

NOTICE OF REGULAR COUNCIL MEETING
CUMMING CITY COUNCIL
June 9, 2025 – 6:00 PM
Cumming City Hall, 649 N. 44th St., Cumming, IA*

ROLL CALL

APPROVAL OF AGENDA as presented and/or amended

PUBLIC COMMENT

CONSENT ITEMS

- A. Minutes from May 12, 2025, Regular Council Meeting
- B. Minutes from May 19, 2025, Regular Council Meeting
- C. Payment of Bills
- D. Alcohol License for Iowa Distilling
- E. May 2025 Sheriff's Report
- F. Resolution 2025-22 Set a Date for a Public Hearing on Amendment of the Current City Budget for the Fiscal Year ending June 30, 2025

BUSINESS ITEMS

- A. Resolution 2025-23 Plat of Survey HyVee, Inc
- B. Resolution 2025-24 Third Tax Increment Financing (TIF) Payment to GWC, LLC
- C. Resolution 2025-25 Second Tax Increment Financing (TIF) Payment to Middlebrook Development, LLC
- D. Update: Old Town Sanitary Sewer Project: Timing of Project (Fall 2025 bid and Spring 2026 Construction)
- E. Review and Discussion of Utility Study Proposals-McClure Engineering Company (option to take action by motion)
 - Sanitary Sewer Phase II
 - Stormwater
 - Cumming Avenue Rehabilitation

REPORTS:

- A. Mayor B. Council C. Attorney D. Engineer E. City Clerk F. City Administrator

ADJOURNMENT

UPCOMING ITEMS

FY 2025 Budget Amendment
Update Sign Ordinance

*The City of Cumming welcomes public participation. If unable to attend this meeting in person, online and phone participation are available below. For questions, please contact City Hall at 649 N 44th Street, 515-981-9214 or email at nonstot@cumming.iowa.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/2382663968> Meeting ID: 238 266 3968

Council Communication: Council Meeting Items for June 6, 2025

SUBMITTED BY: Rita Conner, City Administrator

CONSENT ITEMS

Claims: Nikki has made some modifications to the prior claims form to add additional clarity on the expenditures. Please feel free to reach out to her for questions on any of these items.

FY 25 Amendment: We are proposing to set the required hearing for amending the FY 25 budget, which ends June 29, 2025. The hearing notice in your packet includes an explanation of the changes. Staff can respond to any questions from Council or the public prior to the date or at the hearing.

BUSINESS ITEMS

Hy Vee Plat of Survey: In 2024, Council approved a conveyance of excess City road right of way to HyVee. The parcel was approximately 0.15 of an acre and located directly north of Cumming Ave. The parcel is not needed for City streets or utilities. This plat of survey now shows the final lot boundaries.

Development Agreement Payments: Third payment on the Great Western Crossing public improvements and Mayor Tom Becker Park. Second payment on public improvements in the Middlebrook Mercantile area. All payments are from TIF generated by the new taxable valuation that's been created through Diligent's up-front public improvement work.

Old Town Sanitary Sewer (OTS) Update: Our draft schedule had the project starting work this fall. Survey work and plan design, in addition to work with outside utility providers, has been happening over the past year, and has gone over originally anticipated timelines. The timeline is now projected to be a fall bid letting and construction starting in the spring of 2026.

Our last update to the public was in April and provided a list of frequently asked questions (included in packet). We will send another letter to advise of the new timeline. There are still a number of steps Council will take over several meetings to approve plans for bid letting, hold required public hearings, collect bids and identify a contractor.

Council requested a financial update for this and the other capital projects in review stages. The Old Town project's funding source is slated to be a State Revolving Loan with the Iowa Finance Authority, with debt service by TIF from the HyVee project. We're working with PFM on updating our valuation tables and revenue projections, which occurs about twice a year. We will have initial information for general questions Monday and more detail before the June 23rd meeting.

Planning and studies for capital improvement work: Council has identified Cumming Ave rehabilitation as a project to gather data on, and to identify funding sources and a timeline. Fall 2024 debt issuance is the funding source, with timeline to be determined in part by other projects in the same physical area. With the timeline change of the OTS, we've asked McClure to prepare a CA proposal for Council review and identify next steps. We will also cover McClure proposals for sanitary sewer and stormwater, critical information needed to continue the investment and infrastructure construction we are now seeing. The sanitary sewer proposal is Phase II of the study conducted to build out the residential and commercial projects in the Middlebrook Agrihood.

**OFFICIAL PUBLICATION
CITY OF CUMMING
Regular Council Meeting 05/12/2025
To Be Approved at 05/19/2025 Meeting**

The regular City Council Meeting of the City of Cumming was held at Cumming City Hall 649 N. 44th St. on May 12, 2025, at 6:00PM. The meeting was called to order at 6:00 P.M. by Mayor Brent Highfill. Present at Roll Call: Charlie Ochanpaugh, Mayor Pro Tem; Kathie Hungerford, Thomas Cackler, Larry "Dino" Goode, Jr. and Martin Squier via Zoom. Motion by Cackler, seconded by Goode, Jr. to approve the agenda. Approved 5-0.

Consent Items:

Motion by Cackler, seconded by Hungerford to approve Consent Items: Minutes from April 28, 2025, as amended, Payment of Bills, April 2025 Financials, Alcohol License Renewal for Ted Lare Garden Center, Tobacco License Renewal for Casey's General Store, Move Regular Council Meeting from May 26, 2025 to May 19, 2025 at 6:00PM, and Resolution 2025-17 Setting the Date of Beggar's Night to October 31. Approved 5-0.

Payment of Bills:

Type	Date	Name	Memo	Amount
Check	04/25/2025	Skinner Law Office PC	Invoice 39208 & 40050	-3,001.25
Check	04/25/2025	Combined Systems	Invoice 170713	-106.75
Check	04/25/2025	McClure Engineering	Invoice 158314	-3,870.00
Check	04/25/2025	McClure Engineering	Invoice 158315	-1,757.50
Check	04/25/2025	McClure Engineering	Invoice 158308	-2,461.00
ACH	05/01/2025	Wellmark Blue Cross	Health Insurance - May 2025	-611.21
ACH	05/01/2025	Delta Dental of Iowa	May 2025	-43.88
ACH	05/01/2025	Waste Connections	April 2025	-6,219.25
ACH	05/02/2025	Waste Solutions of Iowa	January - April Invoices	-653.00
ACH	05/02/2025	Waste Solutions of Iowa	May Invoice	-121.00
Check	05/06/2025	N/Warren Town & C	Minutes for March Meetings	-135.78
Check	05/06/2025	Old Republic Surety	Bond Invoice	-308.00
Check	05/06/2025	Veenstra & Kimm Inc.	Invoice 41235-84	-225.00
ACH	05/06/2025	Elan Financial Services	April 2025	-91.12
Check	05/06/2025	Iowa One Call	Invoice 270692	-81.90
Check	05/06/2025	Warren County Oil	Invoice 39810	-240.36
Check	05/06/2025	City of Des Moines	June 2025 Invoice	-3,646.60
ACH	05/06/2025	MidAmerican Energy	April 2025	-763.05
Check	05/06/2025	McClure Engineering	Invoice 159341	-1,025.00
Check	05/06/2025	McClure Engineering	Invoice 159310	-2,531.25
Check	05/06/2025	McClure Engineering	Invoice 159311	-5,222.00
Check	05/06/2025	Norwalk Area Chamber	Tourism Initiative	-1,000.00
Check	05/06/2025	IMFOA	Conference	-150.00
Check	05/06/2025	N/Warren Town & C	Minutes & Public Hearing	-276.99
Check	05/08/2025	Mike Pedersen MCP	Invoice 1 of 7	-5,336.00
Check	05/08/2025	Scott Hensen	Plumbing	-1,315.00
			Total	-41,192.89

Business Items:

- A. Motion by Cackler, seconded by Ochanpaugh to Approve Resolution 2025-18 Approve Payment Application No. 12 Absolute Group for Work Completed on the Cumming Avenue Widening and 50th Street Paving Project. Approved 5-0. RC Vote.
- B. Motion by Goode, Jr., seconded by Hungerford to Approve Resolution 2025-19 to Approve Payment Application No. 13 (Final) Including Release of Retainage to Absolute Group for Work Completed on the Cumming Avenue Widening and 50th Street Paving Project. Approved 5-0. RC Vote.

Reports:

- A.** Mayor Highfill notes that there will be a connection from Middlebrook Mainstreet to the Great Western Trail on the southside of Cumming Ave/G14. There will be flowers planted in the planters at City Hall Park and two of the planters will be moved to Mayor Tom Becker Park.
- B.** Councilmember Ochanpaugh had questions regarding the gravel replaced alongside G14, this was done as routine maintenance. Ochanpaugh had questions regarding the closure of N 35th Street, this was closed for boring under the road for the placement of fiber internet. This is a statewide initiative to assist with getting access to high-speed internet in rural areas. Ochanpaugh would like to reconvene to discuss the upcoming Old Town Sewer Project and have PFM provide an updated forecast on debts and general funds to assist with planning future projects.
- C.** No report.
- D.** Alex Schlader provided an update regarding the CIP for the city of Cumming; this will be discussed during a June council meeting. Schlader also stated that a plan from MidAmerican Energy regarding the implementation of Natural Gas should be available within the next 6 – 8 weeks.
- E.** No report.
- F.** Rita Conner provided an update regarding various construction projects occurring around the city. Grading has begun for the Great Western Cottages, the first building for the Middlebrook Mainstreet project is wrapping up and will have the first tenant in August 2025. Street sweeping will be occurring in the next month; city staff plan to have S 44th completed once they are closer to completion.

Adjourn:

Motion by Cackler, seconded by Hungerford to adjourn the meeting at 6:35 PM. Approved 5-0.

NEXT CITY COUNCIL MEETING: May 19, 2025, at 6:00PM at City Hall

Brent Highfill, Mayor

Attest: Nichole Onstot, City Clerk

**OFFICIAL PUBLICATION
CITY OF CUMMING
Regular Council Meeting 05/19/2025
To Be Approved at 06/09/2025 Meeting**

The regular City Council Meeting of the City of Cumming was held at Cumming City Hall 649 N. 44th St. on May 19, 2025, at 6:00PM. The meeting was called to order at 6:00 P.M. by Mayor Brent Highfill via Zoom. Present at Roll Call: Charlie Ochanpaugh, Mayor Pro Tem via Zoom; Kathie Hungerford via Zoom, Thomas Cackler via Zoom, Larry "Dino" Goode, Jr via Zoom and Martin Squier via Zoom. Motion by Cackler, seconded by Ochanpaugh to approve the agenda. Approved 5-0.

Consent Items:

Motion by Cackler, seconded by Ochanpaugh to Approve Consent Items: Resolution 2025-20 Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Consolidated Cumming Urban Renewal Area and to remove item B. Motion by Hungerford, seconded by Goode, Jr. to Approve Resolution 2025-20. Approved 5-0.

Adjourn:

Motion by Cackler, seconded by Squier to adjourn the meeting at 6:04 PM. Approved 5-0.

NEXT CITY COUNCIL MEETING: June 9, 2025, at 6:00PM at City Hall

Brent Highfill, Mayor

Attest: Nichole Onstot, City Clerk

City of Cumming
Claims To Be Approved
All Transactions

Type	Date	Num	Name	Memo	Additional Information	Amount
Check	04/30/2025		Combined Systems Technology	Invoice 171759	May Invoice	-106.75
Check	05/20/2025		Combined Systems Technology	Invoice 171238	June Invoice	-106.75
ACH	06/02/2025		Wellmark Blue Cross and Blue Shield	Health Insurance - June 2025	Health Insurance for Rita	-611.21
ACH	06/02/2025		Delta Dental of Iowa	June 2025	Dental Plan for Rita	-43.88
Check	06/02/2025		City of Des Moines	July 2025 Invoice	WRA Payment	-3,646.60
ACH	06/02/2025		Waste Connections	June 2025	Garbage & Recycling June 2025	-3,864.38
Check	06/05/2025		EO Johnson Business Technologies	Invoice 170988	Annual Service Contract for Printer	-751.88
Check	06/05/2025		IMWCA.	25-26 Work Comp Premium		-317.00
Check	06/05/2025		Iowa One Call	Invoice 271487	Locates	-35.10
ACH	06/05/2025		Elan Financial Services	May 2025	Park Items and Supplies for Office	-334.16
Check	06/05/2025		Veenstra & Kimm Inc.	Invoice 41235-85	Building Permit Invoice for April	-2,302.04
Check	06/05/2025		N/Warren Town & County News	Minutes & Ordinance 2025-05	Minutes for April 14	-99.91
ACH	06/05/2025		Midamerican Energy	June 2025	Electricity for June 2025 (City Hall, Street Lights, Parks)	-755.28
Check	06/05/2025		Dorsey & Whitney	Invoice 4080769	Invoice included	-3,824.50
Check	06/05/2025		Dorsey & Whitney	Invoice 4080772	Invoice included	-12,238.00
ACH	06/05/2025		Iowa Finance Authority	June 2025 Payment	Annual Payment	-24,030.00
ACH	06/05/2025		City State Bank	June 2025 Payment	Payoff Sewer Loan (CSB)	-100,952.41
ACH	06/05/2025		Iowa Finance Authority	June 25 Extra Payment	Extra Payment to Sewer Loan	-50,000.00
Check	06/05/2025		Absolute Concrete Construction, Inc	Payment Application No. 12	Approved at May 12 meeting	-19,078.54
Check	06/05/2025		Absolute Concrete Construction, Inc	Final Retainage	Approved at May 12 meeting	-109,432.84
Check	06/05/2025		City of Norwalk	Invoice 324	Fire/EMS FY25 Payment	-164,889.12
Check	06/05/2025		Iowa League of Cities	Invoice 105149	Mayor Association	-30.00
ACH	06/05/2025		Waste Solutions of Iowa	Invoice 19923	Monthly Service of City Hall Restroom	-121.00
Check	06/05/2025		Mike Pedersen MCP, LLC	Invoice 2 of 7	Mowing/Bathrooms	-4,786.00
Check	06/06/2025		Tri City Electric Co of Iowa Corp	Invoice 3334445	Fixing Automated Door at MTB Park	-335.00
Check	06/08/2025		N/Warren Town & County News	Minutes & Ordinance 2025-03	Minutes for April 28	-105.68
ACH	06/09/2025		TruBank	Interest Payment GO Loan	Interest only payment for GO Loan (Capital Improvement)	-27,133.33
ACH	06/12/2025		US Bank	Invoice 556749661	Lease Payment for Printer	-202.01
ACH	06/12/2025		Century Link	June Invoice - Autopay	Internet for City Hall	-305.04
Check	06/05/2025		Diligent, LLC	TIF Residential Payment	Annual TIF Payment for GWC Residential	-158,923.45
Check	06/05/2025		Diligent, LLC	TIF Commercial Payment	Annual Tif Payment for GWC Commercial	-5,755.78
Total						-695,117.64



DES MOINES OFFICE
515-283-1000

(Tax Identification No. 41-0223337)

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Cumming, Iowa
Attn: Rita Conner, City Administrator
City Clerk, City Hall
P.O. Box 100
Cumming IA 50061-0100

May 27, 2025
Invoice Number 4080769

Client-Matter No.: 420923-00018
P-2022-2023 GO Fire Equipment Acquisition Loan

For Legal Services Rendered Through April 30, 2025

INVOICE TOTAL

Total For Current Legal Fees	\$3,824.50
Total Due This Invoice	\$3,824.50

Payment Methods

ACH/Wire (Preferred Method)

Beneficiary Bank	U.S. Bank National Association
	800 Nicollet Mall
	Minneapolis, MN 55402
ABA Routing Number	091000022
Account Number	1047-8339-8282
Swift Code	USBKUS44IMT

Check

Dorsey & Whitney LLP
P.O. Box 1680
Minneapolis, MN 55480-1680

Online Options

Contact our Billing team for first time access
credentials at onlinepayments@dorsey.com

Payment site:
[Dorsey Login \(e-billexpress.com\)](https://dorsey.com/e-billexpress.com)

Please make reference to the invoice number – send remittance to remittance@dorsey.com

Service charges are based on rates established by Dorsey & Whitney. A schedule of those rates has been provided and is available upon request. Disbursements and service charges, which either have not been received or processed, will appear on a later statement.

ALL INVOICES ARE DUE 30 DAYS FROM DATE OF INVOICE UNLESS OTHERWISE EXPRESSLY AGREED BY DORSEY & WHITNEY

Questions regarding this invoice? Please contact your Dorsey attorney or Accounts Receivable @ ARhelpdesk@dorsey.com or 612-492-5278.



DES MOINES OFFICE
515-283-1000

(Tax Identification No. 41-0223337)

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Cumming, Iowa
Attn: Rita Conner, City Administrator
City Clerk, City Hall
P.O. Box 100
Cumming IA 50061-0100

May 27, 2025
Invoice Number 4080769

Client-Matter No.: 420923-00018
P-2022-2023 GO Fire Equipment Acquisition Loan

For Legal Services Rendered Through April 30, 2025

Legal services, research, consultation and document preparation for authorization and debt service pre-levy for General Obligation Fire Equipment Acquisition Credit Facility

Total For Legal Fees	\$3,824.50
Total This Invoice	\$3,824.50

Service charges are based on rates established by Dorsey & Whitney. A schedule of those rates has been provided and is available upon request. Disbursements and service charges, which either have not been received or processed, will appear on a later statement.

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DES MOINES OFFICE
515-283-1000

(Tax Identification No. 41-0223337)

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Cumming, Iowa
Attn: Rita Conner, City Administrator
City Clerk, City Hall
P.O. Box 100
Cumming IA 50061-0100

May 27, 2025
Invoice Number 4080772

Client-Matter No.: 420923-00022
P-2024 General Obligation Corporate Purpose Note Placement

For Legal Services Rendered Through April 30, 2025

INVOICE TOTAL

Total For Current Legal Fees	\$12,238.00
Total Due This Invoice	\$12,238.00

Payment Methods

ACH/Wire (Preferred Method)

Beneficiary Bank	U.S. Bank National Association
	800 Nicollet Mall
	Minneapolis, MN 55402
ABA Routing Number	091000022
Account Number	1047-8339-8282
Swift Code	USBKUS44IMT

Check

Dorsey & Whitney LLP
P.O. Box 1680
Minneapolis, MN 55480-1680

Online Options

Contact our Billing team for first time access
credentials at onlinepayments@dorsey.com

Payment site:
[Dorsey Login \(e-billexpress.com\)](https://dorsey.com/e-billexpress.com)

Please make reference to the invoice number – send remittance to remittance@dorsey.com

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DES MOINES OFFICE
515-283-1000

(Tax Identification No. 41-0223337)

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Cumming, Iowa
Attn: Rita Conner, City Administrator
City Clerk, City Hall
P.O. Box 100
Cumming IA 50061-0100

May 27, 2025
Invoice Number 4080772

Client-Matter No.: 420923-00022
P-2024 General Obligation Corporate Purpose Note Placement

For Legal Services Rendered Through April 30, 2025

Legal Services, including research, document preparation, consultation and provision of bond counsel opinion for \$1,500,000 General Obligation Corporate Purpose Note, Series 2024

Total For Legal Fees	\$12,238.00
Total This Invoice	\$12,238.00

Service charges are based on rates established by Dorsey & Whitney. A schedule of those rates has been provided and is available upon request. Disbursements and service charges, which either have not been received or processed, will appear on a later statement.

ALL INVOICES ARE DUE 30 DAYS FROM DATE OF INVOICE UNLESS OTHERWISE EXPRESSLY AGREED BY DORSEY & WHITNEY

Questions regarding this invoice? Please contact your Dorsey attorney or Accounts Receivable @ ARhelpdesk@dorsey.com or 612-492-5278.



City of Norwalk
705 North Avenue
Norwalk IA 50211
515-981-0228 Phone

INVOICE

Invoice Number: 324
Invoice Date: 04/22/2025
Customer Number: 1020
Amount Due: \$164,889.12
Due Date: 05/22/2025

Bill To: CITY OF CUMMING
PO BOX 100
CUMMING IA 50061

Quantity	Description	Unit Price	Net Amount
12,124	FIRE SERVICE FEES - FY25	2.72	32,977.28
48,497	EMS SERVICE FEES - FY25	2.72	131,911.84
Invoice Total:			\$164,889.12

Return This Portion with Your Payment

04/22/2025 Customer Number: 1020

Amount Due \$164,889.12 Amount Paid _____

Customer Name: CITY OF CUMMING

Invoice Number: 324

PO BOX 100

Make Check Payable

CUMMING IA 50061

☐ Check box for address change
and
print correct address on reverse

City of Norwalk

705 North Avenue
Norwalk IA 50211
515-981-0228 Phone

Iowa Department of Management - Local Government Property Valuation System
91 - WARREN COUNTY January 1, 2023 Taxable Valuations
For FY2024/2025 Tax Levies By Levy Authority, By County

USE FOR COMPUTING PROPERTY TAX RATES INCLUDES GAS & ELECTRIC UTILITY VALUATIONS

Code	Name	A			B			C		
		VALUE FOR COMPUTING TAX RATES	APPLICABLE INCREMENT VALUE	DEBT SVC / 403.19 EXCL. RATES *	VALUE FOR COMPUTING TAX RATES	APPLICABLE INCREMENT VALUE	DEBT SVC / 403.19 EXCL. RATES *	VALUE FOR COMPUTING TAX RATES	APPLICABLE INCREMENT VALUE	DEBT SVC / 403.19 EXCL. RATES *
RURAL	WARREN	1,225,281,215	340,709	1,225,621,924	1,225,281,215	340,709	1,225,621,924	1,225,281,215	340,709	1,225,621,924
URBAN	WARREN	1,886,007,964	413,760,339	2,249,768,303	1,886,007,964	413,760,339	2,249,768,303	1,886,007,964	413,760,339	2,249,768,303
	TOTAL FOR COUNTY	3,061,289,179	414,121,048	3,475,410,227	3,061,289,179	414,121,048	3,475,410,227	3,061,289,179	414,121,048	3,475,410,227
9191D001	WARREN COUNTY ASSESSOR	3,061,289,179			3,061,289,179			3,061,289,179		
	TOTAL FOR ALL ASSESSORS	3,061,289,179			3,061,289,179			3,061,289,179		
9191G869	ACKWORTH REGULAR	5,777,141		5,777,141	5,777,141		5,777,141	5,777,141		5,777,141
9191G869	ACKWORTH AGRICULTURAL	208,544			208,544			208,544		
9191G876	BEVINGTON REGULAR	4,847,830		4,847,830	4,847,830		4,847,830	4,847,830		4,847,830
9191G876	BEVINGTON AGRICULTURAL	38,289			38,289			38,289		
9191G870	CARLISLE REGULAR	168,163,576		172,893,124	168,163,576		172,893,124	168,163,576		172,893,124
9191G870	CARLISLE AGRICULTURAL	375,490			375,490			375,490		
9191G871	CUMMING REGULAR	47,331,904		60,821,471	47,331,904		60,821,471	47,331,904		60,821,471
9191G871	CUMMING AGRICULTURAL	1,257,474			1,257,474			1,257,474		
9177G717	DES MOINES REGULAR	16,017,215		16,017,215	16,017,215		16,017,215	16,017,215		16,017,215
9177G717	DES MOINES AGRICULTURAL	2,226,377			2,226,377			2,226,377		
9191G872	HARTFORD REGULAR	21,263,974		21,263,974	21,263,974		21,263,974	21,263,974		21,263,974
9191G872	HARTFORD AGRICULTURAL	330,737			330,737			330,737		
9191G872	INDIANOLA REGULAR	679,007,799		727,740,658	679,007,799		727,740,658	679,007,799		727,740,658
9191G873	INDIANOLA AGRICULTURAL	1,940,678			1,940,678			1,940,678		
9191G873	LACONA REGULAR	6,444,295		6,444,295	6,444,295		6,444,295	6,444,295		6,444,295
9191G874	LACONA AGRICULTURAL	31,175			31,175			31,175		
9191G875	MARTENSDALE REGULAR	13,820,143		13,820,143	13,820,143		13,820,143	13,820,143		13,820,143
9191G875	MARTENSDALE AGRICULTURAL	42,240			42,240			42,240		
9191G876	MILO REGULAR	23,982,488		23,982,488	23,982,488		23,982,488	23,982,488		23,982,488
9191G876	MILO AGRICULTURAL	126,001			126,001			126,001		
9191G877	NEW VIRGINIA REGULAR	13,777,239		13,777,239	13,777,239		13,777,239	13,777,239		13,777,239
9191G877	NEW VIRGINIA AGRICULTURAL	60,631			60,631			60,631		
9191G878	NORWALK REGULAR	797,760,898		869,593,367	797,760,898		869,593,367	797,760,898		869,593,367
9191G878	NORWALK AGRICULTURAL	3,261,355			3,261,355			3,261,355		
9191G880	SANDYVILLE REGULAR	1,504,584		1,504,584	1,504,584		1,504,584	1,504,584		1,504,584
9191G880	SANDYVILLE AGRICULTURAL	309,689			309,689			309,689		
9191G881	SPRING HILL REGULAR	1,680,982		1,680,982	1,680,982		1,680,982	1,680,982		1,680,982
9191G881	SPRING HILL AGRICULTURAL	11,925			11,925			11,925		
9191G879	ST MARYS REGULAR	3,528,472		3,528,472	3,528,472		3,528,472	3,528,472		3,528,472
9191G879	ST MARYS AGRICULTURAL	13,003			13,003			13,003		
9177G727	WEST DES MOINES REGULAR	18,867,697		275,735,206	18,867,697		275,735,206	18,867,697		275,735,206
9177G727	WEST DES MOINES AGRICULTURAL	850,093			850,093			850,093		
	TOTAL FOR ALL CITIES	1,835,869,938	413,422,749	2,238,198,985	1,835,869,938	413,422,749	2,238,198,985	1,835,869,938	413,422,749	2,238,198,985
9191G881	CARLISLE	309,050,878		312,890,426	309,050,878		312,890,426	309,050,878		312,890,426
91771737	DES MOINES	82,425,914		82,425,914	82,425,914		82,425,914	82,425,914		82,425,914
91913114	INDIANOLA	1,103,026,600		1,151,908,535	1,103,026,600		1,151,908,535	1,103,026,600		1,151,908,535

*403.19 excludes PP&L FY01 and beyond and ISL FY14 and beyond
4/22/2025 11:35:11 AM

Subject to change due to court orders, settlements, etc.

60,621,471 / 1,000 = 60,621.47 x 2.72 = \$164,890.39

USE FOR COMPUTING PROPERTY TAX DOLLARS EXCLUDES GAS & ELECTRIC UTILITY VALUATIONS

Code	Name	D			E			F		
		VALUE FOR COMPUTING TAXES LEVIED	APPLICABLE INCREMENT VALUE	DEBT SVC / 403.19 EXCL. RATES *	VALUE FOR COMPUTING TAXES LEVIED	APPLICABLE INCREMENT VALUE	DEBT SVC / 403.19 EXCL. RATES *	VALUE FOR COMPUTING TAXES LEVIED	APPLICABLE INCREMENT VALUE	DEBT SVC / 403.19 EXCL. RATES *
RURAL	WARREN	1,198,627,127	340,709	1,199,967,836	1,198,627,127	340,709	1,199,967,836	1,198,627,127	340,709	1,199,967,836
URBAN	WARREN	1,813,579,072	413,760,339	2,227,339,411	1,813,579,072	413,760,339	2,227,339,411	1,813,579,072	413,760,339	2,227,339,411
	TOTAL FOR COUNTY	3,013,206,199	414,121,048	3,427,327,247	3,013,206,199	414,121,048	3,427,327,247	3,013,206,199	414,121,048	3,427,327,247
9191D001	WARREN COUNTY ASSESSOR	3,013,206,199			3,013,206,199			3,013,206,199		
	TOTAL FOR ALL ASSESSORS	3,013,206,199			3,013,206,199			3,013,206,199		
9191G869	ACKWORTH REGULAR	5,638,651		5,638,651	5,638,651		5,638,651	5,638,651		5,638,651
9191G869	ACKWORTH AGRICULTURAL	208,544			208,544			208,544		
9191G876	BEVINGTON REGULAR	4,828,430		4,828,430	4,828,430		4,828,430	4,828,430		4,828,430
9191G876	BEVINGTON AGRICULTURAL	38,289			38,289			38,289		
9191G870	CARLISLE REGULAR	168,951,725		172,881,273	168,951,725		172,881,273	168,951,725		172,881,273
9191G870	CARLISLE AGRICULTURAL	375,490			375,490			375,490		
9191G871	CUMMING REGULAR	47,219,560		60,809,127	47,219,560		60,809,127	47,219,560		60,809,127
9191G871	CUMMING AGRICULTURAL	1,257,474			1,257,474			1,257,474		
9177G717	DES MOINES REGULAR	14,728,752		14,728,752	14,728,752		14,728,752	14,728,752		14,728,752
9177G717	DES MOINES AGRICULTURAL	2,226,377			2,226,377			2,226,377		
9191G872	HARTFORD REGULAR	20,895,119		20,895,119	20,895,119		20,895,119	20,895,119		20,895,119
9191G872	HARTFORD AGRICULTURAL	330,737			330,737			330,737		
9191G872	INDIANOLA REGULAR	677,553,929		726,366,589	677,553,929		726,366,589	677,553,929		726,366,589
9191G873	INDIANOLA AGRICULTURAL	1,940,678			1,940,678			1,940,678		
9191G874	LACONA REGULAR	6,288,976		6,288,976	6,288,976		6,288,976	6,288,976		6,288,976
9191G874	LACONA AGRICULTURAL	31,175			31,175			31,175		
9191G875	MARTENSDALE REGULAR	13,488,649		13,488,649	13,488,649		13,488,649	13,488,649		13,488,649
9191G875	MARTENSDALE AGRICULTURAL	42,240			42,240			42,240		
9191G876	MILO REGULAR	23,481,744		23,481,744	23,481,744		23,481,744	23,481,744		23,481,744
9191G876	MILO AGRICULTURAL	126,001			126,001			126,001		
9191G877	NEW VIRGINIA REGULAR	13,562,836		13,562,836	13,562,836		13,562,836	13,562,836		13,562,836
9191G877	NEW VIRGINIA AGRICULTURAL	60,631			60,631			60,631		
9191G878	NORWALK REGULAR	781,307,579		853,140,048	781,307,579		853,140,048	781,307,579		853,140,048
9191G878	NORWALK AGRICULTURAL	3,261,355			3,261,355			3,261,355		
9191G880	SANDYVILLE REGULAR	1,449,880		1,449,880	1,449,880		1,449,880	1,449,880		1,449,880
9191G880	SANDYVILLE AGRICULTURAL	309,689			309,689			309,689		
9191G881	SPRING HILL REGULAR	1,645,685		1,645,685	1,645,685		1,645,685	1,645,685		1,645,685
9191G881	SPRING HILL AGRICULTURAL	11,925			11,925			11,925		
9191G879	ST MARYS REGULAR	3,360,580		3,360,580	3,360,580		3,360,580	3,360,580		3,360,580
9191G879	ST MARYS AGRICULTURAL	13,003			13,003			13,003		
9177G727	WEST DES MOINES REGULAR	17,944,350		275,735,296	17,944,350		275,735,296	17,944,350		275,735,296
9177G727	WEST DES MOINES AGRICULTURAL	850,093			850,093			850,093		
	TOTAL FOR ALL CITIES	1,813,471,046	413,422,749	2,215,770,094	1,813,471,046	413,422,749	2,215,770,094	1,813,471,046	413,422,749	2,215,770,094
9191G881	CARLISLE	306,318,563		310,148,111	306,318,563		310,148,111	306,318,563		310,148,111
91771737	DES MOINES	78,250,163		78,250,163	78,250,163		78,250,163	78,250,163		78,250,163
91913114	INDIANOLA	1,085,760,027		1,144,561,752	1,085,760,027		1,144,561,752	1,085,760,027		1,144,561,752



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Dunkel Corporation

NAME OF BUSINESS(DBA)

Iowa Distilling Company

BUSINESS

(515) 981-4216

ADDRESS OF PREMISES

4349 Cumming Avenue

PREMISES SUITE/APT NUMBER

CITY

Cumming

COUNTY

Warren

ZIP

50061

MAILING ADDRESS

4349 Cumming Ave

CITY

Cumming

STATE

Iowa

ZIP

50061

Contact Person

NAME

Kyle Doyle

PHONE

(515) 971-6774

EMAIL

kdoyle@iowadistilling.com

License Information

LICENSE NUMBER

LC0049202

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

EFFECTIVE DATE

Jan 1, 2025

EXPIRATION DATE

Dec 31, 2025

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Jan 1, 2025

POLICY EXPIRATION DATE

Jan 1, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

Aug 23, 2025

OUTDOOR SERVICE EXPIRATION DATE

Aug 23, 2025

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

WARREN COUNTY

PHONE 515-961-1122

**OFFICE OF
JOSEPH C. CARICO, SHERIFF**

**POST OFFICE BOX 337
INDIANOLA, IOWA 50125**

**Brent Highfill, Mayor
P.O. Box 100
Cumming, IA 50061**

Mayor Highfill,

The attached report summarizes the activities in and around the community for the month of May 2025. It is compiled from Deputy's Logs and Records from the Sheriff's Office. Please see Calls For Service (CFS's) received or initiated by Deputies for the month. They include:

PLEASE SEE ATTACHED FOR CFS INFORMATION

Eight Citations and/or Warnings were written for Traffic/Parking Violations that occurred within the City of Cumming proper.

Officers spent in excess of 41 hours in the City of Cumming for the month.

Officers patrolled in excess of 223 Miles within the city limits of Cumming for the month.

If you have questions, points of concern, or additional requests from your Sheriff's Office, please contact me at 515.690.9211 or joec@warrencountvia.org

**Respectfully,
Sheriff Joseph C. Carico**

Cumming

Date	Call Number	Call Type	Address	Apt
5/1/2025	2025-13762	BUILDING / PARK CHECK	649 N 44TH ST	
5/3/2025	2025-14003	TRAFFIC STOP	N 44TH/CUMMING AVE	
5/4/2025	2025-14137	TRAFFIC STOP	N 44TH/CUMMING AVE	
5/4/2025	2025-14142	TRAFFIC STOP	N 44TH/N ALICE	
5/4/2025	2025-14147	TRAFFIC STOP	CUMMING AVE/N 44TH	
5/5/2025	2025-14290	BUILDING / PARK CHECK	4299 N GREENLEE AVE	
5/6/2025	2025-14394	INCOMPLETE 911	330 N 38TH ST	
5/6/2025	2025-14453	ASSISTANCE OF ANY KIND	2498 ADAMS ST	
5/7/2025	2025-14583	BUILDING / PARK CHECK	CITY OF CUMMING	
5/9/2025	2025-14734	SUSPICIOUS	121 N 44TH ST	
5/9/2025	2025-14831	TRAFFIC	CUMMING AVE/CASEYS	
5/9/2025	2025-14877	TRAFFIC STOP	3000 N CATTAIL CRK	
5/10/2025	2025-14919	TRAFFIC STOP	N 34TH ST/CUMMING AVE	
5/10/2025	2025-14993	TRAFFIC STOP	4000 CUMMING AVE	
5/11/2025	2025-15058	ABANDONED VEHICLE	5240 CUMMING AVE	
5/11/2025	2025-15103	DOMESTIC DISTURBANCE	5237 CUMMING AVE	
5/13/2025	2025-15250	CIVIL PAPER SERVICE	2701 CUMMING AVE	
5/14/2025	2025-15404	CIVIL PAPER SERVICE	2701 CUMMING AVE	
5/14/2025	2025-15467	ACCIDENT PROPERTY DAMAGE	5251 CUMMING AVE	
5/16/2025	2025-15697	BROKEN DOWN VEHICLE	N 44TH/CUMMING AVE	
5/18/2025	2025-15847	SUSPICIOUS	5240 CUMMING AVE	
5/18/2025	2025-15848	SUSPICIOUS	113 N 44TH ST	
5/19/2025	2025-15964	THEFT REPORT	5237 CUMMING AVE	
5/20/2025	2025-16069	BUILDING / PARK CHECK	100-199 N 44TH ST	
5/21/2025	2025-16301	ALARM BURGLARY	5237 CUMMING AVE	
5/21/2025	2025-16303	ALARM BURGLARY	5237 CUMMING AVE	
5/21/2025	2025-16305	TRAFFIC STOP	5237 CUMMING AVE	
5/23/2025	2025-16517	SUSPICIOUS	4200-4299 N GREENLEE AVE	
5/24/2025	2025-16614	TRAFFIC STOP	20TH/VETERANS PKWY	
5/25/2025	2025-16676	BUILDING / PARK CHECK	649 N 44TH ST	
5/27/2025	2025-16932	BUILDING / PARK CHECK	649 N 44TH ST	
5/27/2025	2025-17014	VIOLATION NO CONTACT ORDER	5240 CUMMING AVE	
	Count = 32			

**RESOLUTION 2025-22
CITY OF CUMMING**

**Set a Date for a Public Hearing on Amendment of the Current City
Budget for the Fiscal Year Ending June 30, 2025**

WHEREAS, The annual budget for the City of Cumming, Iowa, for fiscal year 2024-2025 was adopted on April 22, 2024, 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. 44th Street, Cumming, Iowa, on the 23rd day of June 2025, at 6:00 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, 2025.

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 9th day of June, 2025.

Brent Highfill, Mayor

Attest: _____
Nichole Onstot, City Clerk/Finance Officer

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET				
City of CUMMING				
Fiscal Year July 1, 2024 - June 30, 2025				
The City of CUMMING will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025				
Meeting Date/Time: 6/23/2025 06:00 PM		Contact: Nichole Onstot		Phone: (515) 981-9214
Meeting Location: Cumming City Hall 649 N 44th St Cumming, IA 50061				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals .				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	557,178	16,639	573,817
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	557,178	16,639	573,817
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	244,245	136,443	380,688
Other City Taxes	6	55,255	7,975	63,230
Licenses & Permits	7	0	73,840	73,840
Use of Money & Property	8	39,000	25,710	64,710
Intergovernmental	9	180,039	1,112,903	1,292,942
Charges for Service	10	88,000	141,002	229,002
Special Assessments	11	0	0	0
Miscellaneous	12	170,000	503,810	673,810
Other Financing Sources	13	0	1,500,000	1,500,000
Transfers In	14	404,000	0	404,000
Total Revenues & Other Sources	15	1,737,717	3,518,322	5,256,039
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	157,056	83,717	240,773
Public Works	17	85,550	475,768	561,318
Health and Social Services	18	0	0	0
Culture and Recreation	19	27,107	18,577	45,684
Community and Economic Development	20	193,000	250,695	443,695
General Government	21	212,572	37,840	250,412
Debt Service	22	316,720	0	316,720
Capital Projects	23	0	1,196,614	1,196,614
Total Government Activities Expenditures	24	992,005	2,063,211	3,055,216
Business Type/Enterprise	25	0	143,426	143,426
Total Gov Activities & Business Expenditures	26	992,005	2,206,637	3,198,642
Transfers Out	27	404,000	0	404,000
Total Expenditures/Transfers Out	28	1,396,005	2,206,637	3,602,642
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	341,712	1,311,685	1,653,397
Beginning Fund Balance July 1, 2024	30	692,720	88,584	781,304
Ending Fund Balance June 30, 2025	31	1,034,432	1,400,269	2,434,701
Explanation of Changes: Acquired a General Obligation loan for Capital Improvements. The increase in Intergovernmental is due to the Hy-Vee and Cumming Avenue Project, these funds are paid out after received during the project. The project has been completed. The increase in Miscellaneous is also due to the in and out nature of the Hy-Vee Project. The increase in expenditures for Public Works, Community and Economic Development, and Capital Project is from the Hy-Vee Project. Additional expense for Public Safety is for Fire/EMS Contract and Building Inspections.				

**CITY OF CUMMING, IOWA
RESOLUTION NO. 2025-23**

**A RESOLUTION APPROVING THE PLAT OF SURVEY FOR HY-VEE PARCEL H IN THE CITY
OF CUMMING, IOWA**

WHEREAS, Hy-Vee, Inc. has submitted a Plat of Survey for review and approval for a property described as **Parcel H**, located within the corporate limits of the City of Cumming, Iowa; and

WHEREAS, the Plat of Survey has been prepared in accordance with the requirements of the City of Cumming's subdivision regulations; and

WHEREAS, the City Engineer has reviewed the Plat of Survey and found it to be in conformance with applicable standards and requirements; and

WHEREAS, the City Council finds that approval of the Plat of Survey is in the best interest of the City and supports the orderly development of the community.

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

1. That the **Plat of Survey for Parcel H**, as submitted by Hy-Vee, Inc., is hereby approved.
2. That the Mayor and City Clerk are hereby authorized to sign the Plat of Survey and any related documents required for its recording with the Warren County Recorder's Office.
3. That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this 9th day of June, 2025.

Brent Highfill, Mayor

Attest: _____

Nichole Onstot, City Clerk/Finance Officer

PLAT OF SURVEY
OF
PARCEL 'H'
OF LOT 2, HY-VEE DISTRIBUTION CAMPUS PLAT I
5237 CUMMING AVENUE, CITY OF CUMMING, WARREN COUNTY, IOWA

INDEX LEGEND					
COUNTY:	WARREN				
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	7	TT	25	SE	SE
SUBDIVISION: HY-VEE DISTRIBUTION CAMPUS PLAT I					
LOT: 2					
CITY: CUMMING					
ASSOCIATED DOCUMENTS: (INST.# 2021-15634)					
PROPRIETOR (S): HY-VEE INC					
REQUESTED BY: HY-VEE INC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322					
RETURN TO: 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322					

ZONING:
P.U.D.

BULK REGULATIONS:

BULK REGULATIONS FOR LOT 2 SHALL MEET THE H-1 GENERAL INDUSTRIAL DISTRICT REGULATIONS, WITH THE EXCEPTION OF SETBACK REQUIREMENTS; SETBACKS FOR LOT 2 SHALL MEET THE C-1 HIGHWAY COMMERCIAL DISTRICT REGULATIONS.

PURPOSE OF SURVEY:

THIS PLAT IS INTENDED TO DIVIDE LOT 2, HY-VEE DISTRIBUTION CAMPUS PLAT I INTO TWO DEVELOPABLE LOTS.

GENERAL NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF THE FINAL PLAT RECORDING DATE.
- THE EXISTING 80' PUBLIC RIGHT-OF-WAY EASEMENT WAS ESTABLISHED FROM THE STATE HIGHWAY COMMISSION (SHC) SECONDARY ROAD SYSTEM PROJECT P-268-62. THE SHC PROJECT P-268-62 PETITION, GRANT OF RIGHT-OF-WAY AND WAIVER OF ASSESSMENT, AND THE WARREN COUNTY BOARD OF SUPERVISORS CONTRACT DOCUMENTS WERE FOUND ON FILE AT THE WARREN COUNTY ENGINEER'S OFFICE.

BASIS OF BEARINGS

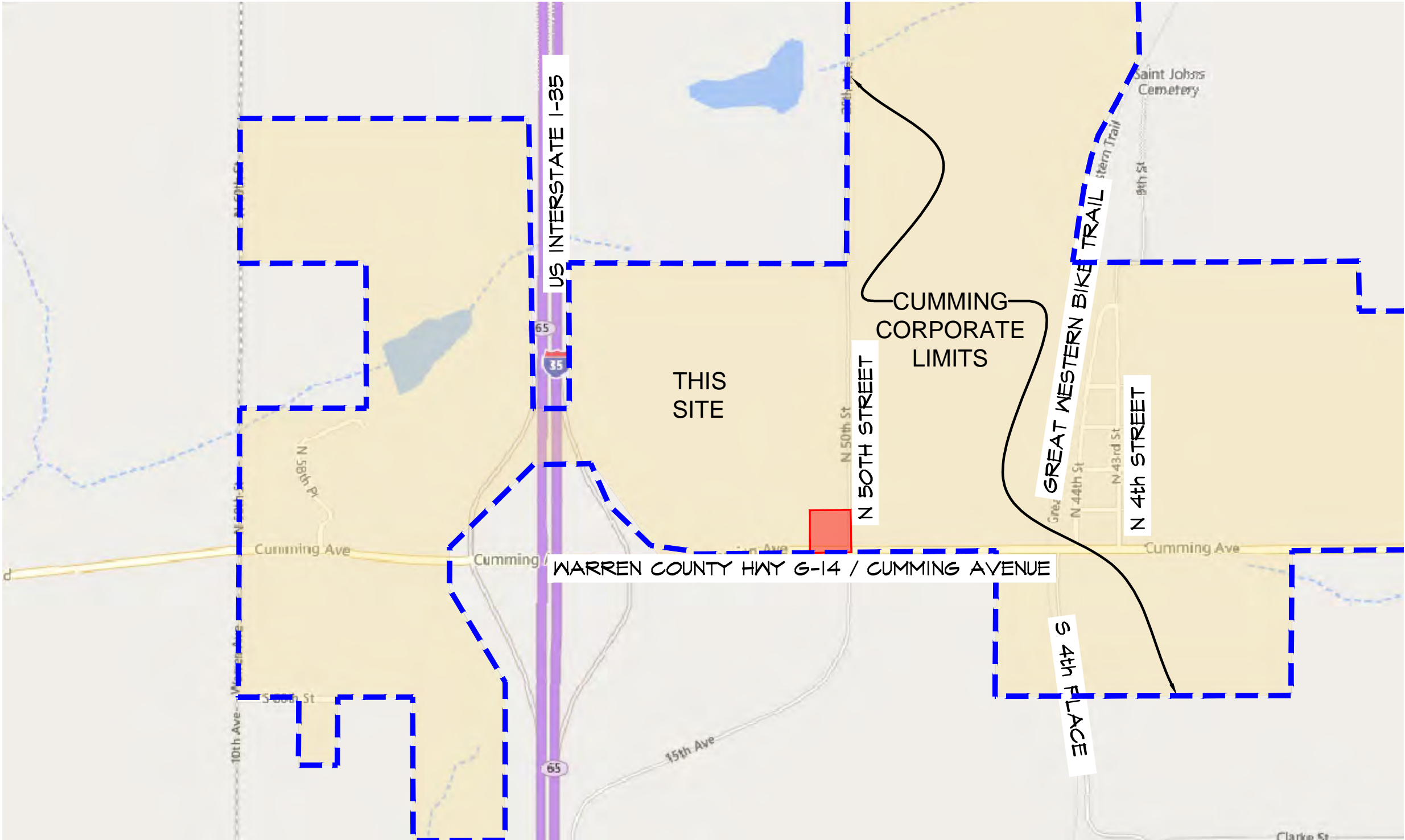
THE SOUTH LINE OF SE1/4 OF SECTION 07-TT-25 WAS MEASURED AS HAVING A BEARING OF S89°12'01"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

FLOOD ZONE DESIGNATION

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 1910C0107S WITH EFFECTIVE DATE OF NOVEMBER 16, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
CITY OF CUMMING	190946	0107	G
WARREN COUNTY	190912	0107	G

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMA-MAPSPECIALIST@RISKMAPCDS.COM



BOUNDARY CLOSURE REPORT:

NORTH: 540877.6545' EAST: 1566300.1125'

SEGMENT #1 : LINE
COURSE: 500°20'53"E LENGTH: 315.08'
NORTH: 540562.5803' EAST: 1566302.0265'

SEGMENT #2 : CURVE
LENGTH: 34.19' RADIUS: 25.00'
DELTA: 084°49'03" TANGENT: 24.42'
CHORD: 35.30' COURSE: S44°53'38"W
COURSE IN: S84°34'01"W COURSE OUT: S00°31'50"E
RP NORTH: 540562.4264' EAST: 1566277.0264'
END NORTH: 540531.4281' EAST: 1566277.2518'

SEGMENT #3 : LINE
COURSE: S84°28'10"W LENGTH: 156.71'
NORTH: 540535.4776' EAST: 1566120.5545'

SEGMENT #4 : LINE
COURSE: N85°34'47"W LENGTH: 64.56'
NORTH: 540541.2378' EAST: 1566051.1937'

SEGMENT #5 : LINE
COURSE: N00°20'53"W LENGTH: 334.10'
NORTH: 540875.3317' EAST: 1566049.1641'

SEGMENT #6 : LINE
COURSE: N84°12'01"E LENGTH: 250.95'
NORTH: 540877.6554' EAST: 1566300.1034'

PERIMETER: 1165.54' AREA: 84485.72 SQ. FT.
ERROR CLOSURE: 0.0041' COURSE:
N83°51'48"W ERROR NORTH: 0.00096' EAST: -0.009104'

PRECISION 1: 127694.34

LEGEND

---	PROPERTY BOUNDARY
---	PARCEL LINES
---	EXISTING LOT LINES
---	ORIGINAL LOT LINES
---	SECTION LINES
---	EASEMENT LINES
---	CENTER LINE
---	BUILDING SETBACK LINE
▲	FOUND SECTION CORNER
△	SET SECTION CORNER (5/8" I.R. W/BLUE CAP #10381 UNLESS OTHERWISE NOTED)
●	FOUND PROPERTY CORNER (5/8" I.R. W/BLUE CAP #10381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #10381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEEDED BEARING & DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
123	CITY ASSIGNED ADDRESS

DEVELOPER / APPLICANT:

HY-VEE INC
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CO: JEFF STEIN
PHONE: 515-267-2819
EMAIL: JSTEIN@HY-VEE.COM

PROPERTY OWNER:

HY-VEE INC
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CO: JEFF STEIN
PHONE: 515-267-2819
EMAIL: JSTEIN@HY-VEE.COM

PROPERTY ADDRESS:

5237 CUMMING AVENUE
CUMMING IA 50061

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION

A PARCEL OF LAND IN LOT 2, HY-VEE DISTRIBUTION CAMPUS PLAT I, AN OFFICIAL PLAT RECORDED AS INSTRUMENT #2021-15634 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF CUMMING, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 2, THENCE 500°20'53"E, 315.08 FEET ALONG THE EAST LINE OF SAID LOT 2 TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S44°53'38"W, AN ARC LENGTH OF 34.19 FEET ALONG SAID EAST LINE TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID LOT 2; THENCE S84°28'10"W, 156.71 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N85°34'47"W, 64.56 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST 250.95 FEET OF SAID LOT 2; THENCE N00°20'53"W, 334.10 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE N84°12'01"E, 250.95 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 1.95 ACRES MORE OR LESS.

LAND AREA

84,886 S.F.
1.95 ACRES

PROFESSIONAL LAND SURVEYOR NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
- MONUMENTS TO BE SET WITHIN 30 DAYS OF RECORDING DATE.
- IF THIS PLAT OF SURVEY INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

CERTIFICATION

PRELIMINARY	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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
	April 25, 2025 JEFFREY A. GADDIS, IOWA LICENSE NO. 6888 HY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
	SHEETS 1 - 2



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@ceclac.com



DATE:	April 25, 2025
DATE OF SURVEY:	...
DESIGNED BY:	JAG
DRAWN BY:	LJH

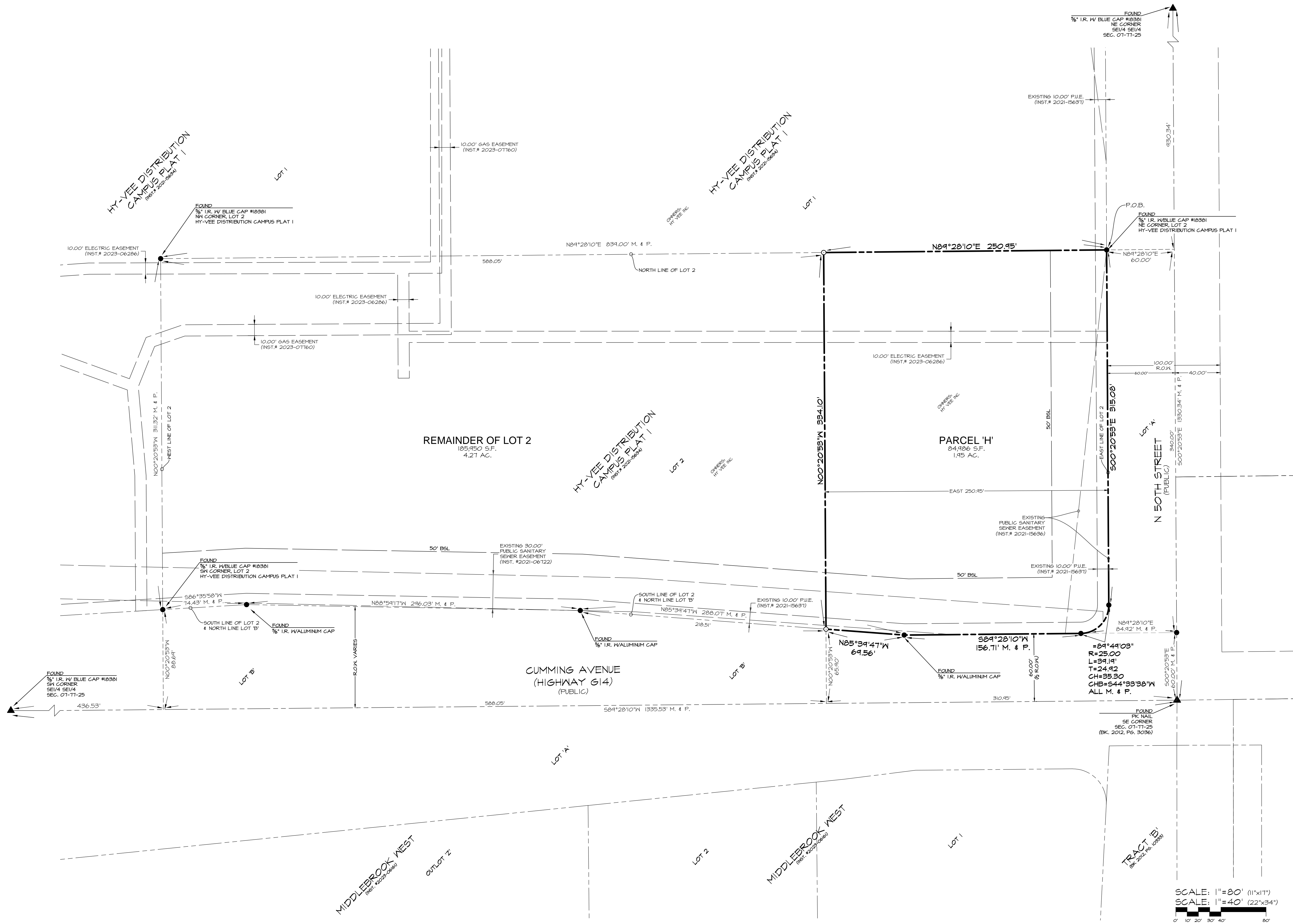
PRELIMINARY
PARCEL 'H' OF LOT 2
HY-VEE DISTRIBUTION CAMPUS PLAT I
5237 CUMMING AVENUE, CITY OF CUMMING, WARREN COUNTY, IOWA

COVER

SHEET

OF 2

E9410



PRELIMINARY

PARCEL 'H' OF LOT 2
HY-VEE DISTRIBUTION CAMPUS PLAT I
5237 CUMMING AVENUE, CITY OF CUMMING, WARREN COUNTY, IOWA
PLAT OF SURVEY

SHEET
2
OF 2
E4410

DATE: April 25, 2025
DATE OF SURVEY: JAG
DESIGNED BY: JAG
DRAWN BY: LH



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com

Resolution 2025-24
City of Cumming

**Resolution Approving Tax Increment Financing (TIF) Payment to GWC,
LLC**

WHEREAS, On September 28, 2020 by Resolution No. 2020-64, a development agreement (the Agreement) was approved between the City of Cumming and GWC, LLC (Owner); and

WHEREAS, the Agreement provides for certain annual payments of tax increment generated by the added value of development of the property; and

WHEREAS, the third payment of tax increment under the Agreement was certified with the Warren County December 1, 2024 for payment to the Owner on June 9, 2025; and

WHEREAS, the certification for the amount of \$158,923.45 was certified and the Tax Increment Financing was received in March 2025, and;

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

That the City of Cumming, Iowa, approves payment of \$158,923.45 to GWC, LLC from Tax Increment Financing.

Passed and approved this 9th day of June, 2025

Brent Highfill, Mayor

Attest: _____
Nichole Onstot, City Clerk/Finance
Officer

EXHIBIT C
DEVELOPER'S ESTIMATE WORKSHEET
COMPLETE ONE FOR EACH OPERATIVE PAYMENT PHASE
PAYMENT PHASE 1

- Is this the first worksheet for a new phase: Yes / **(No)**
- Contains the following described taxable parcels:

Parcel ID: 42100080860 (locally known as 4125 Cumming Ave)

- (1) Date of Preparation: October 1st, 2024.
- (2) Assessed Valuation of Property as of January 1, 2024:
\$ 644,900.
- (3) Base Taxable Valuation of Property:
\$ 229,300.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$ 415,600 (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$ 33.27660 per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$ 415,600 x \$ 27.69867 /1000 = \$ 11,511.57 (the "TIF Estimate")
- (7) TIF Estimate (\$ 11,511.57 x .50 (50%) = Developer's Estimate (\$ 5,755.78).

I, the undersigned hereby certify that the costs shown on the documents referred in the index above are legitimate costs reasonably incurred in the undertaking of the Infrastructure Project.

DILIGENT GWC, LLC

By:

Name:

Tim Portzen

Title:

VP, Diligent Development, Managing Member

Reviewed and accepted by the City of Cumming, Iowa this

11th

day of October 2024

By:

Rita Conner

City Administrator

Resolution 2023-25
City of Cumming

**Resolution Approving First Tax Increment Financing (TIF) Payment to
Middlebrook Development, LLC**

WHEREAS, On December 12, 2022, by Resolution No. 2022-75, a development agreement (the Agreement) was approved between the City of Cumming and Middlebrook Development, LLC (Owner); and

WHEREAS, the Agreement provides for certain annual payments of tax increment generated by the added value of development of the property; and

WHEREAS, the second payment of tax increment under the Agreement was certified with the Warren County December 1, 2024 for payment to the Owner on June 9, 2025 and

WHEREAS, the certification for the amount of \$5,755.78 was certified and the Tax Increment Financing was received in March 2025, and;

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

That the City of Cumming, Iowa, approves payment of \$5,755.78 to Middlebrook Development, LLC from Tax Increment Financing.

Passed and approved this 9th day of June, 2025

Brent Highfill, Mayor

Attest: _____
Nichole Onstot, City Clerk/Finance
Officer

Exhibit E
DEVELOPER'S ESTIMATE WORKSHEET

- (1) Date of Preparation: 9/9/2024
- (2) Assessed Taxable Valuation of Property as of January 1, 2024
\$18,705,400
- (3) Base Taxable Valuation of Property (determined as of January 1, 2020):
\$51,400
- (4) Residential Rollback for Taxes Paid FY 24-25
46.3430%
- (5) Incremental Taxable Valuation of Property (2 minus 3 multiplied by rollback %):
\$8,644,823 (the "TIF Value")
- (6) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate")
33.27660 per thousand of value.
- (7) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$8,644,823 X 27.69867 /1,000 =
\$239,450.11 (the "TIF Estimate")
- (8) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) =
\$237,660.31 (the "Available TIF Estimate")
- (9) Developer's Estimate =
X .6687 = \$237,660.31 (Available TIF Est.)
X .3313 = \$158,923.45 (Projected Pmt Amt)
X .3313 = \$78,736.86 (Est. LMI Amt)

I, the undersigned hereby certify that the costs shown on the documents referred in the index above are legitimate costs reasonably incurred in the undertaking of the Infrastructure Project.

DILIGENT GWC, LLC

By: 
Name: Tim Portzen
Title: VP, Diligent Development, Managing Member

Reviewed and accepted by the City of Cumming, Iowa this

11th day of October 2024,
By: Rita Conner
City Administrator

FREQUENTLY ASKED QUESTIONS OLD TOWN SANITARY

When will the project begin? Based on our current estimates for bid letting and awarding a contract, the project is slated to begin work by late summer/early fall 2025. As exact dates are known, they will be shared.

Where will the project start? We are planning to start work at N 43rd and Cumming Avenue, working north. Once 43rd is complete, we will complete 44th by working south to north with the last stage ending at City Hall.

How long will the project take? We are estimating two years based on the scope of the project, the work involved, and planned efforts to keep access for residents, businesses and visitors during the project.

What will my cost for the project be as a resident/business owner? City Council has determined that no costs will be passed on to the property owner for this project. The exception is converting appliances to natural gas service. See next question for more on this item.

Is natural gas service planned as part of this project? We are in the process of gathering estimated commercial gas loads for Mid- American Energy. This will allow Mid Am to evaluate service options and draw up plans for construction, with a separate contractor. The goal is to have the service done in tandem with the City's work. The City will pay the cost of 120' of service line to each property. We will have at least three plumbing contractors identified to work with residents on converting appliance/equipment orifices. The property owner would pay the cost of this plumbing work.

Will my driveway be impacted? For most properties, yes. Driveways will be replaced as part of the project.

Will I lose trees or landscaping? Some properties will lose trees that are located in the public road right of way (ROW). We are looking to offer new young trees to these owners. We are making every effort to work around landscaping, rocks, fences or other items in the ROW, but there are properties that will be asked to relocate or remove these items.

I have more questions and would like to meet with someone at my property to walk me through the plans at this stage. Can I do this? Yes!! Please contact City Hall at 515-981-9214 or Rita Conner at 515-988-2174 or rconner@cumming.iowa.gov. We will meet with you at a time that works best for your schedule.

PROPOSAL

DATE 06/05/2025

PROJECT 2024001997-003



TO Rita Conner, City Administrator (Cumming, IA)
CC Alex Schlader, PE, Project Manager (McClure)
Derick Anderson, PE, Market Leader (McClure)
Mary Olesberg, Staff Engineer (McClure)
FROM CJ Gross, PE, Project Manager (McClure)

SUBJECT Phase 2 Sanitary Sewer Study

Please inform CJ Gross, PE of any additions, corrections, or clarifications to these notes.

Background:

The City of Cumming (City) contracted McClure Engineering Company (McClure) to identify and outline land use areas necessary to complete a sanitary sewer study for the Phase 2 future development. The original study outlined the original plot of land currently within the City's limits (Old Town).

Purpose of Study:

The Phase 2 Sanitary Sewer Study is a planning study to look at the proposed growth of the City. Assessment of the sewersheds near the City's anticipated growth is important given the size of the community and the cost of local sanitary sewers and individual septic systems. The study will include investigating and recommending a sanitary sewer network comprised of gravity lines, force mains, and pump station locations.

Given the future Norwalk annexation south and east (see exhibits attached), there are fairly defined boundaries for the City's own expansion. The Sanitary Sewer Study must also take into consideration the limits proposed by neighboring communities like West Des Moines.

Study Area:

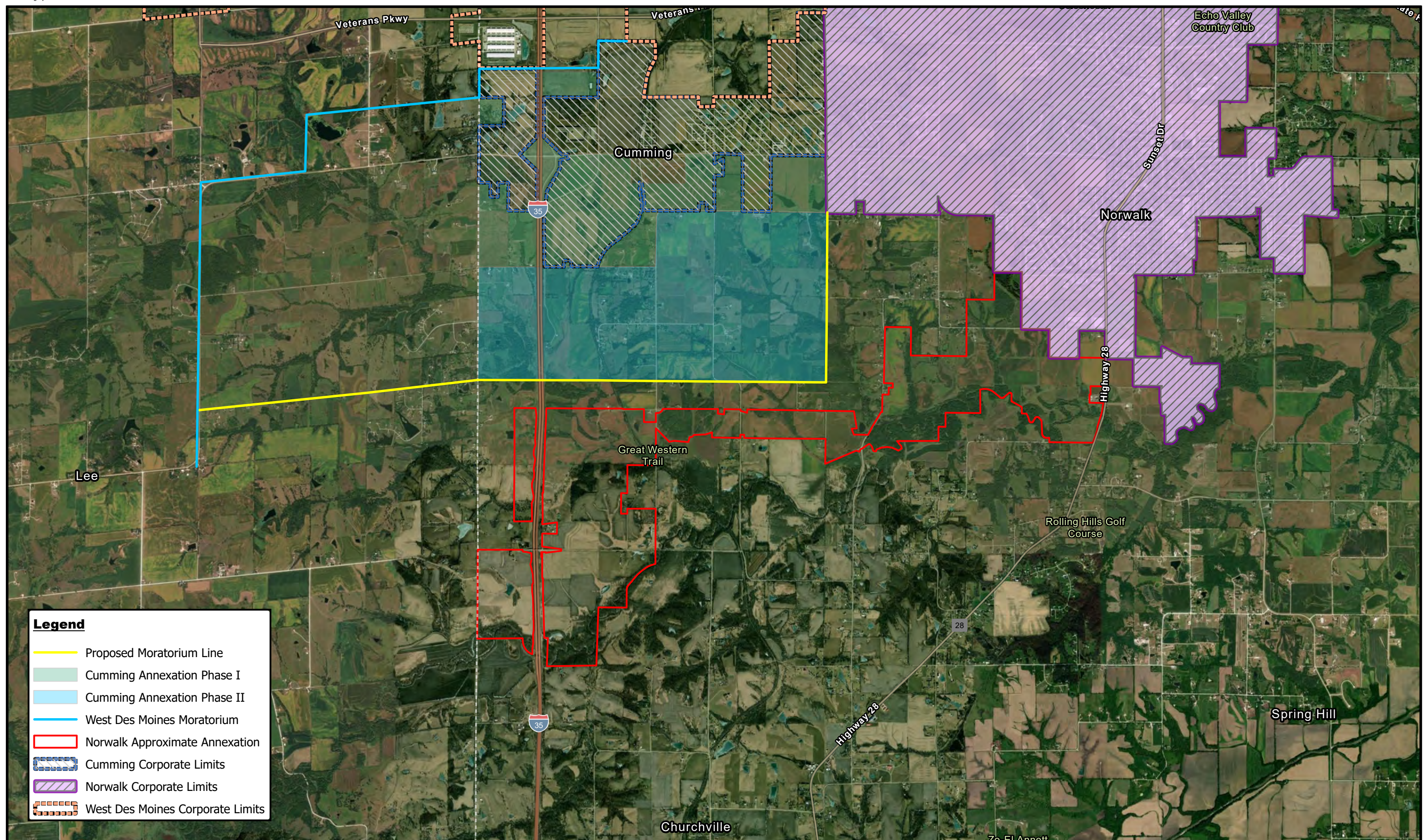
The study area is the new development areas relating to Phase 2 of the original Sanitary Study. This entails analysis of five (5) of the twenty (20) sewersheds identified in the attached exhibits

The study area boundaries are defined by the City of Cumming to the North, the City of Norwalk to the East, the Cumming Moratorium line to the South, and the Madison County line to the West.

Associated Fees:

Sanitary Sewer Study: \$67,120.00

Note: A formal task order will be prepared with detailed scoping items and fees if directed by Council decision.



Cumming Proposed Moratorium

Warren County, IA | 10/25/2024

0 2,000 4,000
Feet



PROPOSAL

DATE 06/05/2025

PROJECT 2024001997-004 (Task Order 004)



TO Rita Conner, City Administrator (Cumming, IA)

CC Alex Schlader, PE, Project Manager (McClure)

FROM Parker Just, PE, Project Manager (McClure)

SUBJECT Phase 1 Storm Water Drainage Study

Please inform Parker Just, PE of any additions, corrections, or clarifications to these notes.

Purpose of Study:

It is understood by the CONSULTANT that the City of Cumming wishes to commission a drainage study from just downstream of the Old Town redevelopment through the unnamed tributary and existing pond to approximately 30th Avenue downstream. The intent of this study is to inform land development practices in the area, determine how the area drains presently, and protect the City's and developers investments in the area. The CONSULTANT will be responsible for developing a drainage study documenting existing and proposed conditions.

1. Information Gathering – CONSULTANT to review current aerial photos, lidar, topographic survey, and existing development plans.
2. Hydraulic Modeling – CONSULTANT to develop a hydrologic and hydraulic model of the proposed study area in Infoworks ICM. The modeling will use collected inputs from the information gathering phase and local knowledge to calibrate the model. The modeling will first study existing conditions. Following this period, the modeling will be amended to reflect proposed land use and grading using best available data at the time of modeling, with the understanding that proposed topography may change as the land is developed.
3. Conceptual Inundation Mapping – CONSULTANT shall develop conceptual inundation mapping for up to the 500-year flood using Infoworks ICM and ArcGIS software. This mapping will be for information purposes only and will be used to inform future development in the area. This mapping will not replace any FEMA floodplains in the area nor will it be used to amend any FEMA maps.
4. Evaluation of Existing Stormwater Pond – the regional stormwater detention ponds for future development will be included as part of this study.
5. A hydraulic report will be developed depicting findings and mapping resulting from the hydraulic modeling.
6. The hydraulic report will discuss feasibility and funding recommendations for possible stormwater quality Best Management Practices in the area. The hydraulic report will also recommend stream or wetland mitigation practices, if needed. Finally, the hydraulic report will provide recommendations on Best Management Practices for the existing pond west of 30th Avenue.
7. This effort will create a list of future CIP projects and provide funding opportunities for projects in the vicinity of the drainage study.

This work does not include a no-rise certification or the documentation required to complete a Letter of Map Revision to alter the boundary of the effective FEMA map. Should these items be required, they may be added to the scope of the project at a later date. In addition, this fee does not cover stream or wetland delineation or mitigation services.

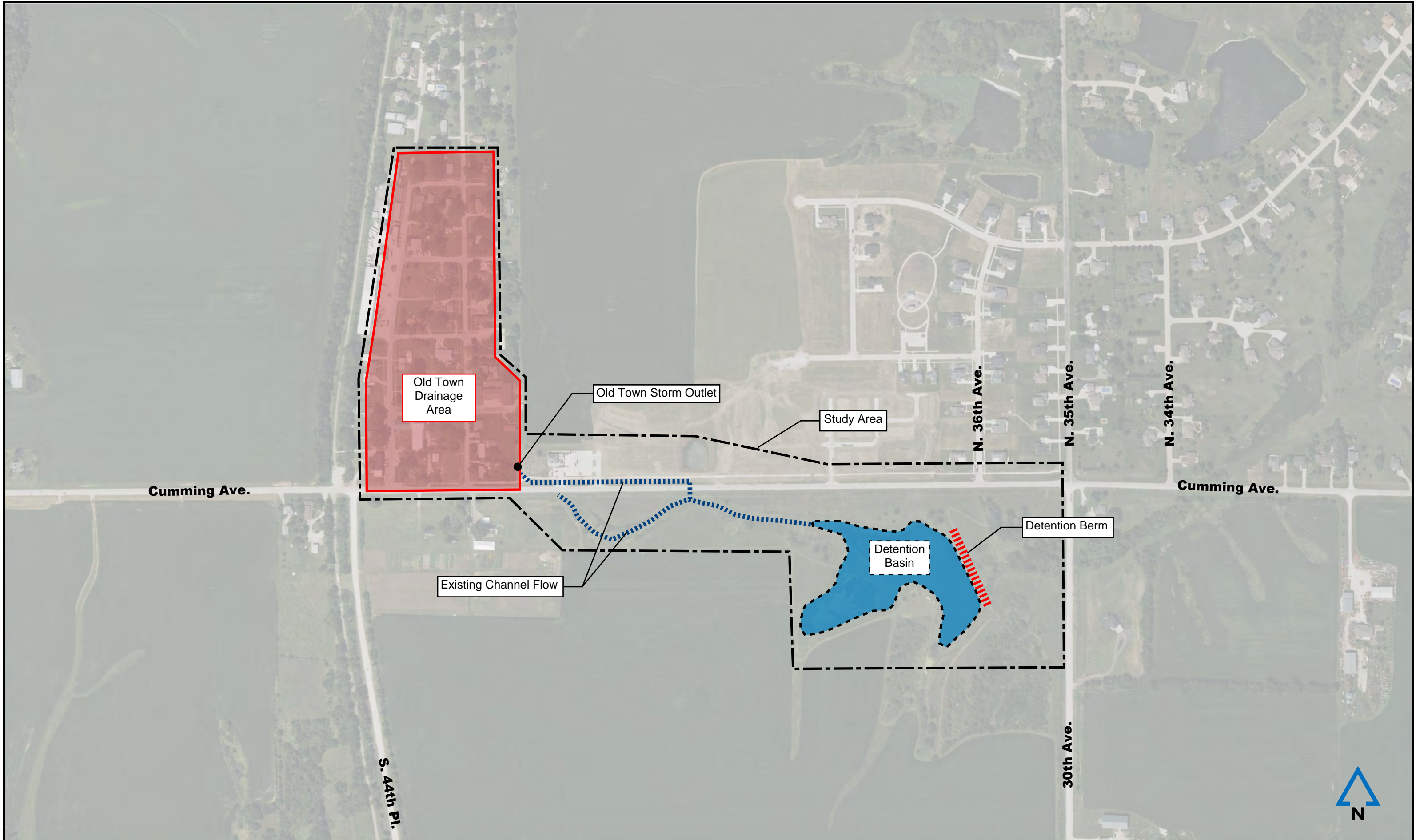
Study Area:

See attached exhibit

Associated Fees:

Topographic Survey:	\$11,200.00
Drainage Study:	\$15,000.00
Total:	\$26,200.00

Note: A formal task order will be prepared with detailed scoping items and fees if directed by Council decision.



PROPOSAL

DATE 06/05/2025

PROJECT 2024001997-002 (Task Order 002)



TO Rita Conner, City Administrator (Cumming, IA)

CC Alex Schlader, PE, Project Manager (McClure)

FROM Alex Schlader, PE, Project Manager (McClure)

SUBJECT Cumming Ave. Rehabilitation

Please inform Alex Schlader, PE of any additions, corrections, or clarifications to these notes.

Purpose of Project:

The City of Cumming has requested the proposal of the rehabilitation of Cumming Avenue from 15th Ave. to S. Orilla Rd. The proposed improvements include milling of the existing asphalt surface; 3-foot base widening to each side of existing roadway; hot mix asphalt (HMA) resurfacing; side road improvements; and pavement markings. The CONSULTANT will perform the following services to develop the plan documents required for bids.

1. Topographic Survey – the CONSULTANT will perform the topographic survey of the project limits to determine existing features of the roadway.
2. Preliminary and Final Design – the CONSULTANT will prepare the plans and specifications for the proposed improvements and will provide progress submittals at 30%, 95%, and Final design milestones. A cost estimate at each submittal stage will be included for project budgeting.
3. Geotechnical Investigations – the CONSULTANT will work with a subconsultant to take pavement core samples to determine the existing pavement depths and to provide recommendations of the proposed pavement design.
4. Bidding Services – the CONSULTANT will prepare all advertising, bidding, and contract documents to facilitate a locally let project.
5. Project Management and Coordination – the CONSULTANT will maintain communication between City staff, private utility companies, adjacent property owners and developers, subconsultants, and internal design staff to keep the project goals aligned.

This project will improve the pavement surface condition, provide a wider paved section for driver safety, and extend the life of the pavement. Traffic will be controlled by the use of pilot car and flaggers so that one lane of traffic will be maintained for the length of the project.

Excluded from this proposal are construction staking, construction administration, and on-site project representation. These services will be developed at the time of bidding.

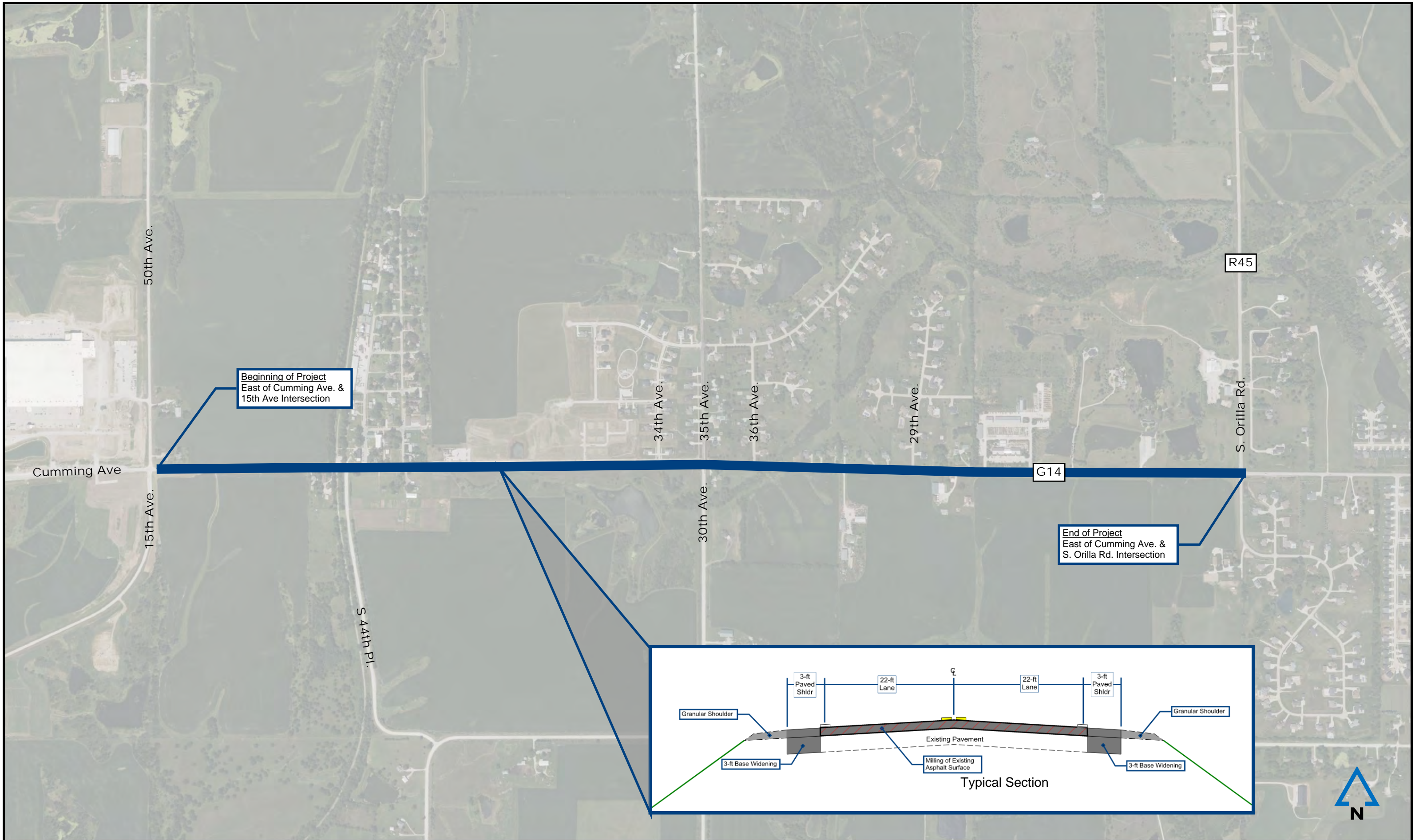
Study Area:

See attached exhibit

Associated Fees:

Preliminary Design:	\$24,000.00
Final Design:	\$28,000.00
Bidding Services:	\$7,000.00
Topographic Survey:	\$19,200.00
Project Management:	\$25,000.00
Geotech Services:	\$10,000.00
Total:	\$113,200.00

Note: A formal task order will be prepared with detailed scoping items and fees if directed by Council decision.



CUMMING AVE. (G14) REHABILITATION
IMPROVEMENT LIMITS