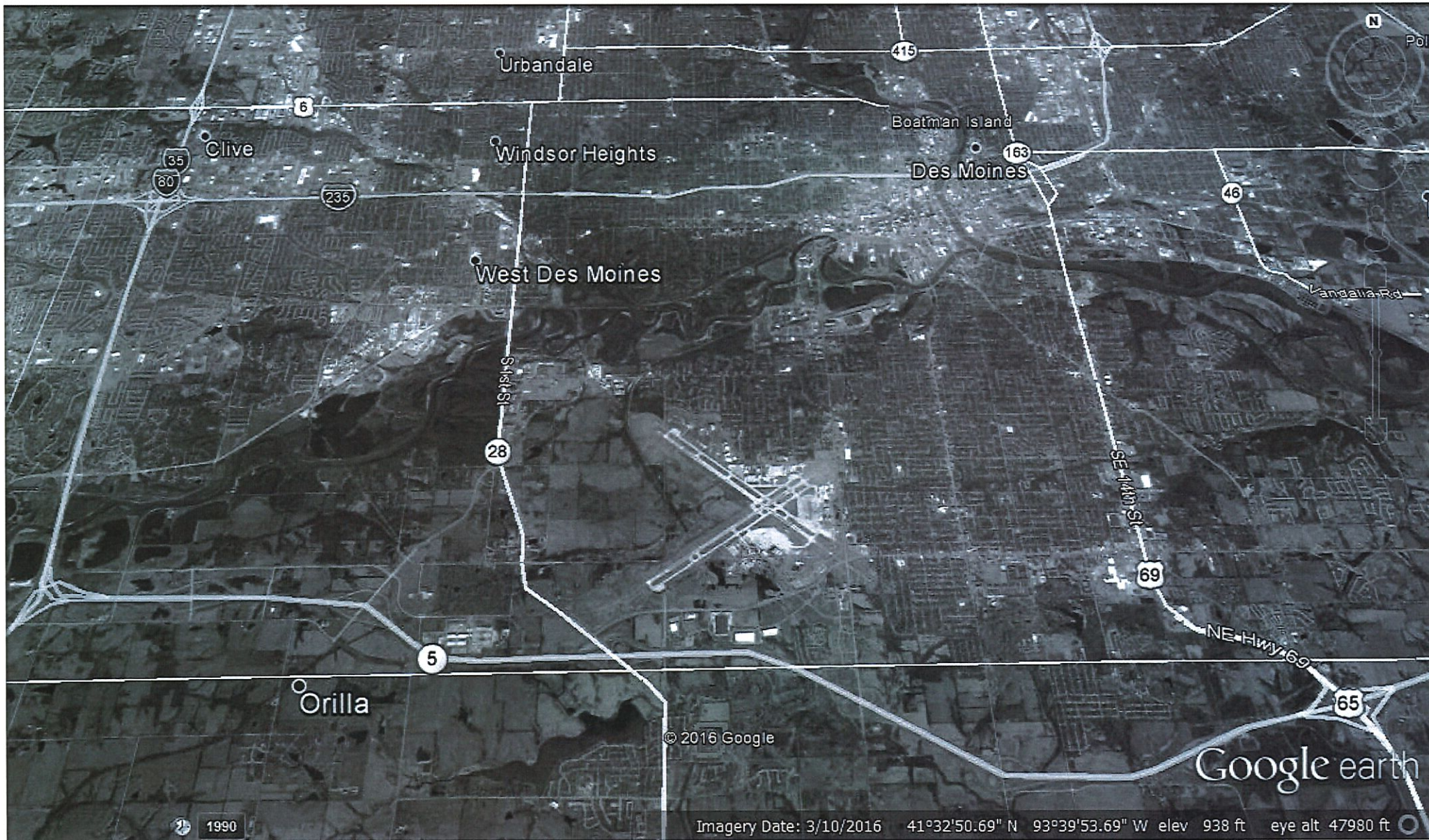


© 2016 Google

Google earth

1990

Imagery Date: 3/10/2016 41°30'10.50" N 93°39'42.27" W elev 868 ft eye alt 6680 ft



© 2016 Google

Google earth

Imagery Date: 3/10/2016 41°32'50.69" N 93°39'53.69" W elev 938 ft eye alt 47980 ft

1990

# CENTRAL TANK COATINGS, INC

"General Water Tower Maintenance"

Kelly Koehn, Owner 22528 Canoe Rd. Elgin, Iowa 52141

## CONTRACT

THIS AGREEMENT made this 3rd day of, February 2020 by and between CENTRAL TANK COATINGS, INC. of Elgin, Iowa,

hereinafter called CONTRACTOR and CITY OF CUMMING, IA hereinafter called the OWNER.

WITNESSETH- IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: Contractor hereby agrees to furnish labor, insurance, material and use of equipment to perform the following work:

Exterior surfaces of the 84,000 gallon standpipe including, balcony and all other framework to be cleaned in accordance with the latest revisions of the Steel Structures Painting Council for Surface Preparation Specifications No. 2, Hand Tool Cleaning and then to be painted one spot coat of Tnemec Series 118 Uni Bond Mastic and then to be paint one Intermediate coat of Tnemec Series 118 Uni Bond Mastic paint and one complete finish coat of Tnemec Series 1028 Enduratone paint.....\$14,500.00

To be pressure washed using 4000 lb. psi. Owner to help in blocking streets and moving cars.

The present sign on tank to be repainted the same as it now appears.....\$1,500.00

Contractor guarantees all work performed under this contract for a period of 2 years from the date of acceptance by the Owner and in the event any faulty materials or workmanship are found within this period, Contractor shall place in a satisfactory condition all such work when notified by the Owner without expense to the Owner.

**Lead Base Paint Disclaimer:** In the event that lead paint is on the water tank or tower, any additional means of lead containment or disposal costs will born upon the Owner. Contractor agrees to carry workmen's compensation, public liability, property damage and unemployment insurance and to pay all social security tax due on its employees engaged in performing this contract. Contractor is an independent contractor hereunder and neither it nor its employees engaged in performing this contract shall at any time during the performance hereof become employees of the Owner. Owner agrees to clear and make accessible to CONTRACTOR the working area and when requested by Contractor's foreman, to furnish police protection in keeping the area clear of spectators, pedestrians, motor vehicles or trespassers while the work is in progress. CONTRACTOR is authorized and shall have the right to erect barricades around the working area and to keep everyone away from the working site except those persons authorized by OWNER. During any exterior painting, OWNER shall remove any vehicles in the area which might receive paint damage. Owner shall provide effective protection for the employees of the CONTRACTOR against all power circuits about or near or within the proximity of the structure to be maintained hereunder. OWNER shall effectively insulate and/or de-energize and ground all electrical power circuits located within a ten (10) foot proximity of the structure to be maintained hereunder and shall be obligated for the expense thereof. OWNER shall contact Power Company or responsible party to shut off power or move powerlines so that CONTRACTOR may perform necessary work without danger to employees or disruption of service. OWNER shall furnish at its cost at the working site for the use of CONTRACTOR all electricity and water required by CONTRACTOR to enable it to perform this contract. OWNER agrees that CONTRACTOR shall, as soon as possible, proceed to carry out the provisions of this contract. Upon CONTRACTOR completing the work hereinabove specified, it shall notify the OWNER of that fact and on the same date that notice of completion is received by OWNER, the work shall be inspected and accepted or rejected. OWNER shall notify CONTRACTOR'S home office at Elgin, Iowa, by certified mail, document carrier or facsimile letter and if no objections are received by CONTRACTOR from OWNER within forty eight (48) hours after date of completing the work, then it is mutually agreed by both parties that the work was accepted and approved by OWNER. \*\*CENTRAL TANK COATINGS, INC. will not be liable for any equipment on the structure other than that of the Owner, for example antennas.

Upon OWNER accepting the work of CONTRACTOR to be performed hereunder, OWNER agrees to pay CONTRACTOR

The sum of PRICES STATED ABOVE Dollars

(PRICES STATED ABOVE) as payment in full for all of the above specified labor and materials.

If, in the progress of the work hereinabove specified, OWNER directs additional work be done by CONTRACTOR, the additional work shall be paid for in addition to the hereinabove stated contract price at the same time that the contract price is paid. All sums due under this contract shall bear interest at the rate of eight (8) percent per annum at the expiration of thirty (30) days from and after the date on which CONTRACTORS work is completed. If OWNER is a public body or public agency, it represents that this contract has been approved by and is being entered into at the direction and in behalf of the political body. This contract shall not be binding upon CONTRACTOR until accepted and signed by and officer of CONTRACTOR at the home office in rural Elgin, Clayton County, State of Iowa. No changes, alterations, erasures or indentures of any kind shall be made on the contract when returned to the home office of CONTRACTOR except the date of acceptance and CONTRACTOR'S signature. This agreement embodies the entire contract between the parties and no oral agreements, representations or warranties heretofore or hereafter made shall be binding unless reduced to writing, signed by the parties and attached hereto.

WITNESS OUR HANDS on the date aforesaid.

CENTRAL TANK COATINGS, INC.  
Has negotiated this contract

Central Tank Coatings, Inc. accepts and executes  
this contract at Elgin, Iowa on this \_\_\_\_\_ day of \_\_\_\_\_ 2020

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name of Owner's Representative TITLE

\_\_\_\_\_  
Name of Contractors Representative TITLE



Proposal From  
**UTILITY SERVICE CO., INC.**

1230 Peachtree St NE · Suite 1100 - Promenade · Atlanta, GA 30309  
 Toll-free: 855-526-4413 | Fax: 478-987-2991  
 utilityservice.com

Date: 02/06/2020

Submitted by: **Melinda Kurtz**

Local Phone: **515-344-6391**

SFID: 57287

CN: 31501

SO:

Proposal Submitted To: <b>City of Cumming</b>			Phone Number: <b>515-981-9214</b>		Fax Number: <b>515-981-4981</b>	
Street Address: <b>649 N. 44<sup>th</sup> Street</b>			Description of Work to be Performed: <b>Exterior Renovation</b>			
City: <b>Cumming</b>		State: <b>Iowa</b>	Zip Code: <b>50061</b>		Tank Name: <b>City Tank</b>	
Accounts Payable Contact Name: <b>Andy Ritchie</b>		Email: <b>deputyclerk@cumming-iowa.com</b>		Job Site Address: <b>649 N. 44<sup>th</sup> Street</b>		
Job Contact (Inspection Reports): <b>Andy Ritchie</b>		Email: <b>deputyclerk@cumming-iowa.com</b>		County / Parish: <b>Warren</b>	Tank Size: <b>84,000</b>	Tank Style: <b>Standpipe</b>

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

1. A date shall be coordinated by both parties for the Owner to drain the tank.
2. The complete exterior of the tank shall be pressure washed using a minimum of 3500 psi to remove all loose and chalking paint, dirt, mold and mildew.
3. The tank exterior shall be spot cleaned by hand- tooling/power-tooling method to SSPC-SP3 specifications and one spot coat of Tnemec primer applied to the failed areas.
4. One (1) full intermediate coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
5. One (1) full finish coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
6. At the request of the owner - retrace letter logo on the tank.
7. A date shall be coordinated by both parties to conduct this visual inspection.

Please sign and date this proposal and fax one copy to our office.

**Twenty Five Thousand Nine Hundred Ninety One -----00/100 Dollars \$25,991**

Payment to be made as follows:

**Payment Due in Full Upon Completion of Work – plus all applicable taxes**

**Remittance Address: Utility Service Co., Inc., P O Box 674233, Dallas, TX 75267-4233**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
USCI Signature

Nichole Grasma

Note: This proposal may be withdrawn by us if not accepted within Sixty (60) days.

**Acceptance of Proposal -** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Fiscal Yr Beginning Month \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Printed Name \_\_\_\_\_

Email Rec'd 2/4/20 at 12:28 p.m.

Hi Angie,

Please find enclosed your quotation for 2 x Ultra Mobile (battery) units.

The Radar Signs themselves are exactly the same (Solar/Ultra Mobile/AC) it is only the power source that is different.

They are all portable.

If I can be of any further assistance please do not hesitate to contact me.

Kind regards,

Hugo.



ELAN CITY  
 10-34 44th Drive  
 Long Island City, NY 11101  
 United States  
 Phone. : (646) 878-6259  
 Fax. : (646) 770-3906  
 Email: sales@elancity.net

**Shipping address:**  
 CITY OF CUMMING  
 PO BOX 100  
 CUMMING, IA 50061  
 United States

**Invoice address:**  
 CITY OF CUMMING  
 PO BOX 100  
 CUMMING, IA 50061  
 United States

**CITY OF CUMMING**  
**PO BOX 100**  
**CUMMING, IA 50061**  
**United States**

## Quote N° S03955

<b>Customer Reference</b>	<b>Quote Date</b>	<b>Contact</b>	<b>Terms of payment</b>
	02/04/2020	Hugo BARR	

Description	QTY	Each	Disc.(%)	Ext. price
[01111] 14" A/C Evolis Radar Speed Sign EVOLIS Radar Speed Sign with Programmable Message Display; Internal AC Power Regulator; Traffic Data Collection + Analysis Software with NO Subscription Fee; Bluetooth & Smartphone App; Mounting Kit (Mounting bar)	2.00 Unit(s)	3,250.00	0.00	\$ 6,500.00
[028] 12V 22Ah Battery 12V 22Ah Battery	8.00 Unit(s)	100.00	100.00	\$ 0.00
[015] Additional mounting bar	2.00 Unit(s)	49.00	100.00	\$ 0.00
[029] Battery 12V Charger	2.00 Unit(s)	150.00	100.00	\$ 0.00
[99900] Discount TPS.	1.00 Unit(s)	-1,001.00	0.00	\$ -1,001.00
Delivery Charge	1.00 Unit(s)	340.00	0.00	\$ 340.00
			<b>Total:</b>	\$ 5,839.00
			<b>Taxes:</b>	\$ 0.00
			<b>Total:</b>	<b>\$ 5,839.00</b>

.....TO PLACE AN ORDER, PLEASE COMPLETE THE FOLLOWING:

.....  
 Title: \_\_\_\_\_ Name (First, Last): \_\_\_\_\_

Check this box:   
 I have read, understood and agree to the terms of the Elan City Inc. :  
 "General Terms of Sales and Delivery - WARRANTY."  
 Signature: \_\_\_\_\_

Date: (m/ d/ y): \_\_ / \_\_ / \_\_  
 and email it back to us along with your tax exempt form  
 CUSTOMER CONTACT INFO:

- Name: Angie Richie

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ELAN CITY  
 10-34 44th Drive  
 Long Island City, NY 11101  
 United States  
 Phone. : (646) 878-6259  
 Fax. : (646) 770-3906  
 Email: sales@elancity.net

Description	Tax	Quantity	Unit Price	Disc.(%)	Price
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• Phone: 515-981-9214  
 • Email: deputyclerk@cumming-iowa.com  
 IN CASE DELIVERY ADDRESS IS DIFFERENT:  
 • Delivery address:  
 • Contact :  
 • Phone/ Email:

.....  
 QUOTE PRICING AND EXPIRATION  
 • Quote valid until :60 Days  
 • PROMO CODE / OFFER:TPS -\$1001

.....  
 2-year warranty included.  
 Taxes not included.

.....  
 GENERAL TERMS AND CONDITIONS OF SALES AND DELIVERY - WARRANTY

.....  
 The terms and conditions as cited in this document, apply to any and all sales of radar speed signs supplied by Elan City Inc. Accessories, such as batteries, are covered by a separate and different warranty labeled "battery warranty", included below. Completion and signature of this document is a binding contract. This document must be completed and signed by buyer / client at the time of initial purchase and each future purchase of Elan City Inc. products.

.....  
 DELIVERY OF GOODS

.....  
 Upon delivery of all goods, the client is required to verify the external condition of each package. The client must refuse the entire delivery if the package(s) are not in good condition, and contact Elan City Inc immediately. The client is required to verify that the quantities noted on the packing list are in accord with those delivered. If packages are in good condition but the quantity is incomplete as to the packing list, the client must indicate this anomaly directly on the transporter's copy of the delivery-note and must immediately inform Elan City Inc. The liability of potential damage to delivered goods and / or missing packages cannot be attributed to the carrier nor to Elan City Inc. after delivery and suite to non-conformity of these instructions by the buyer.

.....  
 Good condition and correct quantity of contents of package must be verified within 5 days of delivery. The device must also be tested within these 5 days of delivery to establish its correct functionality. Beyond the 5 days, the payment cannot be contested by the buyer if the device and its accessories are found to be "dead on delivery" and / or malfunctioning and / or missing. Full payment of the complete order must be fulfilled by the buyer, within the time frame previously established on the signed contract (quote).

.....  
 RETENTION OF TITLE

.....

ELAN CITY  
 10-34 44th Drive  
 Long Island City, NY 11101  
 United States  
 Phone. : (646) 878-6259  
 Fax. : (646) 770-3906  
 Email: sales@elancity.net

Description	Tax	Quantity	Unit Price	Disc.(%)	Price
-------------	-----	----------	------------	----------	-------

Delivered goods shall fully remain the property of Elan City Inc. until all goods received have been fully paid for by the buyer. Payment must be made within 30 days of receiving the invoice as indicated on the signed contract (quote). In the event of late payment, a certified notice for account delinquency will be sent to the buyer, which will then allow the buyer 8 days to make full payment. Beyond this time frame, Elan City Inc. retains the right to remove the materiel from the buyer.

.....  
 .....  
 .....

**WARRANTY**

Delivered goods are fully covered by the warranty, including the device and its components as well as the labor and delivery fees associated with its repairs and / or replacement suite to defects approved by Elan City Inc. for a full 24 months from the date of delivery arrival, with the exception of batteries which are not covered by this warranty. (see "Battery Warranty")

.....  
 In the case of device malfunction, Elan City Inc. will carry out remote diagnostic checks with the client and with their approval, in order to identify any defective components (power supply, software, etc.) prior to proceeding with in-shop repairs, if needed.

.....  
 .....

**WARRANTY DISCLAIMER:** The Warranty does not apply to any damage caused by but not exclusive to:

- Vandalism, fire, falls or impact
- Abuse or mishandling
- Unauthorized modifications and / or unauthorized additional / replacement accessories or products
- Damage caused during transportation (see clause "Delivery of Goods")
- Malfunctions due to improper connection or battery cable polarity inversion
- Problems suite to improper installation non-compliant to our recommendations
- Problems suite to wearing parts and / or accessories including the following but not exclusive to: batteries over 6 months old, broken / worn pole straps, broken / worn pole, etc.

.....  
 Any repairable device, not or no longer covered by the warranty, which is returned to our after-sales service, will automatically undergo a refurbishment / repair quote, which will be submitted to the customer for acceptance or rejection. In case of rejection, the client will be liable for delivery costs and diagnostic testing costs incurred by Elan City Inc.

.....  
 .....

**RETURNS PROCEDURE:** The client must inform the Customer Service department and describe the problem encountered in detail. The Elan City technicians will assist the client and attempt to identify the problem by performing remote diagnostic tests. If remote testing concludes defective device and / or components, the technician will attribute an RMA (Return Merchandise Authorization) or Claim Number to the customer, authorizing product return to the After Sales Service Department. This RMA / Claim number will be confirmed by email, along with a form outlining the After Sales Service Return Policy. The form must be completed, signed and dated by the client, and returned to the Elan City logistics department who will then process the request. A transportation request will then be sent by email to the customer and the removal of the package will be organized through an Elan City Inc. authorized carrier.

.....  
 In the case of customer refusal of the initial remote diagnostic testing, resulting in the independent and unauthorized sending of device / product(s), the devices / product(s) found non-defective, will not be covered by the warranty. The customer will then receive a quote from the After Sales Service Department for the in-shop diagnostic tests and the delivery costs for device / product(s) retrieval, the payment of which will need to be agreed

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ELAN CITY  
 10-34 44th Drive  
 Long Island City, NY 11101  
 United States

Phone : (646) 878-6259  
 Fax : (646) 770-3906  
 Email: sales@elancity.net

Description	Tax	Quantity	Unit Price	Disc.(%)	Price
upon before releasing the device / product(s).					
.....					
.....					
TERMS OF TRANSPORT : Failure to comply with the terms of transportation below, will cancel the RMA and the package will be returned to sender.					
.....					
<ul style="list-style-type: none"> <li>• Batteries must not be present in the device or the device's packaging during the transportation</li> <li>• The device must be sent back in its original packaging. This includes properly packaging the device in the original foam and the original box.</li> <li>• Protective foam must protect all four corners of the device, in accordance to its original packaging when initially received.</li> <li>• The package must be sealed with security tape at both ends.</li> <li>• If the original packaging was not kept or was lost, a quote for replacement packaging will be sent to the client.</li> <li>• If the package is being shipped by pallet, the package must be put upright and film-wrapped before shipment.</li> </ul>					
.....					
.....					
<b>BATTERY WARRANTY</b>					
.....					
Batteries are under warranty by Elan City Inc. for 6 months. The same conditions of "delivery of goods" and "retention of title" are true for the batteries as for the device. Replacement batteries must be purchased from Elan City Inc. Use of non Elan City Inc. batteries and / or accessories, can annul the warranty(s), including the device's warranty. (See clause "warranty disclaimer"). Battery wires cannot be sold separately and must be purchased as a battery pack.					
.....					
.....					
<b>TERMS &amp; CONDITIONS AND REIMBURSEMENT</b>					
.....					
All sales are final: no returns , exchanges and / or reimbursements. Elan City Inc. is not liable and will not reimburse or exchange goods for the following reasons but not exclusive to these reasons:					
.....					
<ul style="list-style-type: none"> <li>• Product's non-accordance with current and / or future local laws and / or regulations regarding the following but not exclusive to: radar speed sign specifications, road / zone placement, installation / mounting</li> <li>• Product's non-accordance with Department of Transportation's regulation or choice of approval / authorization.</li> <li>• Customer's dissatisfaction with product and / or customer service, company policies, etc.</li> <li>• Change of personnel (original buyer change of post or title).</li> <li>• Purchase made by unauthorized personnel.</li> </ul>					
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Warranty active upon delivery of goods.					
.....					
.....					

ELAN CITY  
10-34 44th Drive  
Long Island City, NY 11101  
United States

Phone. : (646) 878-6259  
Fax. : (646) 770-3906  
Email: [sales@elancity.net](mailto:sales@elancity.net)

Description	Tax	Quantity	Unit Price	Disc.(%)	Price
.....					
.....					
.....					
.....					



# **RU2 Systems, Inc.**

**The Leader in Speed Display Technology**

## **RU2 Fast-280**

**Portable Radar Speed Display**



The RU2 Fast-280, a portable radar speed sign solution featuring 12" full matrix amber characters for outstanding visibility and legibility. The 5052 NEMA 3R aluminum enclosure, non-glare Lexan and graffiti-resistant powder-coat make the Fast-280 extremely rugged and durable. Includes universal pole mounting bracket. One person can mount these signs in minutes virtually anywhere including, square (Telespar®) & round poles, walls or the optional hitch mount.

Standard package includes: 1) minimum show speed, 2) maximum show speed (blanking), 3) flashing digit violator alert, 4) automatic adjustment to ambient light, 5) single cycle 24 ON/OFF clock and, 6) RF key fob for remote set up from up to 150' away.

Internal Li-PO batteries for 5 to 7 days run time. Dedicated external charger included. Weighs just 25 lbs., including mounts.

**RU2 Systems: The Industry Leader in Speed Display Technology**

\$2,600

**RU2 Fast-280**



# RU2 Fast-280

## Portable Radar Speed Display

### Casework:

- 1/8" thick welded aluminum NEMA 3R construction, bottom access panel to critical components
- White powder coat paint inside and out
- All stainless steel hardware
- "YOUR SPEED" sign included (MUTCD compliant)
- GE Lexan® shielding with a smoked, non-glare finish for easy reading even in direct sunlight
- Universal mounting brackets included; Telespar® (2" x 2" ), U-bolt (4"), band or wall mount
- Weight: 25 lbs. with battery

### Electronics:

- K-band single directional radar unit
- Latest generation AlInGaP high intensity LED's
- 12" Full Matrix (rounded) Characters for quick recognition
- Minimum Speed Display, High Speed Blanking & Flashing Digit Violator Alert
- Automatic intensity adjustment to ambient light conditions
- 12 VDC operation, internal 15 Ah LiFePO4, 5 to 7 days operation between charges
- Dedicated battery charger included
- Power consumption: 5W Nominal, 12W Peak
- Sign defaults to last settings upon power up
- Keyed On/Off switch
- Single cycle ON/OFF clock
- Built in on-screen diagnostics
- On-board Options & Diagnostics
  - > Radar sensitivity
  - > LED Operation Diagnostics
  - > LED Intensity Diagnostics
  - > MPH / KPH operation
  - > Battery test
  - > And more...

### Options:

- Solar Panels, 10 - 20W typical, with mounting bracket
- Data Collection

### Violator alerts\*

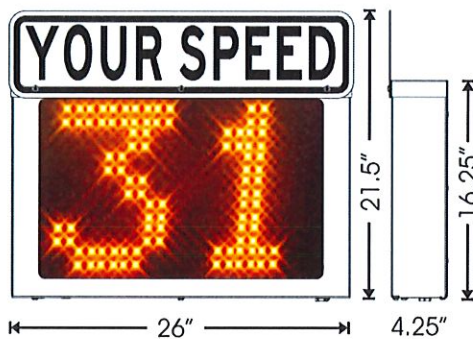
- > "SLOW"
- > Red-Blue Flashing Bars
- > White LED Flashing Strobe

\* Violator alerts may be set in 1 MPH increments in any order of hierarchy or individually disabled.

"SLOW"



Red/Blues



Fast-510 Dolly version



Fast-280 Hitch Mount

Technical specifications are subject to change without notice.

### WARRANTY:

Ru2 Systems warrants their LED Displays for Five Years. The Radar Gun is warranted for Two years. On-site labor is not included. However, parts are repaired within five business days of receipt, and include ground-shipping expenses. Warranty does not include physical damage from misuse or vandalism.



**Quotation**

Date: 1/30/2020

1220 Kennestone Circle  
Suite 130  
Marietta, GA 30066

PROPOSED BY:	
Name	Chad Christnacht
Phone	678-965-4814
Fax	678-278-1256

PROPOSED TO / SOLD TO:	SHIP TO:	Account
City of Cumming 1		Address
		City, ST, Zip
Cumming IA		Phone
515-981-9214		Email
deputyclerk@cumming-iowa.com		Attention
Angia Ritchie		

P. O. NUMBER		TERMS		F.O.B	
LINE #	QTY	PART #	DESCRIPTION	PRICE EACH	TOTALS
1	2	TC 600 AC	AC Power Radar Sign: 13" Full Matrix Display: speeds readable at 600 feet 13" LED display area - superbright amber with est. 100,000 hour life K Band radar, meets FCC Part 15 rules, detection range up to 1200 feet "SLOW DOWN" & "TOO FAST" speeder alert messages 3/8" thick Bashplate™ (provides the ultimate in vandal protection of sign) Possum Switch' allows sign to go dark for 30 minutes if assaulted with force Wi-Fi wireless transmitter, communication range up to 300 feet	\$2,695.00 Included Included Included Included Included	\$5,390.00
2	0	AA063	Universal Pole Mount Pivot Bracket set (includes tilt feature)	Included	
3	0	AA073	Optional Heavy Duty Lock for Universal Pivot Bracket (TC-600)	\$20.00	\$0.00
4	0	AA061	Optional Simulated Camera Flash	\$90.00	\$0.00
5	0	AA064	Optional Red/Blue Strobe	\$90.00	\$0.00
6	0	AA068	Optional Alert Messages, EACH, per sign: Smiley Face, Right or Left Chevrons, SHARP CURVE, FINE \$xxx,	\$90.00	\$0.00
7	0	AA067	Date/Time Calendar Programmer: (Set operation by date for entire year)	\$90.00	\$0.00
8	0	EC091	Relay Switch to activate Hyper-Alert option, or other external devices	\$90.00	\$0.00
<b>CHOOSE 1</b>					
9	1	RS019	Standard faceplate, 28" x 33", 4" lettering: (White RS019, Fl. Yellow/Green RS020, Orange RS021, OR Yellow RS022) (Include AA062)	Included	
10	0	RS027	HyperAlert faceplate, dual 4" diameter 68 LED, 30" x 36", White (Include AA062)	\$300.00	\$0.00
11	0	RS028	HyperAlert faceplate, dual 4" diameter 68 LED, 30" x 36", Fluorescent Yellow/Green (AA062)	\$300.00	\$0.00
12	2	RW002	Two year warranty (includes parts & labor)	Included	
13	2	SS002	StreetSmart Data Collection software license (per sign) 35 charts & graphs Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile	\$275.00	\$550.00
14	2	SHPK	Ground Shipping for TC-600A	\$105.00	\$210.00
15	1	-	Customer Discount	(\$297.00)	(\$297.00)
Minimum re-stock fee: 15%					
* Quote valid for 60 days. Pricing does not include any international taxes, fees, or duties or US State Sales Taxes.				<b>TOTAL</b>	<b>\$5,853.00</b>

Please send Tax Exempt Form

Authorized Signature

Print Name/Title

Date





**Quotation**

Date: 1/30/2020

1220 Kennestone Circle  
Suite 130  
Marietta, GA 30066

<b>PROPOSED BY:</b>	
Name	Chad Christnacht
Phone	678-965-4814
Fax	678-278-1256

<b>PROPOSED TO / SOLD TO:</b>	<b>SHIP TO:</b>	
City of Cumming 2		Account
		Address
Cumming IA		City, ST, Zip
515-981-9214		Phone
<a href="mailto:deputyclerk@cumming-iowa.com">deputyclerk@cumming-iowa.com</a>		Email
Angia Ritchie		Attention

P. O. NUMBER		TERMS			F.O.B
LINE #	QTY	PART #	DESCRIPTION	PRICE EACH	TOTALS
1	2	TC 600S	Solar Power Radar Sign 13" Full Matrix Display: speeds readable at 600 feet 13" LED display - superbright amber with est. 100,000 hour life Solar panel pole mounting bracket (AA003) Two 12V 18 amp hour AGM batteries, provides up to 12 days backup operation K Band radar, meets FCC Part 15 rules, detection range up to 1200 feet "SLOW DOWN" & "TOO FAST" speeder alert messages 3/8" thick Bashplate™ (provides the ultimate in vandal protection of sign) Possum Switch' allows sign to go dark for 30 minutes if assaulted with force Wi-Fi wireless transmitter, communication range up to 300 feet	\$3,595.00 Included Included Included Included Included Included Included	\$7,190.00
2	2	AA063	Universal Pole Mount Pivot Bracket set (includes tilt feature)	Included	
3	0	AA073	Optional Heavy Duty Lock for Universal Pivot Bracket (TC-600)	\$20.00	\$0.00
4	0	AC027	Large pipe clamp set for mounting solar bracket on 4"-6" OD round pole	\$14.00	\$0.00
5	0	AC026	Small pipe clamp set for mounting solar bracket on 2.5" - 4" OD round pole	\$12.00	\$0.00
6	0	AA061	Optional Simulated Camera Flash	\$90.00	\$0.00
7	0	AA064	Optional Red/Blue Strobe	\$90.00	\$0.00
8	0	AA068	Optional Alert Messages, EACH, per sign: Smiley Face, Right or Left Chevrons, SHARP CURVE, FINE \$xxx,	\$90.00	\$0.00
9	0	AA067	Optional Date/Time Calendar Programmer: (Set operation by date for entire year)	\$90.00	\$0.00
10	0	EC091	Optional Relay Switch to activate Hyper-Alert option, or other external devices	\$90.00	\$0.00
	0		CHOOSE 1		
11	2	RS019	Standard faceplate, 28" x 33", 4" lettering: (White RS019, Fl. Yellow/Green RS020, Orange RS021, or Yellow RS022) & hardware kit (AA062)	Included	
12	0	RS027	HyperAlert faceplate, dual 4" diameter LED, 30" x 36", White (Include AA062)	\$300.00	\$0.00
13	0	RS028	HyperAlert faceplate, dual 4" diameter LED, 30" x 36", Fluorescent Yellow/Green (Incl.AA062)	\$300.00	\$0.00
	0		CHOOSE 1		
14	2	AA041	50 watt solar panel, standard: Supports Hyper-Alerts for maximum 4 hour daily operation in warm, sunny climates	Included	
15	0	AA018	Substitute 65 watt solar panel: Supports Hyper-Alerts for maximum 10 hour daily operation	\$80.00	\$0.00
16	0	RP009	Substitute 90 watt solar panel: Supports Hyper-Alerts for maximum 10 hour daily operation, high volume roads, and colder climates	\$135.00	\$0.00
17	0	RP008	Substitute 120 watt solar panel: Supports Hyper-Alerts for high volume traffic & colder climates, 7x24 operation	\$275.00	\$0.00
18	0	AA040	Mounting bracket for 65, 90, or 120 watt solar panel	\$120.00	\$0.00
19	2	RW002	Two year warranty (includes parts & labor, and backup batteries)	Included	
20	2	SS002	StreetSmart Data Collection software license (per sign) 35 charts & graphs Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile	\$275.00	\$550.00
21	2	SHPK	Ground Shipping for TC-600S with solar panel	\$140.00	\$280.00
22	1	-	Customer Discount	(\$387.00)	(\$387.00)
Minimum re-stock fee: 15%					
* Quote valid for 60 days. Pricing does not include any international taxes, fees, or duties or US State Sales Taxes.				<b>TOTAL</b>	<b>\$7,633.00</b>

Please send Tax Exempt Form

Authorized Signature

Print Name/Title

Date

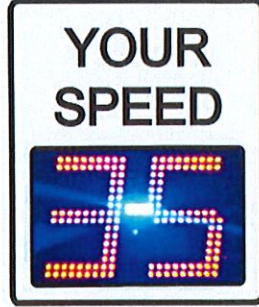
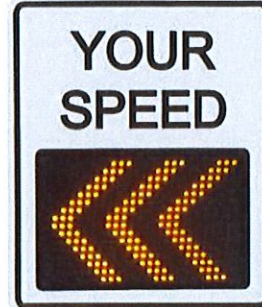
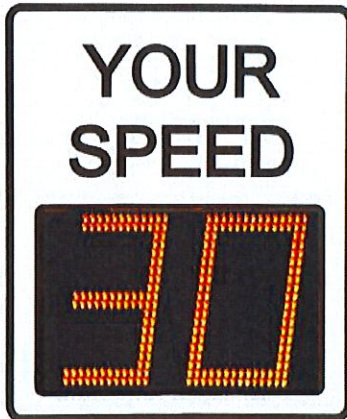
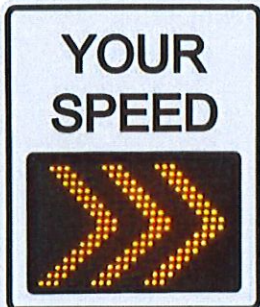
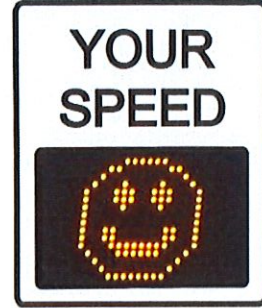
City of Cumming 2.01-30-20\_

CONFIDENTIAL

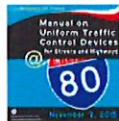
One Sign...  
Multiple Applications



TC-600 Full Matrix Radar Speed Sign  
*The Traffic Calming POWER Tool*



Certified Quality System  
ISO 9001:2015



100% MUTCD Compliant  
Radar Speed Signs



Proudly Engineered &  
Manufactured in the USA

## Display and Radar Specifications

### YOUR SPEED Faceplate

- 28"W x 33"H YOUR SPEED faceplate with 4" high lettering
- MUTCD compliant colors and reflectivity
- Ideal for roads with traffic speeds of 5-70 mph
- Available in white, fluorescent yellow/green, safety orange, and yellow

### Speed Violator Alerts

- Standard alerts include:
  - Slow flash or fast flash of actual speed
  - SLOW DOWN message
  - TOO FAST message
- Optional alert choices:
  - SHARP CURVE
  - Chevrons (right or left facing)
  - Smiley face
  - Fine alert
  - Red/blue strobe (alternating)
  - Simulated camera flash and white strobe
- Display speed and word message alerts alternately or individually, based on speed settings



### Radar

- Type: K Band, single direction Doppler radar, FCC part 15 compliant; no license required
- Sensor Range: Detects vehicles up to 1200 feet
- Beam Width: 12 degrees, +/- 2 degrees
- Operating Frequency: 24.125 GHz, +/- 50 MHz
- Accuracy: +/- 1.0 mph
- Speed Detection Range: 5 - 127 mph

## Power Options / Battery Specifications

### TC-600S (Solar Powered)

- Solar Panel Output: 46 watt standard (25" x 19"), 65 watt optional (31" x 26.5")
- Power Supply: Two 12-volt, 18 amp/hour AGM batteries (UL recognized); provides up to 14 days of back-up operation on fully charged batteries
- Solar Charge Controller: Manages the flow of solar energy input (up to 85w from solar panel to battery)
- Low battery cut-off feature provides intelligent battery management
- Battery Status: Check battery charge levels and solar amperage via Wi-Fi
- Power Consumption: < 2.0 amps in active mode; Idle mode < 1/2 watt
- Circuit Breaker: Multi-circuit, 3x10 amp fuses
- Pole Mount Solar Bracket: Side of pole mount with adjustable angle bracket

### TC-600A (AC Powered)

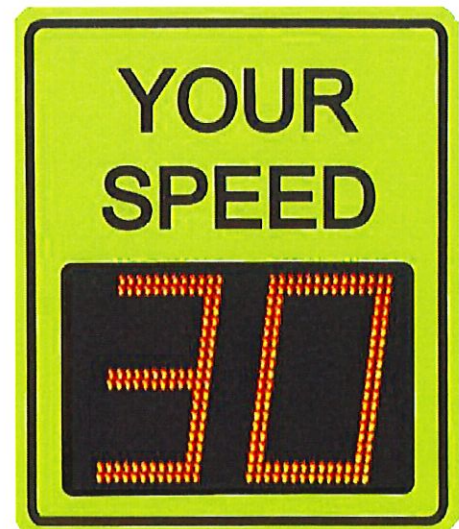
- Power Supply: Hard wire to 100V-240V power supply
- Power Consumption: < 2.0 amps in active mode; Idle mode < 1/2 watt
- Circuit Breaker: Multi-circuit, 10 amp fuse

### Weight

- TC-600S (Solar Powered): 41 lbs., (67 lbs. with batteries)
- TC-600A (AC Powered): 41 lbs.

### Operating Temperature

- Operating Temperature: -40°F to +160°F



## Housing Specifications

### Radar Speed Sign Housing

- Dimensions: 18.5"H x 26.25" W x 5.0"D
- Thickness: .1875" to .25" thick, heavy-duty aluminum
- NEMA 4 level compliant
- Humidity Maximum: 100%
- Non-sealed and ventilated
- Provides maximum protection from the elements and vandalism
- Single housing design means no separate battery box to mount

### Bashplate® with LED Cones

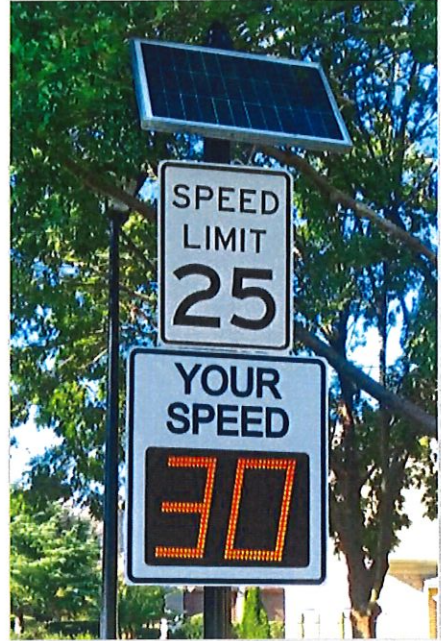
- Internal .375" aluminum shield over LED display to protect components from abuse or vandalism
- Directional beam technology: Individual holes for each LED focus and reflect light toward the road, providing the highest quality viewable display with minimum energy usage

### LEDs

- 2 digits, 13" high super bright amber full matrix LEDs (life up to 100,000 hours)
- Easily readable up to 600 feet
- Display brightness control: Automatic intensity adjustment to ambient light conditions for maximum visibility

### Polycarbonate Display Cover

- .25" thick protective sheet covers entire display area
- Abrasion, graffiti and shatter resistant; UV protection



## Standard Features

### Standard Programming

- Setup functions: Easy to follow menu, no mechanical switches to operate
- Daily timers: Allow 4 on/off timer settings per day, also by day of week. Settings allow lower speed limits for school zone times and for late night display shutoff. (Optional Advanced Scheduler available with all models)
- Stealth mode: Display on-off feature allows traffic data collection continue even when the display is off
- "Possum Switch" activation feature allows the sign to "play dead" for 30 minutes if attacked with force
- Maximum speed cutoff: Prevents unwanted high speed displays; up to 99 mph; discourages "racing" of sign. Choice of flashing matrix, or LED display cutoff.

### Wi-Fi Enabled

- Allows for quick and easy sign operation/data download from most web enabled devices
- WPA2 encrypted security; Password protection
- Connection range up to 300 feet from sign

### OTA Software Updates (over-the-air)

- Allows the wireless delivery of software updates and upgrades directly to the radar speed sign

## Traffic Data Reporting

### StreetSmart (optional)

- Traffic data reporting software to report, organize and analyze speed and traffic data. The information collected by the radar speed sign is loaded into Excel™ ready .csv files, and can generate 35 charts and graphs.

### Radar Speed Sign Data Storage:

- System Storage Capacity: stores data on up to 5 million vehicles. Retains data for retrieval for 12 months

## Warranty

- 2 year warranty on parts and labor, including batteries. Exceptions: Does not cover malicious abuse, theft, or damage due to unauthorized modification. Optional third year warranty extension available.

# Hyper-Alerts™

## Compact Flash Technology

Hyper-Alerts™ are compact clusters of LED lights built right into the "YOUR SPEED" faceplate of the TC-600 model, delivering a significantly more compact solution than traditional beacons. By clustering the LEDs into a smaller footprint, the same light from a typical flasher becomes an urgent notification for the driver.

### Application

Perfect for use in pedestrian-heavy environments such as school zones, business campuses, military bases and anywhere else there is an urgency to slow drivers.

### Raised Awareness

The LED clusters deliver the same luminescence as a 12" beacon, only in a more compact surface. This results in an "impossible to ignore alert" even 1000 feet from the sign.

### Cost Effective

Instead of having to choose between flashing beacons or a radar speed sign, now you can have both alerts for slightly more than the price of either one. The LED clusters are built right into the YOUR SPEED faceplate (30"W x 36"H"), resulting in a more compact system that is far easier to install. This upgrade offers a cost-effective solution to provide the maximum traffic calming effect on speeding drivers.

### Design

- Industrial construction with sleek design is in stark contrast to the individual, bulky, piece-meal look of traditional beacons
- Dual high-intensity amber LED clusters
- Meets ITE guidelines for brightness use in school zones
- LED luminosity: 3000 mcd minimum – 12000 mcd maximum
- 68 LEDs per alert, highly viewable at 1000 feet
- Flash patterns: MUTCD standard 60 fpm, Wig-Wag (alternating); Custom patterns available

### Scheduling Flexibility

- Programmable for an entire year in advance, by date and time, using our Advanced Scheduler
- Hyper-Alerts™ can be activated based on time of day, by speed, or by both

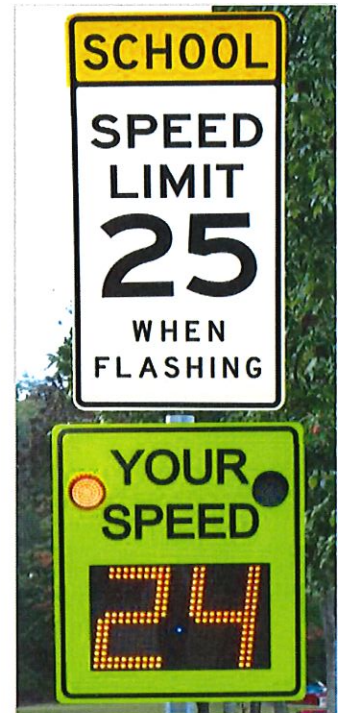
### Solar Power Output with Hyper-Alert™ Option

- 46 watt solar panel for maximum 4 hour daily operation
- 65 watt for maximum 10 hour daily operation
- 85 watt for 24/7 operation
- 120 watt for high volume traffic and cold temperatures

### Weight

- TC-600S with Hyper-Alerts™: 47 lbs., (73 w/ batteries)
- TC-600A (AC Powered) with Hyper-Alerts™: 47 lbs.

*The Hyper-Alert™ option is available on a new TC-600 sign, or as a retrofit of an existing sign;  
Existing sign must be returned to Radarsign for the retrofit.*



	VALUE Series		iQ Series					
Features	9" Value Sign	12" Value Sign	iQ900 Sign	iQ1200 Sign	iQ1500ca Sign	iQ1500 Sign	iQ1800 Sign	iQ1800 Jumbo Sign
Optimal Road Speed								
Housing Dimensions	18"w x 24"h 22.7 lbs	24"w x 30"h 28 lbs	18"w x 24"h x 1 7/8"d 10 lbs	24"w x 30"h 15 lbs	30"w x 41"h x 3"d 36 lbs	30"w x 41"h x 3"d 36 lbs	36"w x 48"h x 2 3/4"d 60 lbs	48"w x 60"h x 4"d 90 lbs
LED Display	88	88	88 SLOW DOWN	88 SLOW DOWN	88	88 SLOW DOWN	88 SLOW DOWN	88 SLOW DOWN
Sign Legibility Distance	450 ft	600 ft	450 ft	600 ft	750 ft	750 ft	1000 ft	1000 ft
Programming input	 IR RF remote 30' range	 IR RF remote 30' range	 Bluetooth 300' range	 Bluetooth 300' range	 Bluetooth 300' range	 Bluetooth 300' range	 Bluetooth 300' range	 Bluetooth 300' range
Capable of Collecting Traffic Data(SafetyCalm software included)			•	•	•	•	•	•
External output port (to control beacons, cameras, etc)	•	•	• also RS-232 port	• also RS-232 port	• also RS-232 port	• also RS-232 port	• also RS-232 port	• also RS-232 port
Programmable Integrated Strobe					•	•		
<b>Stealth Mode</b> (for collecting data when LEDs are off)			•	•	•	•	•	•
Power Package	Solar Kit Included	Solar Kit Included	 Solar/AC Ready	 Solar/AC Ready	 Solar/AC Ready	 Solar/AC Ready	 Solar/AC Ready	 Solar/AC Ready
Modular Design for Easy Service					•	•	•	•
Portable Configuration	•	•	•	•				
Dolly Configuration	•	•	•	•				

Traffic Logix

Notes



**Address:**

3 Harriett Lane  
Spring Valley, NY 10977 USA  
Tel: (866) 915-6449  
Fax: (844) 405-6449  
Email: [info@trafficlogix.com](mailto:info@trafficlogix.com)

Created Date 11/15/2019  
Expiration Date 12/30/2019  
Quote Number QUO-05475-L9L6J8

Prepared By Jason Allen  
Title Senior Account Manager  
Phone 866-915-6449  
Email [jallen@trafficlogix.com](mailto:jallen@trafficlogix.com)  
Address 3 Harriett Lane  
Spring Valley, New York 10977  
United States

Contact Name Angie Ritchie  
Phone 515-981-9214  
Email [deputyclerk@cumming-iowa.com](mailto:deputyclerk@cumming-iowa.com)

Bill To Name City of Cumming

Ship to Name City of Cumming

Bill To

Ship To

Standard Features (Included) – Evolution Signs

- The Evolution radar feedback signs come with 1 year of unlimited cloud access. At the end of this 12 month period the customer has the option to either renew the cloud at a cost of \$400 per sign or resort back to a Bluetooth option at no cost.
- Sign powers down when no traffic present
- Programmable Speed Violator Flashing Strobe Light
- Ambient Light Sensor and Automatic Brightness adjustment
- Banding Mount Bracket
- Safe Pace Management Software
- Bluetooth

Quote Line Items – All Prices shown are in \$USD

Product	Product Code	Quantity	Sales Price	Discount	Total Price
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EV 11" Digit - Solar - Incl. Strobe, BT, Data-modem+12 month network access to cloud-LA Bat Backup	EV11EYL-SOLLA	1.00000	\$2,399.00	\$0.00	\$2,399.00
Evolution 11 and 12 - Universal Mount Kit - Full Set	EVL Bracket (EVL 11 and 12 ONLY)	1.00000	\$125.00	\$0.00	\$125.00

**Totals**

Subtotal \$2,524.00  
Shipping & Handling  
Grand Total \$2,524.00  
Plus Tax (if applicable)

**Terms: 1% - 10 Days - Net 30 We also accept: MC - VISA - AMEX**

**IF TAX EXEMPT:** Please Provide Tax Exempt Certificate with Order

**Please note:** If you are not able to unload from a 53' truck, special delivery services will need to be added.

**Quote Acceptance Information**

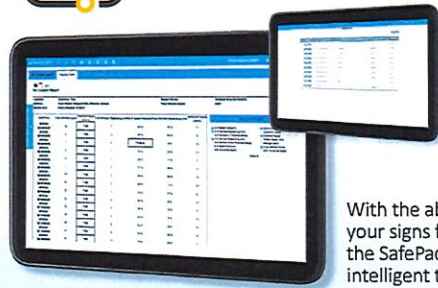
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_





ALL SAFEPACE EVOLUTION SIGNS COME WITH

# 1 YEAR CLOUD CONNECTIVITY INCLUDED



With the ability to connect to and control your signs from any internet connected device, the SafePace Cloud adds a whole new level to intelligent traffic control.

## SMARTER SIGNS WITH THE CLOUD



Set-up automated alerts for speeding thresholds, low battery, or tampering.



Manage entire fleet of signs from one computer.



View at-a-glance updates, access real-time data, and generate reports.



View all your signs from one screen using our interactive mapping tool.



No software install, no hardware required, access traffic data from anywhere, anytime.

CHECK OUT OUR CLOUD VIDEOS ONLINE FOR MORE INFO

[TRAFFICLOGIX.COM/CLOUD](http://TRAFFICLOGIX.COM/CLOUD)



Optimize resources by reducing travel time required for sign management.

## SafePace EVOLUTION ACCESSORIES & OPTIONS



### SafePace Sign Dolly

Deploy your SafePace Evolution signs in multiple locations.

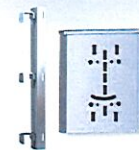
- Indoor/outdoor usage
- Lightweight & easy to transport
- Simply locks into place



### SafePace Trailer Hitch

Allows signs to be mounted directly on vehicle.

- Mount signs on vehicle trunk
- For temporary speed display
- Ideal for hazard zones or special events



### Mounting Brackets

- Lock and unlock with turn of a key
- Use one sign at several locations
- Quick and easy to install



### SafePace Cruiser LT

Rotating speed trailer for traffic calming on the go.

- Display speeds from any angle
- Protects sign face during travel
- Mobile traffic calming

## VARIABLE MESSAGING


For signs with the custom messaging option, create any message you choose using text or graphics. Messages can be customized to respond to driver behavior and can change based on vehicle speed. They can also be set to change based on roadwork or school scheduling and updated to notify drivers of road changes.




POWERED BY  
LOGIX ITS

Traffic Logix™ Corp. | 3 Harriet Lane | Spring Valley | New York | 10977 | 1.866.915.6449  
[www.trafficlogix.com](http://www.trafficlogix.com) | ©2019 Traffic Logix™ Corporation

TL\_EVL\_TRI\_0519

**TRAFFICLOGIX** SafePace **EVOLUTION** COMPARISON CHART 



Signs available in choice of four colors. Select models include multiple LED color display as shown.

	Evolution 11	Evolution 12	Evolution 12FM	Evolution 15SD	Evolution 15FM	Evolution 18FM
Digit Size	11"	12"	12"	15"	15"	18"
Weight (without batteries)	20 lbs	20 lbs	20 lbs	28 lbs	28 lbs	28 lbs
24/7 Scheduling	✓	✓	✓	✓	✓	✓
Data Collection	✓	✓	✓	✓	✓	✓
Dual Color		✓	✓	✓	✓	✓
Static Slow Down Message				✓		
Custom Messaging			✓		✓	✓
Solar Compatibility	✓	✓	✓	✓	✓	✓
Battery Operated (Lead acid or Lithium ion)	✓	✓	✓	✓	✓	✓
Universal Mounting	✓	✓	✓			
Cloud Compatibility	✓	✓	✓	✓	✓	✓
Trailer Compatibility	✓	✓	✓	✓	✓	✓
Dolly Compatibility	✓	✓	✓	✓	✓	✓
Hitch Compatibility	✓	✓	✓	✓	✓	✓
Warranty	2 Years	2 Years	2 Years	2 Years	2 Years	2 Years

**TRAFFICLOGIX** SafePace **EVOLUTION** WEB-ENABLED SIGNS 



- SafePace EVOLUTION 11**
- 11" digits
  - 2 digit display
  - Budget friendly option



- SafePace EVOLUTION 12**
- 12" digits
  - 3 digit display
  - Speed-activated digit color changes



- SafePace EVOLUTION 12FM**
- 12" digits
  - 3 digit display
  - Display custom messages or graphics
  - Speed-activated digit color changes
  - Choice of messaging color



- SafePace EVOLUTION 15SD**
- 15" digits
  - 3 digit display
  - Speed-activated digit color changes
  - Choice of messaging color
  - Speed-activated Slow Down message



- SafePace EVOLUTION 15FM**
- 15" digits
  - 3 digit display
  - Display custom messages or graphics
  - Speed-activated digit color changes
  - Choice of messaging color



- SafePace EVOLUTION 18FM**
- 18" digits
  - 3 digit display
  - Display custom messages or graphics
  - Speed-activated digit color changes
  - Choice of messaging color

Traffic Logix

Notes



**Address:**  
992 Rue D'Upton  
Montreal - QC - H8R 2T9, Canada  
**Tel:** 888.595.6449  
**Fax:** 844.405.6449  
**Email:** [info@enforcementlogix.com](mailto:info@enforcementlogix.com)

Created Date 11/25/2019  
Expiration Date 12/31/2019  
Quote Number QUO-05605-M8T8R6

Prepared By Jason Allen  
Title Senior Account Manager  
Phone 866-915-6449  
Email [jallen@trafficlogix.com](mailto:jallen@trafficlogix.com)

Contact Name Angie Ritchie  
Phone 515-981-9214  
Email [deputyclerk@cumming-iowa.com](mailto:deputyclerk@cumming-iowa.com)

Bill To Name City of Cumming

Ship to Name City of Cumming

Bill To

Ship To

Standard Features (Included) – All Prices in \$USD

- Camera Includes - All universal mounting hardware.
- 12 Months Cloud access and data fees - (Renewable annually).
- Online set up and support.

Quote Line Items – All Prices shown are in \$USD

Product	Product Code	Quantity	Sales Price	Discount	Total Price
Evolution 11" Digit - AC - Incl. Strobe, Bluetooth, Data - modem + 12 month network access to cloud	EV11EYL-AC	1.00000	\$1,999.00	\$0.00	\$1,999.00

Rear License Plate - Enforcer Camera with Mounting Hardware	EN Cam	1.00000	\$20,000.00	\$0.00	\$20,000.00
12 Month Cloud Fee - Renewable Annually	EN Cam CLOUD	1.00000	\$5,500.00	\$0.00	\$5,500.00
12 Month Data Fee - Renewable Annually - Limited to 10 GB per Month	EN Cam DATA	1.00000	\$1,500.00	\$0.00	\$1,500.00
Onsite Camera Labor -DOESN'T include electric,ladder work or cable trenching - SW Onsite set up ONLY	Cam Onsite Commision - Enforcer	1.00000	\$1,500.00	\$0.00	\$1,500.00

**Totals**

Subtotal \$30,499.00  
Shipping & Handling \$225.00  
Grand Total \$30,724.00  
Plus Tax (if applicable)

**Terms: 1% - 10 Days - Net 30 We also accept: MC - VISA - AMEX**

**IF TAX EXEMPT:** Please Provide Tax Exempt Certificate with Order

**Please note:** If you are not able to unload from a 53' truck, special delivery services will need to be added.

**Quote Acceptance Information**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_



*A sign of the future.™*

All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47250**

DATE: 12/13/2019

PAGE  
 NO:  
 1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase**

**Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**  
**TERMS:**  
 Net 30

**CUSTOMER:** City of  
 Cumming

**CONTACT:** 515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000561	Shield 12 Speed Display; base unit w/ mounting bracket	2	\$2,995.00	\$5,990.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000743	LFP Power kit, 10Ah battery (2), internal power controller, charger w/connector	2	\$595.00	\$1,190.00
4000641	Shipping Common Carrier	2	\$50.00	\$100.00
4001190	Discount - New Purchase	1	(\$898.00)	(\$898.00)

Special Notes:

**SALES  
 AMOUNT:**

\$8,182.00

---

**TOTAL:**

**\$8,182.00**

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

---

Print Name, Title

---

Signature

---

Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47253**

DATE: 12/13/2019

PAGE NO:  
1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase**

**Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**

**CUSTOMER:** City of  
 Cumming

**CONTACT:** 515-981-9214 ext, 0

**TERMS:**  
 Net 30

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000566	Shield 15 Speed Display; base unit w/ mounting bracket	2	\$3,195.00	\$6,390.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000716	Solar battery kit, (Sh12,Sh15,SA18,iA18): 26Ah batt & enclosure, w/ solar controller (60Wmax)	2	\$275.00	\$550.00
4000660	Solar panel, 60W; includes bracket for pole and harness	2	\$650.00	\$1,300.00
4000641	Shipping Common Carrier	2	\$120.00	\$240.00
4001190	Discount - New Purchase	1	(\$1,004.00)	(\$1,004.00)

Special Notes:

**SALES**

\$9,276.00

---

**AMOUNT:**

**TOTAL:**

**\$9,276.00**

---

Duration: This quote is good for 60 days from date of Issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

---

Print Name, Title

---

Signature

---

Date





*A sign of the future.™*

All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47252**

DATE: 12/13/2019

PAGE  
 NO:  
 1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase**

**Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**  
**TERMS:**  
 Net 30

**CUSTOMER:** City of  
 Cumming

**CONTACT:** 515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000566	Shield 15 Speed Display; base unit w/ mounting bracket	2	\$3,195.00	\$6,390.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000744	LFP Power kit, 16Ah battery (2), internal power controller, charger w/connector	2	\$795.00	\$1,590.00
4000641	Shipping Common Carrier	2	\$60.00	\$120.00
4001190	Discount - New Purchase	1	(\$978.00)	(\$978.00)

Special Notes:

**SALES**  
**AMOUNT:**

\$8,922.00

---

**TOTAL:**

**\$8,922.00**

---

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

---

Print Name, Title

---

Signature

---

Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47251**

DATE: 12/13/2019

PAGE  
 NO:  
 1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase**

**Orders to:**  
 3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**  
**TERMS:**  
 Net 30

**CUSTOMER:** City of  
 Cumming

**CONTACT:**515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000561	Shield 12 Speed Display; base unit w/ mounting bracket	2	\$2,995.00	\$5,990.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000716	Solar battery kit, (Sh12,Sh15,SA18,iA18): 26Ah batt & enclosure, w/ solar controller (60Wmax)	2	\$275.00	\$550.00
4000660	Solar panel, 60W; includes bracket for pole and harness	2	\$650.00	\$1,300.00
4000641	Shipping Common Carrier	2	\$100.00	\$200.00

Special Notes:

**SALES**  
**AMOUNT:**

\$9,840.00

---

**TOTAL:**

**\$9,840.00**

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

\_\_\_\_\_  
Print Name, Title

\_\_\_\_\_  
Signature

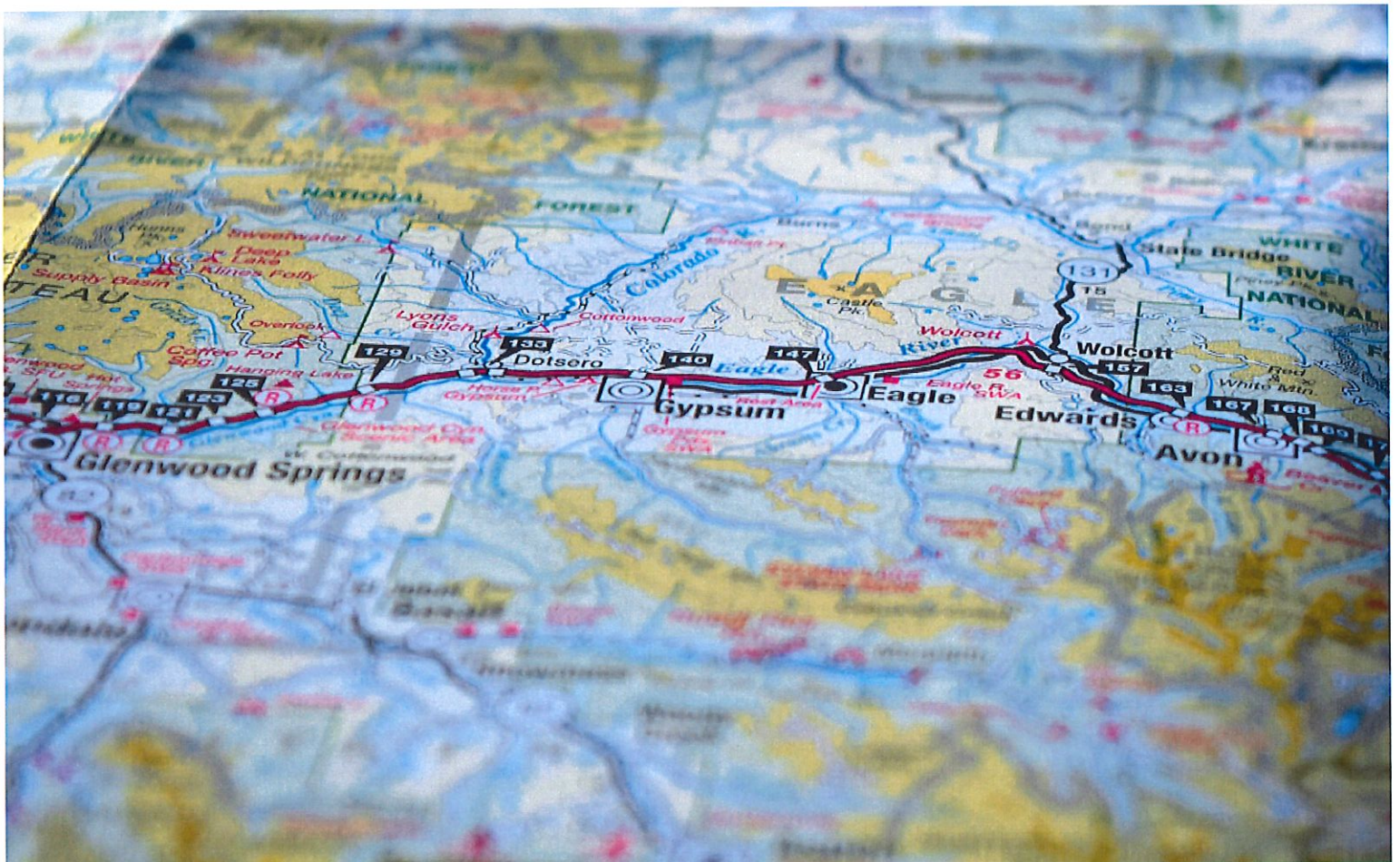
\_\_\_\_\_  
Date

**ALL TRAFFIC  
SOLUTIONS**



Connected Solutions for  
Better Traffic Safety Outcomes

# TRAFFICLOUD: TOTAL TRAFFIC SAFETY MANAGEMENT



[AllTrafficSolutions.com](http://AllTrafficSolutions.com)

# All your devices and data in one place. Manage every component of your traffic safety program with TraffiCloud.™

TraffiCloud is the secure, web-based ecosystem that makes it easy to manage all your traffic data and safety devices from anywhere with an Internet-connected device.

## TRAFFICLOUD LETS YOU

1

Make more insightful decisions based on data analytics from all your program components

2

View dashboards and ready-made reports of all collected data, or just one traffic device

3

Improve workflows, optimize resources, improve efficiencies

4

Remotely access, monitor and manage all connected devices and dynamic messages from one central location

## Monitor. Manage. Report.

All ATS traffic devices and signs are TraffiCloud-ready:



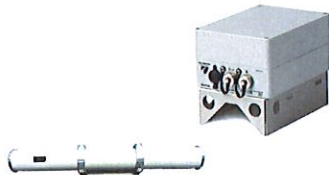
### VARIABLE MESSAGE SIGNS

The only folding portable message sign – compact and versatile. Change messages remotely in real time!



### RADAR MESSAGE SIGNS

The most flexible system available. Display speed-dependent messages, collect data regardless of display mode



### COUNT & CLASSIFY

Portable, quick-install roadside counter classifiers collect bi-directional data in up to 16 lanes



### HANDHELD LIDAR

Superior target acquisition and range performance in a compact, lightweight package



### RADAR SPEED DISPLAYS

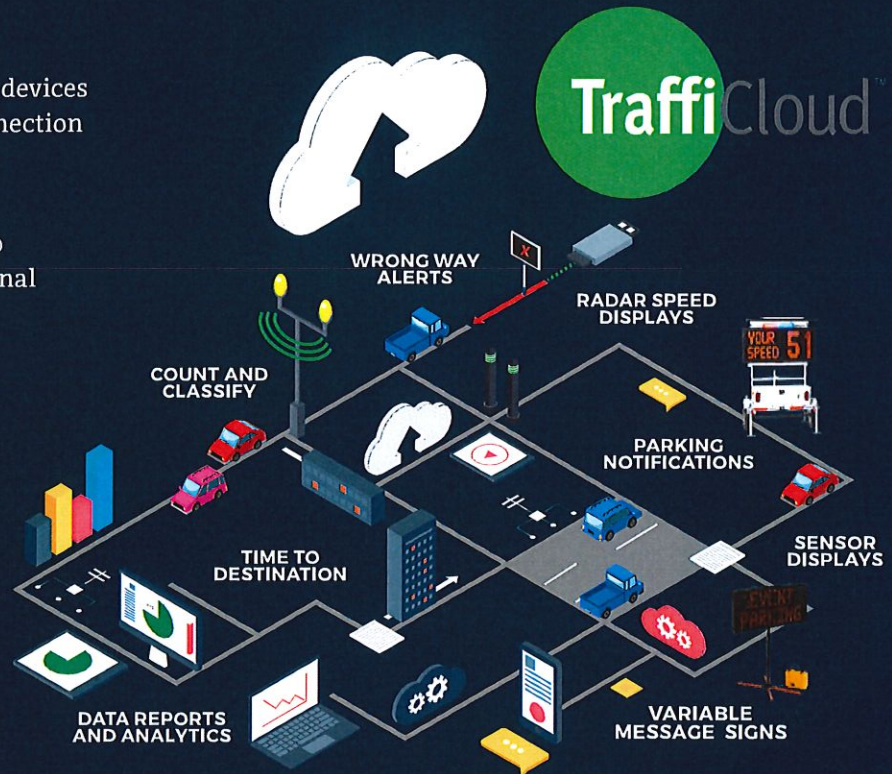
Flexible, portable signs in two sizes; mounts on pole, trailer or vehicle hitch

# Manage all your safety data and equipment from any Internet-ready device.

Leveraging a single interface across all your traffic management equipment, regardless of manufacturer, TraffiCloud streamlines your workflows and delivers new levels of awareness and flexibility while reducing the amount of time needed to manage your equipment and information.

## NOW YOU CAN

- Collect equipment data from all your devices automatically from any Internet connection 24/7 for anytime, anywhere access
- Utilize a fully hosted web-based management system that requires no IT involvement or support, no additional hardware or network appliances, no software or middleware to install and no database setup or customer maintenance
- Leverage data to dynamically manage your devices and maximize their effectiveness and value
- Create a holistic view of your entire traffic management ecosystem
- Achieve new levels of insight for more informed, proactive decision making



## All Traffic Solutions

All Traffic Solutions delivers cloud-based traffic management solutions, including radar speed and variable message displays, counter classifiers, and intelligent transportation systems for law enforcement, public works and transportation departments and facilities management.

Our innovative TraffiCloud traffic management platform is changing the way smarter cities solve their most complex traffic, transportation and parking challenges by allowing them to manage all their traffic equipment remotely, as well as leverage real-time data to increase traffic safety, streamline their operations and achieve lasting results.

- Time to Destination
- Data Collection
- Variable Messaging Systems
- Wrong Way Detection
- Work Zones & School Zones
- Speed-dependent Messaging
- Sensor-driven Count and Classify
- Parking Availability and Guidance

All managed online with TraffiCloud

# All Your Traffic Safety Program Data In One Place

TraffiCloud is our secure, web-based ecosystem for managing all your traffic safety data and equipment.

View dashboards and reports of all collected data. Make more insightful decisions based on data analytics from all your program components. Save time by managing the status of connected devices and dynamic messaging all from one central location. TraffiCloud functionality includes:



## PREMIERCARE

Get a perpetual warranty and remote diagnostics for the duration of your subscription.

- 50% discount on accidental damage
- Real-time remote diagnostic monitoring



## IMAGE MANAGEMENT

Achieve greater awareness with alarms or by requesting generated images.

- Capture images based on speeds, tampering, time intervals or upon request\*
- Review, edit, print and act on useful images



## REPORTING

Save time collecting, organizing, compiling and distributing information.

- Automated, daily uploads of new data into a centralized, SAS70-certified environment
- Identify trends to allocate resources and be proactive
- Schedule reports for regular delivery to your inbox



## ENFORCEMENT

Automate the collection of Lidar captures.

- Ensure data accuracy
- Minimize data collection time



## MAPPING

Manage your entire program through an intuitive visual interface.

- Interactive map provides a window to all system information



## EQUIPMENT MANAGEMENT

Stop wasting time driving to equipment to update and monitor it.

- Check status and change settings from any Internet-connected device
- Send single message to multiple signs at once
- Respond immediately to changing situations



## ALERTS

Specify when and whom to notify upon occurrence of certain conditions.

- Receive email or text as events happen
- Be aware of low batteries, high speeds, tampering, congestion and more



\*Images can be used to identify vehicle make and color but are not ALPR quality.

Take a demo of TraffiCloud, our secure, web-based traffic management and reporting solution that manages all your traffic safety devices and data remotely! Call **866.366.6602** or email [sales@alltrafficsolutions.com](mailto:sales@alltrafficsolutions.com)



Email Received 2/7/20 at 7:41 a.m.

Angie,

I'm James Cole with ATS and I received your request for pricing info. Attached are 8 quotes for our Shield 12 & 15 and Shield 12B and 15B. The B units do not have a software package attached. Each sign is quoted with battery and solar power as requested.

Please note, the quotes from December are still valid.

All The Best,

James Cole  
Territory Manager  
DC, IA, IL, IN, KS, MO, NE, OK, WI  
Direct: 571-399-6081

**[All Traffic Solutions](#)**

**[Watch ATS Product Video](#)**



*A sign of the future.™*

All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

# QUOTE Q-47251

DATE: 12/13/2019

PAGE  
 NO:  
 1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase**

**Orders to:**  
 3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**

**CUSTOMER:** City of  
 Cumming

**CONTACT:** 515-981-9214 ext, 0

**TERMS:**

Net 30

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000561	Shield 12 Speed Display; base unit w/ mounting bracket	2	\$2,995.00	\$5,990.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000716	Solar battery kit, (Sh12,Sh15,SA18,iA18): 26Ah batt & enclosure, w/ solar controller (60Wmax)	2	\$275.00	\$550.00
4000660	Solar panel, 60W; includes bracket for pole and harness	2	\$650.00	\$1,300.00
4000641	Shipping Common Carrier	2	\$100.00	\$200.00

Special Notes:

**SALES  
 AMOUNT:**

\$9,840.00

---

**TOTAL:**

**\$9,840.00**

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

\_\_\_\_\_  
Print Name, Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



All Traffic Solutions Inc.  
12950 Worldgate Dr #310  
Herndon, VA 20170  
Phone: 814-237-9005  
Fax: 814-237-9006  
DUNS #: 001225114  
Tax ID: 25-1887906  
CAGE Code: 34FQ5

QUOTE Q-48253

DATE: 02/07/2020

PAGE  
NO:  
1

**Mail Purchase  
Orders to:**  
3100 Research Dr.  
State College, PA  
16801

**Questions contact:  
MANUFACTURER:  
All Traffic Solutions**  
James Cole  
x  
jcole@alltrafficsolutions.com

**Independent Sales Rep:**

**BILL TO:**  
City of Cumming  
PO Box 100  
649 N 44th Street  
Cumming IA 50061

**SHIP TO:**  
City of Cumming  
PO Box 100  
649 N 44th Street  
Cumming IA 50061  
Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT TERMS:** CUSTOMER: City of Cumming  
**CONTACT:**515-981-9214 ext, 0  
Net 30

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000863	Shield 12B Speed Display; base unit w/ mounting bracket, Can be Upgraded to TrafficCloud	2	\$2,195.00	\$4,390.00
4000743	LFP Power kit, 10Ah battery (2), internal power controller, charger w/connector	2	\$595.00	\$1,190.00
4001299	3 Year Warranty	2	\$0.00	\$0.00
4000641	Shipping and Handling Common Carrier	2	\$50.00	\$100.00

Special Notes:

<b>SALES AMOUNT:</b>	\$5,680.00
<b>TOTAL:</b>	\$5,680.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below, I indicate that my organization does not require a purchase order and I am authorized to commit my organization to this order.

Print Name, Title

Signature

Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47252**

DATE: 12/13/2019

PAGE  
 NO:  
 1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase  
 Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT  
 TERMS:**  
 Net 30

**CUSTOMER:** City of  
 Cumming

**CONTACT:** 515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000566	Shield 15 Speed Display; base unit w/ mounting bracket	2	\$3,195.00	\$6,390.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000744	LFP Power kit, 16Ah battery (2), internal power controller, charger w/connector	2	\$795.00	\$1,590.00
4000641	Shipping Common Carrier	2	\$60.00	\$120.00
4001190	Discount - New Purchase	1	(\$978.00)	(\$978.00)

Special Notes:

**SALES  
 AMOUNT:**

\$8,922.00

---

**TOTAL:**

**\$8,922.00**

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

---

Print Name, Title

---

Signature

---

Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

QUOTE Q-48254

DATE: 02/07/2020

PAGE  
 NO:  
 1

**Mail Purchase  
 Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**Questions contact:  
 MANUFACTURER:  
 All Traffic Solutions**

James Cole  
 x  
 jcole@alltrafficsolutions.com

**Independent Sales Rep:**

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT TERMS:**  
 Net 30

**CUSTOMER:** City of  
 Cumming

**CONTACT:**515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000863	Shield 12B Speed Display; base unit w/ mounting bracket, Can be Upgraded to TrafficCloud	2	\$2,195.00	\$4,390.00
4000676	Solar battery kit, (Sh12,Sh15,SA18,iA18): 18Ah batt & enclosure, w/solar control (60Wmax)	2	\$225.00	\$450.00
4000659	Solar panel, 40W; includes bracket for pole and harness	2	\$450.00	\$900.00
4001299	3 Year Warranty	2	\$0.00	\$0.00
4000641	Shipping and Handling Common Carrier	2	\$100.00	\$200.00

Special Notes:

**SALES  
 AMOUNT:** \$5,940.00

**TOTAL:** \$5,940.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below, I indicate that my organization does not require a purchase order and I am authorized to commit my organization to this order.

\_\_\_\_\_  
 Print Name, Title

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47250**

DATE: 12/13/2019

PAGE  
 NO:  
 1

Questions contact:  
**MANUFACTURER:**  
**All Traffic Solutions**

James Cole  
 x  
 jcole@alltrafficsolutions.com

Independent Sales Rep:

**Mail Purchase**

**Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**

**CUSTOMER:** City of  
 Cumming

**CONTACT:** 515-981-9214 ext, 0

**TERMS:**

Net 30

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000561	Shield 12 Speed Display; base unit w/ mounting bracket	2	\$2,995.00	\$5,990.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000743	LFP Power kit, 10Ah battery (2), internal power controller, charger w/connector	2	\$595.00	\$1,190.00
4000641	Shipping Common Carrier	2	\$50.00	\$100.00
4001190	Discount - New Purchase	1	(\$898.00)	(\$898.00)

Special Notes:

**SALES  
 AMOUNT:**

\$8,182.00



---

**TOTAL:**

**\$8,182.00**

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

---

Print Name, Title

---

Signature

---

Date



*A sign of the future.™*

All Traffic Solutions Inc.  
 12950 Worldgate Dr  
 #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

**QUOTE Q-47253**

**DATE:** 12/13/2019

**PAGE NO:**  
1

**Questions contact:**  
**MANUFACTURER:**  
**All Traffic Solutions**

James Cole  
 x  
 jcole@alltrafficsolutions.com

**Independent Sales Rep:**

**Mail Purchase**

**Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT**

**CUSTOMER:** City of  
 Cumming

**CONTACT:**515-981-9214 ext, 0

**TERMS:**

Net 30

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000566	Shield 15 Speed Display; base unit w/ mounting bracket	2	\$3,195.00	\$6,390.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000767	Base Model CREDIT, speed display; requires min 1 yr TrafficCloud Traffic Suite	2	(\$600.00)	(\$1,200.00)
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000716	Solar battery kit, (Sh12,Sh15,SA18,iA18): 26Ah batt & enclosure, w/ solar controller (60Wmax)	2	\$275.00	\$550.00
4000660	Solar panel, 60W; includes bracket for pole and harness	2	\$650.00	\$1,300.00
4000641	Shipping Common Carrier	2	\$120.00	\$240.00
4001190	Discount - New Purchase	1	(\$1,004.00)	(\$1,004.00)

Special Notes:

**SALES**

\$9,276.00

---

**AMOUNT:**

**TOTAL:**

**\$9,276.00**

---

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a three-year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below I indicate that I am authorized to commit my organization to the above.

---

Print Name, Title

---

Signature

---

Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

QUOTE Q-48256

DATE: 02/07/2020

PAGE  
 NO:  
 1

**Mail Purchase  
 Orders to:**  
 3100 Research Dr.  
 State College, PA  
 16801

**Questions contact:  
 MANUFACTURER:  
 All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

**Independent Sales Rep:**

**BILL TO:**  
 City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**  
 City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT TERMS:** Net 30     **CUSTOMER:** City of Cumming     **CONTACT:** 515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000872	Shield 15B Speed Display; base unit w/ mounting bracket, Can be Upgraded to TrafficCloud	2	\$2,395.00	\$4,790.00
4000716	Solar battery kit, (Sh12,Sh15,SA18,iA18): 26Ah batt & enclosure, w/ solar controller (60Wmax)	2	\$275.00	\$550.00
4000660	Solar panel, 60W; includes bracket for pole and harness	2	\$650.00	\$1,300.00
4001299	3 Year Warranty	2	\$0.00	\$0.00
4000641	Shipping and Handling Common Carrier	2	\$120.00	\$240.00

Special Notes: **SALES AMOUNT:** \$6,880.00

**TOTAL:** \$6,880.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below, I indicate that my organization does not require a purchase order and I am authorized to commit my organization to this order.

\_\_\_\_\_  
 Print Name, Title

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



All Traffic Solutions Inc.  
 12950 Worldgate Dr #310  
 Herndon, VA 20170  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

QUOTE Q-48255

DATE: 02/07/2020

PAGE  
 NO:  
 1

**Mail Purchase  
 Orders to:**  
 3100 Research Dr.  
 State College, PA  
 16801

**Questions contact:  
 MANUFACTURER:  
 All Traffic Solutions**  
 James Cole  
 x  
 jcole@alltrafficsolutions.com

**Independent Sales Rep:**

**BILL TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061

**SHIP TO:**

City of Cumming  
 PO Box 100  
 649 N 44th Street  
 Cumming IA 50061  
 Attn: Angie Ritchie

Billing Contact: 0030y00002PxY02AAF

**PAYMENT TERMS:** Net 30    **CUSTOMER:** City of Cumming    **CONTACT:** 515-981-9214 ext, 0

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000872	Shield 15B Speed Display; base unit w/ mounting bracket, Can be Upgraded to TrafficCloud	2	\$2,395.00	\$4,790.00
4000744	LFP Power kit, 16Ah battery (2), internal power controller, charger w/connector	2	\$795.00	\$1,590.00
4001299	3 Year Warranty	2	\$0.00	\$0.00
4000641	Shipping and Handling Common Carrier	2	\$60.00	\$120.00

Special Notes:

**SALES AMOUNT:** \$6,500.00

**TOTAL:** \$6,500.00

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

Authorization: By Signing below, I indicate that my organization does not require a purchase order and I am authorized to commit my organization to this order.

\_\_\_\_\_  
 Print Name, Title

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

## Quote


**TRAFFIC  
SAFETY**<sup>CORP</sup>

Traffic Safety Corp.

2708 47th Avenue  
Sacramento, CA 95822, USA  
<https://www.xwalk.com>

US & Canada: +1 888 446 9255  
Worldwide: +1 916 394 9884

**Bill To:**

City of Cumming  
Cumming, IA 50061  
United States  
[deputyclerk@cumming-iowa.com](mailto:deputyclerk@cumming-iowa.com)

Confirm To: Angie Ritchie

**Ship To:**

City of Cumming  
Cumming, IA 50061  
United States

Notes: 515-971-8984

Customer Number: 02-QUOTEIA

Quote Number: 0102771

Quote Date: 2/6/2020

Expires On: 3/7/2020

Salesperson: Jennifer Kay

[jennifer.kay@xwalk.com](mailto:jennifer.kay@xwalk.com)

Direct Line: 1-916-330-1081

Ship Via  
BEST WAY

Terms  
Net 30 Days From Invoice Date

Item / Description	UOM	Qty Quoted	Price	Amount
SI-SPEVL11C-S Solar Powered Safe Pace Evolution 11 (11" Digit). 1 Year Cloud connectivity included.	EA	1	\$2,399.00	\$2,399.00
SI-SPEVL11C-B4 Battery Powered Safe Pace Evolution 11 (11" Digit). 1 Year Cloud connectivity included.	EA	1	\$2,599.00	\$2,599.00
SI-SPEVL12C-S Solar Powered Safe Pace Evolution 12 (12" Digit). 1 Year Cloud connectivity included.	EA	1	\$2,499.00	\$2,499.00
SI-SPEVL12C-B4 Battery Powered Safe Pace Evolution 11 (11" Digit). 1 Year Cloud connectivity included.	EA	1	\$2,699.00	\$2,699.00
SI-SP1BK506 Pole Plate for Universal Bracket	EA	1	\$49.00	\$49.00
SI-SP1BK2 Universal Bracket Full Set for SP100/250/450/475/550/625/650/EVL11&12 with Anti Theft Bolt.	EA	1	\$125.00	\$125.00

Continued

# Quote



**TRAFFIC SAFETY**  
CORP

Traffic Safety Corp.

2708 47th Avenue  
Sacramento, CA 95822, USA  
<https://www.xwalk.com>

US & Canada: +1 888 446 9255  
Worldwide: +1 916 394 9884

**Bill To:**  
City of Cumming  
Cumming, IA 50061  
United States  
[deputyclerk@cumming-iowa.com](mailto:deputyclerk@cumming-iowa.com)

**Confirm To:** Angie Ritchie

**Ship To:**  
City of Cumming  
Cumming, IA 50061  
United States

**Notes:** 515-971-8984

**Customer Number:** 02-QUOTEIA  
**Quote Number:** 0102771  
**Quote Date:** 2/6/2020  
**Expires On:** 3/7/2020  
**Salesperson:** Jennifer Kay  
[jennifer.kay@xwalk.com](mailto:jennifer.kay@xwalk.com)  
**Direct Line:** 1-916-330-1081

**Ship Via**  
BEST WAY  
**Terms**  
Net 30 Days From Invoice Date

Item / Description	UOM	Qty Quoted	Price	Amount
SI-SPCLOUD Cloud Annual Network Fee	EA	1	\$400.00	\$400.00

We do not have a resale certificate (exemption number) on file for you. Please submit your exemption/certificate number if you have one. Thank you!

**Freight Will Be Charged at Shipping**  
**We Appreciate Your Business**

Traffic Safety Warranty: [https://www.xwalk.com/pages/sys\\_warranty.htm](https://www.xwalk.com/pages/sys_warranty.htm)

Net Order: \$10,770.00  
Freight: \$0.00  
Sales Tax: \$0.00  
**Order Total:** \$10,770.00 USD



# SafePace Evolution 12

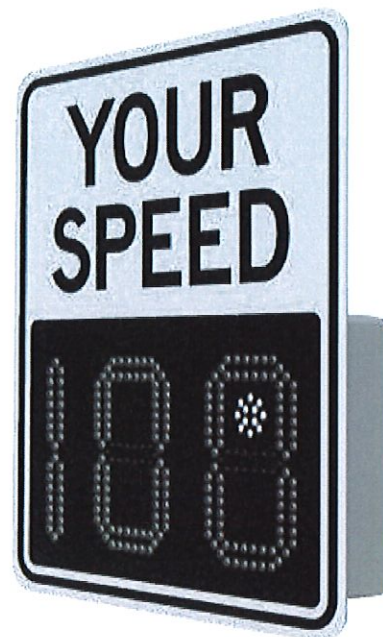
## Driver Feedback Radar Speed Sign

### General Description

The SafePace Evolution 12 is a compact, portable sign with 12" digits that meet MUTCD standards. Offering speed activated digit color changes, as well as the ability to display up to 3 digits, the SafePace Evolution 12 is a small sign with big impact.

### Features

- **1 Year SafePace Cloud Included:** Control your signs, access data, generate statistical reports and manage sign parameters, such as threshold speeds and violator strobe, with remote access via SafePace Cloud.
- **MUTCD compliant** with static "YOUR SPEED" message and 12" digits.
- **3-Digit, Dual-Color Display:** LED digit color can be programmed to change from yellow to red based on driver speed.
- **Speed Violator Strobe:** Programmable flashing strobe alerts drivers to slow down when they exceed the threshold speed you choose.
- **Energy Efficient:** Includes the most power-efficient radar technology available.
- **Optimal Visibility:** Unique light enhancing, anti-glare lens system, as well as automatic ambient light adjustment, provide brilliant visibility even in poor lighting conditions.
- **User-Friendly Software Interface:** Sign can be programmed quickly and easily.
- **Stealth Mode:** Baseline traffic data can be collected for comparison and analysis while speed display appears blank to motorists.
- **Universal Mounting:** Optional mounting brackets let you use one sign at multiple locations with the turn of a key.
- **Superior construction and durability** for long-lasting performance.



Choice of faceplate colors available.

### EV 12 Specifications

Digit Size	12"
Height	29"
Weight	20 lb.
24/7, 365 Scheduling	✓
Data Collection	✓
Solar Compatibility	✓
Battery Operated	✓
Universal Mounting	✓
Cloud Compatibility	✓
Trailer Compatibility	✓
Dolly Compatibility	✓
Hitch Compatibility	✓
Warranty	2 Years



### SafePace Cloud Remote Access

We include 1 year of SafePace Cloud with all Evolution radar signs. SafePace Cloud allows you to remotely access and manage your signs from anywhere, anytime.

- View real time sign data.
- Access all sign stats from one location.
- Download traffic data and reports.
- Set up customized alerts.
- Change settings and parameters.
- Cut down on workforce hours.

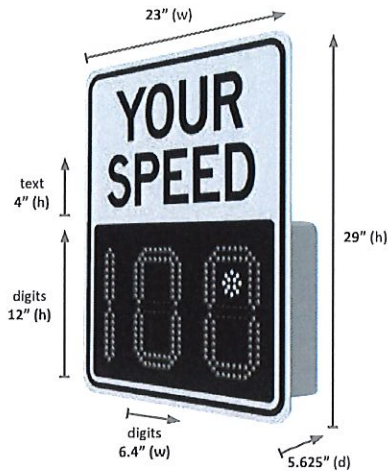


+1.888.446.9255 US & Canada  
 +1.916.394.9884 Worldwide  
 +1.916.394.2809 Fax

www.xwalk.com  
 sales@xwalk.com

Traffic Safety Corp., 2708 47th Ave.  
 Sacramento, CA, 95822, USA





Feature	Specifications
<b>Dimensions</b>	
Digits	- First digit: 12" (h) x 1.125" (w), 64 LEDs (3-digit signs only) - Other digits: 12" (h) x 6.4" (w), 224 LEDs per digit
Unit with "YOUR SPEED" sign mounted	Full size sign: 29.0" (h) x 23.0" (w) x 5.625" (d)
<b>Sign Weight (includes "YOUR SPEED" sign (2 lb.) mounted)</b>	
AC Powered	20 lb.
Battery Powered	20 lb. (not including batteries)
Solar Powered	20 lb. (not including batteries, solar panel or bracket)
<b>General Specifications</b>	
Operating Temp. F° (C°)	-40° (-40°) to 185° (85°)
3-Digit Speed Display	- Miles per hour (mph) 3-99. - Kilometers per hour (km/h) 5-160.
Faceplate	High-Intensity prismatic reflective sheeting on "YOUR SPEED" signs with black colored text. MUTCD approved colors and format.
Communications	Bluetooth (standard). GSM/GPRS (optional, for use with SafePace Cloud)
Programming	SafePace Pro sign management software, SafePace Cloud remote sign management, 24/7 365 day unlimited programming and scheduling.

Feature	Specifications
<b>Power Options (Electrical Specifications)</b>	
AC Power Input	100~240 V AC
DC Power Input	12 V DC
Solar Panel Options	50W solar panel
<b>Radar</b>	
Internal	Doppler (FCC approved)
Model	DF 600
Radar RF Out	5 mW maximum
Radar F-center	24.125 GHz or 24.200 GHz
Pickup Distance	Up to 400 feet
Beam Angle	24° (vertical) x 12° (horizontal)
Beam Polarization	Linear
CE Mark (Radar)	Yes
<b>Display</b>	
LEDs	524
Digits (Yellow)	- 256 LEDs - Color: Yellow (590 nm) - Viewing Angle at 50% IV: 30° - Partial Flux (Brightness): 9000 - 22400 Ev,[lux]/LED
Digits (Red)	- 256 LEDs - Color: Red (633 nm) - Viewing Angle at 50% IV: 30° - Partial Flux (Brightness): 7100 - 18000 Ev,[lux]/LED
Speed Violator Strobes	- 12 LEDs - Color: White (2700 K - 6500 K) - Viewing angle at 50% IV: 150° - Luminous Flux: typically 33lm @ 4000 K - Luminous Efficacy: typically 176 lm/W @4000 K
Ambient Light Sensors	1 sensor and automatic brightness adjustment
<b>Enclosure</b>	
Construction	Vandal resistant, lightweight polymer. Matte black front for reduced glare and maximum contrast. Light gray body to minimize heat absorption.
Weatherproof Rating	Weatherproof, NEMA 4X-12, IP65 level compliant. Non-sealed and ventilated.
<b>Warranty</b>	
Sign	2 years
Batteries	1 year

+1.888.446.9255 US & Canada  
 +1.916.394.9884 Worldwide  
 +1.916.394.2809 Fax

www.xwalk.com  
 sales@xwalk.com

Traffic Safety Corp., 2708 47th Ave.  
 Sacramento, CA, 95822, USA



# SafePace Evolution 11 Driver Feedback Radar Speed Sign

## General Description

The SafePace Evolution 11 driver feedback sign is the solution that fits your budget. This compact radar speed sign offers exceptional visibility and power efficiency in a lightweight and portable solution. Featuring the options you need at remarkably affordable pricing, the SafePace Evolution 11 driver feedback sign will help you keep your neighborhoods safe for years to come.

## Features

- **1 Year SafePace Cloud Included:** Control your signs, access data, generate statistical reports and manage sign parameters, such as threshold speeds and violator strobe, with remote access via SafePace Cloud.
- **Speed Violator Strobe:** Programmable flashing strobe alerts drivers to slow down when they exceed the threshold speed you choose.
- **Energy Efficient:** The sign can function up to 3 weeks autonomously with optional battery power depending on traffic volume.
- **Optimal Visibility:** Unique light enhancing, anti-glare lens system, as well as automatic ambient light adjustment, provide brilliant visibility even in poor lighting conditions.
- **User-Friendly Software Interface:** Sign can be programmed quickly and easily.
- **Stealth Mode:** Baseline traffic data can be collected for comparison and analysis while speed display appears blank to motorists.
- **Universal Mounting:** Optional mounting brackets let you use one sign at multiple locations with the turn of a key.
- **Superior construction and durability** for long-lasting performance.



Choice of faceplate colors available.



## SafePace Cloud Remote Access

We include 1 year of SafePace Cloud with all Evolution radar signs. SafePace Cloud allows you to remotely access and manage your signs from anywhere, anytime.

- View real time sign data.
- Access all sign stats from one location.
- Download traffic data and reports.
- Set up customized alerts.
- Change settings and parameters.
- Cut down on workforce hours.



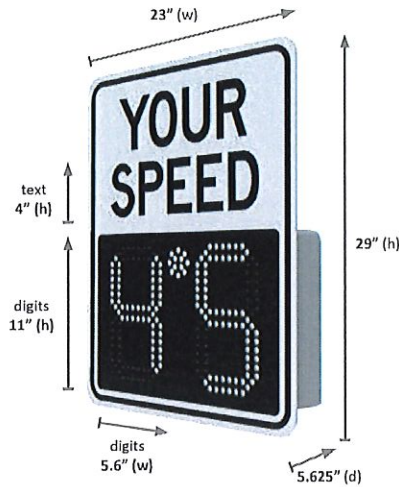
## EV 11 Specifications

Digit Size	11"
Height	29"
Weight	20 lb.
24/7, 365 Scheduling	√
Data Collection	√
Solar Compatibility	√
Battery Operated	√
Universal Mounting	√
Cloud Compatibility	√
Trailer Compatibility	√
Dolly Compatibility	√
Hitch Compatibility	√
Warranty	2 Years

+1.888.446.9255 US & Canada  
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+1.916.394.2809 Fax

[www.xwalk.com](http://www.xwalk.com)  
[sales@xwalk.com](mailto:sales@xwalk.com)

Traffic Safety Corp., 2708 47th Ave.  
Sacramento, CA, 95822, USA



Feature	Specifications
<b>Dimensions</b>	
Digits	11" (h) x 5.6" (w), 98 LEDs per digit
Unit with "YOUR SPEED" sign mounted	Full size sign: 29.0" (h) x 23.0" (w) x 5.625" (d)
<b>Sign Weight (includes "YOUR SPEED" sign (2 lb.) mounted)</b>	
AC Powered	20 lb.
Battery Powered	20 lb. (not including batteries)
Solar Powered	20 lb. (not including batteries, solar panel or bracket)
<b>General Specifications</b>	
Operating Temperatures F° (C°)	-40° (-40°) to 185° (85°)
2-Digit Speed Display	- Miles per hour (mph) 3-99. - Kilometers per hour (km/h) 5-99.
Faceplate	High-Intensity prismatic reflective sheeting on "YOUR SPEED" signs with black colored text. MUTCD approved colors and format.
Communications	Bluetooth (standard). GSM/GPRS (optional, for use with SafePace Cloud)
Programming	SafePace Pro sign management software, SafePace Cloud remote sign management, 24/7 365 day unlimited programming and scheduling

Feature	Specifications
<b>Power Options (Electrical Specifications)</b>	
AC Power Input	100~240 V AC
DC Power Input	12 V DC
Solar Panel Options	20W or 50W solar panel
<b>Radar</b>	
Internal	Doppler (FCC approved)
Model	DF 600
Radar RF Out	5 mW maximum
Radar F-center	24.125 GHz or 24.200 GHz
Pickup Distance	Up to 400 feet
Beam Angle	24° (vertical) x 12° (horizontal)
Beam Polarization	Linear
CE Mark (Radar)	Yes
<b>Display</b>	
LEDs	208
Digits	- 196 LEDs - Color: Yellow (590 nm) - Viewing Angle at 50% IV: 30° - Partial Flux (Brightness): 9000 - 22400 Ev,[lux]/LED
Speed Violator Strobes	- 12 LEDs - Color: White (2700 K - 6500 K) - Viewing angle at 50% IV: 150° - Luminous Flux: typically 33lm @ 4000 K - Luminous Efficacy: typically 176 lm/W @4000 K
Ambient Light Sensors	1 sensor and automatic brightness adjustment
<b>Enclosure</b>	
Construction	Vandal resistant, lightweight polymer. Matte black front for reduced glare and maximum contrast. Light gray body to minimize heat absorption.
Weatherproof Rating	Weatherproof, NEMA 4X-12, IP65 level compliant. Non-sealed and ventilated.
<b>Warranty</b>	
Sign	2 years
Batteries	1 year

+1.888.446.9255 US & Canada  
 +1.916.394.9884 Worldwide  
 +1.916.394.2809 Fax

www.xwalk.com  
 sales@xwalk.com

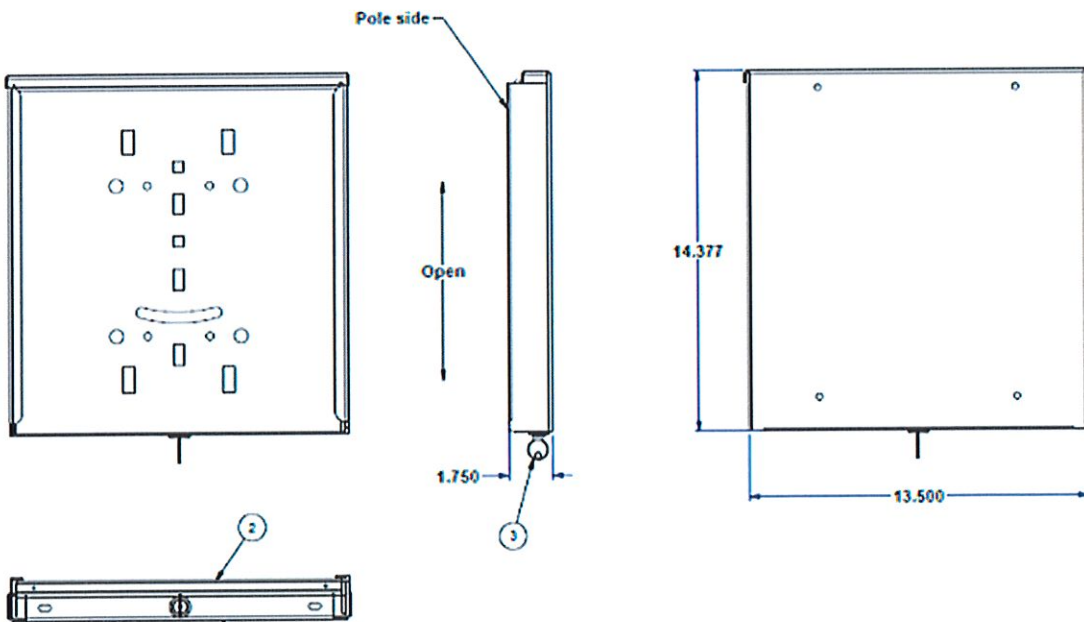
Traffic Safety Corp., 2708 47th Ave.  
 Sacramento, CA, 95822, USA



2708 47<sup>th</sup> Ave.  
Sacramento, CA 95822  
Phone (916) 394-9884  
Fax (916) 394-2809  
www.xwalk.com

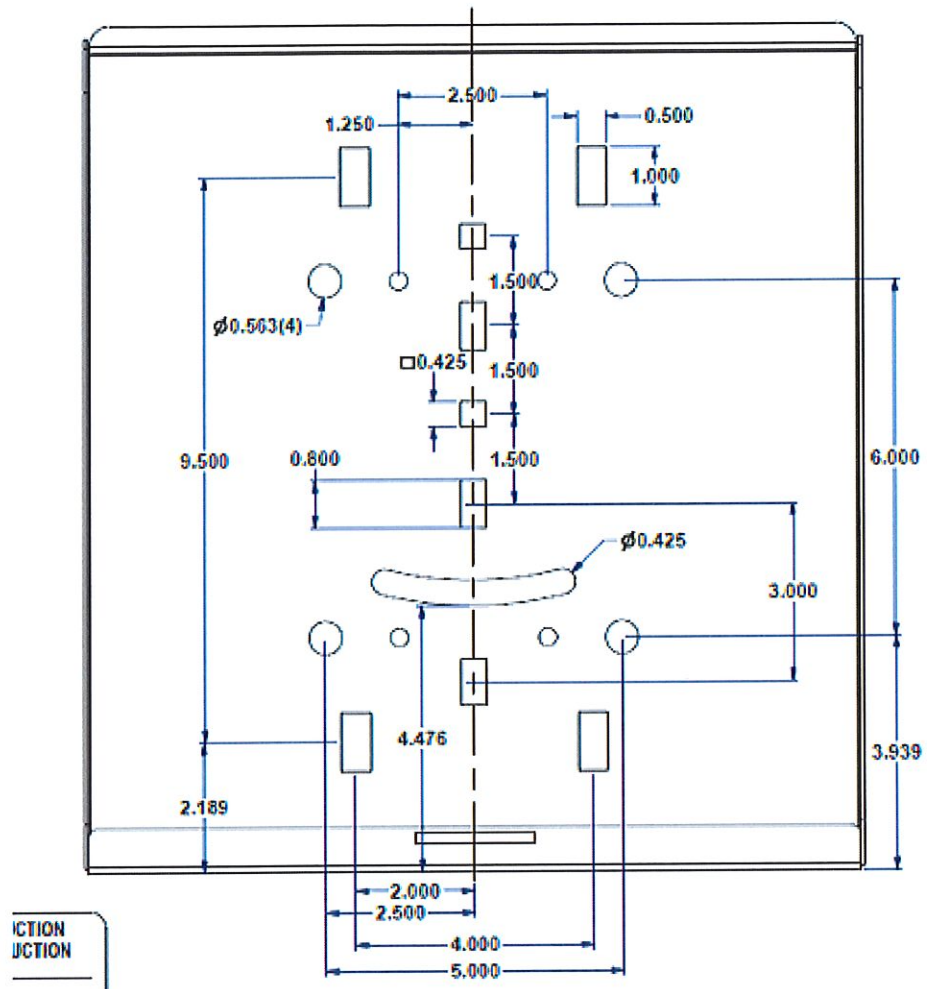
## Universal Mounting Bracket System

- **Universal Mounting Bracket System**
  - Universal mounting options: circular, square and Telstar poles
  - Theft resistant
  - Promotes sign portability: sign locks into mounting bracket with a turn of a
  - Key
  - Sign Bracket: 2 lbs.
  - Pole Bracket: 5 lbs.



# Inside View of Pole Bracket

## Inside view



# Safe Pace Cloud

## Powered by Web Director

SafePace Cloud Powered by Web Director Technology offers you the convenience to remotely manage your SafePace signs right from your computer. With detailed reporting, customized alerts, and real-time data, you can see stats for each sign, change settings, check batteries and download data without spending time traveling to sign locations. SafePace Cloud is an investment in the performance and success of your SafePace speed signs.

### Features



#### Cloud Based

Secure, remote access for simple to use sign management from anywhere with internet



#### Real Time Data

See live performance data updated every five minutes



#### User Friendly

Streamlined, easy-to-use interface



#### Comprehensive Reporting

Use data to generate detailed reports you can use to better improve safety on your roads

SP100 Signs			
Laurier Street 55-4012	Low	Laurier Street 55-4012	Low
Washington 4420008	Low	Washington 4420008	Low
SP450 signs			
Airport Parkway 100-0000	Low	Laurier West 10100112	Low
Washington 4420008	Low	Washington 4420008	Low

#### Mapping Tool

Map unlimited sign locations and create and apply parameters for each. Update sign location whenever a sign or trailer is moved.



#### One Screen management

Manage alerts, messages, and display settings all from one screen



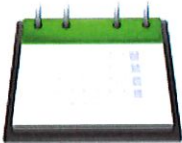
#### One click scheduling

One click lets you schedule and program multiple signs simultaneously



#### Complete Control

Manage all aspects of sign configuration including schedules, messages, blinking limit, strobe limit, and display range



#### Scheduling

Display settings can be constant or schedule based. Signs and beacons can be scheduled based on daily, weekly, and holiday schedules



#### At a Glance Update

Statistics snapshot provides at-a-glance data updates including vehicle count, 85th percentile, and maximum and minimum speed



#### Real time alerts

Receive email notification for alerts such as high or low speed or when batteries are low



#### SafePace Compatible

Compatible for use with all SafePace radar speed signs



# **RU2 Systems, Inc.**

**The Leader in Speed Display Technology**

## **RU2 Fast-650**

**Radar Speed Display Trailer**



The RU2 Fast 650 Radar Speed Display Trailer was designed for small residential street and corporate campus type applications where speeding is a problem. While it may be light in weight, it is built to the same tough industrial standards as its bigger brothers. Easily towed with a passenger vehicle or even a golf cart, the trailer can be repositioned throughout a community's streets for maximum effectiveness.

This trailer mounted radar display is accurate within one miles per hour, and easily read at a glance. The 12" high, full matrix LED characters can be seen from 750 feet to alert the driver of their speed. And optional violator alerts make your point perfectly clear to all.

**RU2 Systems: The Industry Leader in Speed Display Technology**

*\$5400.00 plus shipping*

**RU2 Fast-650**



# RU2 Fast-650

## Radar Speed Display Trailer

### Standard Features

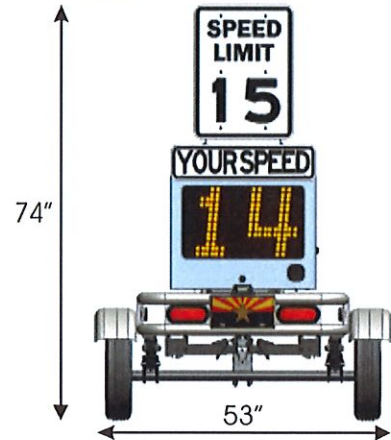
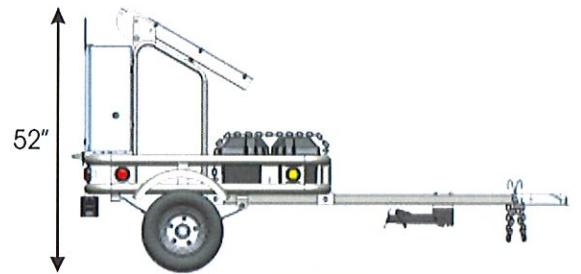
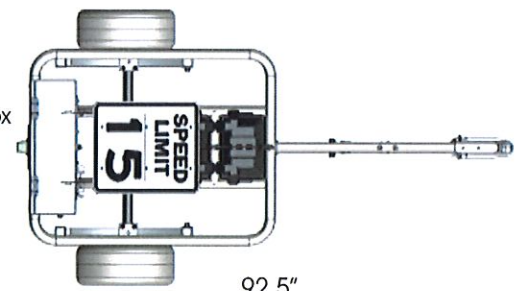
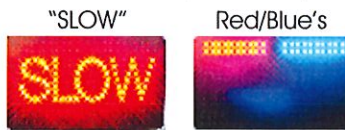
- 2" tubular steel space-frame chassis
  - K-Band Directional Radar
  - MUTCD conforming speed limit sign
  - 0,2-4 digit number placards (higher digits available but not recommended)
  - Powder coat finish over high-zinc epoxy primer
  - Three (3) Leveling jacks - 3 flip down, no bull-dog
  - 2000 lb. axle, leaf spring suspension
  - 8" white steel wheels w/ 4.80-8C two (2) ply ST rated tires
  - 12 gauge formed fenders
  - DOT regulation lights (including side markers, cut out style, with flat 4-pin connector)
  - Length 92.5" x Width 53"
  - Height: deployed 74", in tow 52"
  - 310 Lbs. curb weight, ~27 Lbs. tongue weight
  - Battery(s) 1 x 12VDC Group 24 industrial AGM battery\*  
82.5 A/Hrs (7-10 days service) mounted in marine battery box
  - Charger: 6A internal marine grade floating charger
  - Timer Single cycle 24 Hour ON/OFF timer
- \* Up to two batteries total

### Display Features

- 12" full graphic characters visible up to 750'
- Automatic intensity adjustment to ambient light
- Directional K-Band radar mounted in display
- RF Key fob for remote parameter setup, 100+ ft. range
- Radar sensitivity user programmable, 5 levels
- Flashing digit violator alert
- Amber LED traffic management arrows
- High/low speed programmable blanking
- Dark mode data collection
- 3/16" tinted, non-glare GE Lexan\*
- Sports mode
- Voltage check
- KPH & MPH selectable
- Built in diagnostics

### Options

- Violator alerts\*
  - "SLOW"
  - Red-Blue Flashing Bars
  - White LED Flashing Strobe
- Second battery for extended deployment (shown here)
- 50W Solar panel
- Trailer cover
- Locking lug nuts
- Ball receiver lock
- "Tire Claw" wheel lock
- GPS Asset Tracking
- RU2 Traffic Count Statistics Package
- Spare tire with mounting kit



Technical specifications are subject to change without notice.

### WARRANTY:

RU2 Systems warrants their LED Displays for Five Years. The Radar Gun is warranted for Two years. On-site labor is not included. However, parts are repaired within five business days of receipt, and include ground-shipping expenses. Warranty does not include physical damage from misuse or vandalism.



Email Rec'd 2/4/20

Hello Angie,

Here is the quote for upgrading the PC. Please note that this quote does not include the extended Dell warranty and I will send that separate in a day or two. The same 6.5 hours that you have banked could be applied to the upgrade of these PC's. Let me know if you have any questions.

Thanks,

**Chris Colton**

Networking Sales Consultant  
Combined Systems Technology  
2165 NW 108th Street  
Suite D  
Des Moines, IA 50325  
USA

**Phone** 515-473-6172

**E-Mail** [ccolton@cstoncall.com](mailto:ccolton@cstoncall.com)



# QUOTE

2165 NW 108th Street, Suite D, Des Moines, IA 50325  
t. 515-270-5300 f. 515-254-0500

**Number** AAAQ16762

**Date** Feb 3, 2020

### Sold To

**City of Cumming**

Angie Ritchie  
649 N 44th Street  
PO Box 100  
Cumming, IA 50061  
United States

**Phone** (515) 981-9214

**Fax** (515) 981-4981

### Ship To

**City of Cumming**

Angie Ritchie  
649 N 44th Street  
PO Box 100  
Cumming, IA 50061  
United States

**Phone** (515) 981-9214

**Fax** (515) 981-4981

Here is the quote you requested.

<b>Salesperson</b>		<b>P.O. Number</b>	<b>Ship Via</b>	<b>Terms</b>	
Chris Colton				Net on Receipt	
<b>Line</b>	<b>Qty</b>	<b>Description</b>	<b>Unit Price</b>	<b>Ext. Price</b>	
1	2	Dell OptiPlex 3070 SFF w/ M.2 256GB SSD Intel Core i5-9500 6 Cores/up to 4.4GHz/65W Windows 10 Professional 64 English 8GB (1X8GB) 2666MHz DDR4 UDIMM Non-ECC Memory M.2 256GB PCIe NVMe Class 35 Solid State Drive Intel Integrated Graphics, Additional VGA Video Port 8x DVD+/-RW 9.5mm Optical Disk Drive Cyberlink Media Suite Essentials for Windows 10 and DVD drive Dell KB216 Wired Multi-Media Keyboard, Dell MS116 Wired Mouse Dell Limited Hardware Warranty Plus Service, Onsite Service After Remote Diagnosis - 3 Years	\$729.00	\$1,458.00	
2	2	Microsoft Office Home and Business 2019 License WIN, Suite Includes: Microsoft Excel, Microsoft Outlook, Microsoft Powerpoint, Microsoft Word, Microsoft OneNote - Boxed [Medialess].	\$249.00	\$498.00	
3	8	Labor estimate of 4 to 8 hours to setup, configure, install software inhouse, deliver PC attach to network install 3rd party software and transfer data	\$125.00	\$1,000.00	
			<b>SubTotal</b>	\$2,956.00	
			<b>Tax</b>	\$177.36	
			<b>Shipping</b>	\$0.00	
			<b>Total</b>	<b>\$3,133.36</b>	

Please contact me if I can be of further assistance.

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED MANUFACTURER'S WARRANTY, COVERING PARTS AND FOR HARDWARE ONLY - WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 25% RESTOCKING FEE WITH ORIGINAL PACKAGING.

**Proprietary and Confidential**



2165 NW 108th Street, Suite D, Des Moines, IA 50325  
t. 515-270-5300 f. 515-254-0500

# QUOTE

**Number** AAAQ16761

**Date** Feb 3, 2020

### Sold To

**City of Cumming**  
Angie Ritchie  
649 N 44th Street  
PO Box 100  
Cumming, IA 50061  
United States

**Phone** (515) 981-9214  
**Fax** (515) 981-4981

### Ship To

**City of Cumming**  
Angie Ritchie  
649 N 44th Street  
PO Box 100  
Cumming, IA 50061  
United States

**Phone** (515) 981-9214  
**Fax** (515) 981-4981

Here is the quote you requested.

Salesperson	P.O. Number	Ship Via	Terms	
Chris Colton			Net on Receipt	
Line	Qty	Description	Unit Price	Ext. Price
1	2	Microsoft Windows 10 Pro 64-bit - License - 1 License - OEM - PC - DVD-ROM - English	\$149.95	\$299.90
2	2	Crucial MX500 500 GB Solid State Drive - SATA	\$77.81	\$155.62
3	2	Corsair Mounting Bracket for Hard Disk Drive - Anodized Aluminum - Black	\$11.24	\$22.48
4	6	We estimate 3 to 6 hours to upgrade the OS and install new SSD hard drive, transfer data and configure per PC.	\$125.00	\$750.00
<b>SubTotal</b>				\$1,228.00
<b>Tax</b>				\$73.68
<b>Shipping</b>				\$0.00
<b>Total</b>				<b>\$1,301.68</b>

Please contact me if I can be of further assistance.

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED MANUFACTURER'S WARRANTY, COVERING PARTS AND FOR HARDWARE ONLY - WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 25% RESTOCKING FEE WITH ORIGINAL PACKAGING.

**Proprietary and Confidential**



2165 NW 108th Street, Suite D, Des Moines, IA 50325  
t. 515-270-5300 f. 515-254-0500

# QUOTE

**Number** AAAQ16785

**Date** Feb 5, 2020

### Sold To

**City of Cumming**  
Angie Ritchie  
649 N 44th Street  
PO Box 100  
Cumming, IA 50061  
United States

**Phone** (515) 981-9214  
**Fax** (515) 981-4981

### Ship To

**City of Cumming**  
Angie Ritchie  
649 N 44th Street  
PO Box 100  
Cumming, IA 50061  
United States

**Phone** (515) 981-9214  
**Fax** (515) 981-4981

Here is the quote you requested.

<b>Salesperson</b>		<b>P.O. Number</b>	<b>Ship Via</b>	<b>Terms</b>	
Chris Colton				Net on Receipt	
<b>Line</b>	<b>Qty</b>	<b>Description</b>	<b>Unit Price</b>	<b>Ext. Price</b>	
1	1	2 Year Extended Warranty OptiPlex 3040 MT Upgrades and Extensions Onsite Service After Remote Diagnosis STHVV7ND2 Covers 12/2/19 - 12/1/21	\$226.09	\$226.09	
2	1	2 Year Extended Warranty OptiPlex 3040 MT Upgrades and Extensions Onsite Service After Remote Diagnosis STHVV6ND2 Covers 12/2/19 - 12/1/21	\$226.09	\$226.09	
			<b>SubTotal</b>	\$452.18	
			<b>Tax</b>	\$0.00	
			<b>Shipping</b>	\$0.00	
			<b>Total</b>	<b>\$452.18</b>	

Please contact me if I can be of further assistance.

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED MANUFACTURER'S WARRANTY, COVERING PARTS AND FOR HARDWARE ONLY - WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 25% RESTOCKING FEE WITH ORIGINAL PACKAGING.

**Proprietary and Confidential**

RECEIVED FEB - 5 2020

**RESOLUTION 2020-17  
CITY OF CUMMING**

**Set a Date for a Public Hearing on Amendment of the Current City  
Budget for the Fiscal Year Ending June 30, 2019**

**WHEREAS**, The annual budget for the City of Cumming, Iowa, for fiscal year 2019-2020, was adopted on March 11, 2019, and

**WHEREAS**, A budget amendment is required due to expenses exceeding the amounts originally budgeted in certain programs, and

**WHEREAS**, The Code of Iowa requires cities to hold a public hearing whenever an amendment is made to the adopted budget,

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of City of Cumming, Iowa, as follows:

Section 1. This Council will meet at the Cumming City Hall, 649 N. 44<sup>th</sup> Street, Cumming, Iowa, on the 9<sup>th</sup> day of March, 2020, at 7:00 P.M. at which time and place it will hold a public hearing to receive comments on amending the Current City Budget for the Fiscal Year Ending June 30, 2020.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be in the newspaper by which has been permanently designated by ordinance, which publication shall be not less than ten (10) nor more than twenty (20) days before the date set for the hearing.

Passed and approved this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest: \_\_\_\_\_  
Donald Sandor, City Administrator

**NOTICE OF PUBLIC HEARING  
AMENDMENT OF FY2019-2020 CITY BUDGET**

The City Council of Cumming in WARREN County, Iowa  
 will meet at Cumming City Hall, 649 North 44th Street, Cumming, Iowa  
 at 7:00 pm on 3/9/2020  
(hour) (Date)

, for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2020  
(year)  
 by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.  
 Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
<b>Revenues &amp; Other Financing Sources</b>			
Taxes Levied on Property	1 311,422		311,422
Less: Uncollected Property Taxes-Levy Year	2 0		0
<b>Net Current Property Taxes</b>	3 311,422	0	311,422
Delinquent Property Taxes	4 0		0
TIF Revenues	5 101,100		101,100
Other City Taxes	6 37,434		37,434
Licenses & Permits	7 15,575		15,575
Use of Money and Property	8 16,100		16,100
Intergovernmental	9 29,867		29,867
Charges for Services	10 51,000		51,000
Special Assessments	11 0		0
Miscellaneous	12 15,500		15,500
Other Financing Sources	13 0		0
Transfers In	14 108,549	600,000	708,549
<b>Total Revenues and Other Sources</b>	15 686,547	600,000	1,286,547
<b>Expenditures &amp; Other Financing Uses</b>			
Public Safety	16 48,394		48,394
Public Works	17 147,200		147,200
Health and Social Services	18 2,300		2,300
Culture and Recreation	19 16,641		16,641
Community and Economic Development	20 55,750		55,750
General Government	21 175,540	0	175,540
Debt Service	22 157,675		157,675
Capital Projects	23 0	525,000	525,000
Total Government Activities Expenditures	24 603,500	525,000	1,128,500
Business Type / Enterprises	25 45,350		45,350
<b>Total Gov Activities &amp; Business Expenditures</b>	26 648,850	525,000	1,173,850
Transfers Out	27 108,549	600,000	708,549
<b>Total Expenditures/Transfers Out</b>	28 757,399	1,125,000	1,882,399
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year</b>	29 -70,852	-525,000	-595,852
Beginning Fund Balance July 1	30 482,181		482,181
<b>Ending Fund Balance June 30</b>	31 411,329	-525,000	-113,671

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

\$300,000 transfer from General Fund (001) to Water Project fund (303). \$300,000 transfer from TIF fund (125) to General fund (001) to repay loan. \$525,000 estimated payment from Water Project fund (303).

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Angie Ritchie, Deputy City Clerk  
 City Clerk/ Finance Officer Name

**RESOLUTION 2020-18**  
**City of Cumming**

**SET A DATE FOR A PUBLIC HEARING ON THE PROPOSED BUDGET  
FOR FISCAL YEAR 2020-2021**

**WHEREAS**, The Code of Iowa requires cities to hold a public hearing on proposed budgets, and

**WHEREAS**, a date must be set for the Public Hearing,

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Cumming, Iowa, as follows:

Section 1. This Council will meet at the Cumming City Hall, 649 N. 44<sup>th</sup> Street, Cumming, Iowa, on the 9<sup>th</sup> day of March, 2020, at 7:00 P.M. at which time and place it will hold a public hearing on the proposed Budget for Fiscal Year 2020-2021.

Section 2. The City Clerk shall post notice of said hearing, which posting shall be at the three public places in said City which have been permanently designated by ordinance, such notice being in the form attached to this resolution, and such posting shall be not less than 10 days nor more than 20 days before the date set for public hearing.

Passed and approved this 10<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
Tom Becker, Mayor

Attest:

\_\_\_\_\_  
Donald Sandor, City Administrator

# **NOTICE OF PUBLIC HEARING CITY OF CUMMING**

## **APPROVAL OF THE PROPOSED BUDGET FOR FISCAL YEAR 2020-2021**

Notice is hereby given that the City Council of the City of Cumming, Iowa, will conduct a public hearing on Monday, March 9<sup>th</sup>, 2020, 7:00 P.M., at City Hall, 649 N. 44<sup>th</sup> Street, Cumming, Iowa, to receive comments on the following:

### **Approving the proposed Budget for Fiscal Year 2020-2021**

Additional information regarding this request may be obtained by contacting the City Clerk at 981-9214.

Anyone wishing to comment on this matter should attend this hearing or submit written comments at any time prior to the hearing. Send comments to City of Cumming, P.O. Box 100, Cumming, IA. 50061