

**NOTICE OF REGULAR COUNCIL MEETING
CUMMING CITY COUNCIL
October 12, 2026 – 6:00 P.M.
Cumming City Hall, 649 N. 44th St. Cumming, IA**

ROLL CALL

APPROVAL OF AGENDA as presented and/or amended

PUBLIC HEARING

Vacate Middlebrook Mainstreet LiveWork Building Easement

PUBLIC COMMENT 5 minutes for items not on the current agenda. No action will be taken.

CONSENT ITEMS

- A. Minutes from September 28, 2026 Regular Meeting
- B. Payment of Bills
- C. Monthly Sheriff's Department Report
- D. Resolution 2026-51 Approving Vacation of Middlebrook Mainstreet Live-Work Easement
- E. Resolution 2026-52 Approving Assignment of Tax Increment Finance (TIF) by MB Main Investments, LLC to City State Bank
- F. Approving Getting' Slushed South of 35 LLC, Special Class "C" Retail Alcohol License for Holiday Sip & Shop event at Ted Lare November 21, 2026
- G. Approving Apres Bar Co LLC, Special Class "C" Retail Alcohol License for Plant Bingo event at Ted Lare October 14, 2026
- H. Approving Rooster's Coffee Alcohol License
- I. Approving Saturday, October 31 as Beggar's Night

BUSINESS ITEMS

- A. Resolution 2026-53 Middlebrook Cottages Final Plat
- B. Resolution 2026-54 Bluebird Dentistry Site Plan
- C. Resolution 2026-55 Great Western Crossing Planned Unit Development (PUD) Amendment
- D. Resolution 2026-56 Approving 2 Mile Plat of Survey for Warren County
- E. Resolution 2026-57 Pay Application #1 Old Town Reconstruction Project
- F. Motion to Approve Proposal from Speck USA for 2026 Road Surface Repairs

REPORTS:

- A. Mayor B. Council C. Attorney D. Engineer F. Deputy Clerk G. City Administrator/Interim City Clerk

ADJOURNMENT

UPCOMING ITEMS

Finalize Internet Upgrade and IT Hardware
Review ordinance amendment on residential pool covers
Set Public Hearing for Debt Fire/EMS
Annual Financial Report, Urban Renewal Report, TIF Certifications, Road Use
Public Hearing to Amend Chapter 99 Sanitary Sewer Use Charge System
Middlebrook Mainstreet Plat 2 Final Plat

The City of Cumming welcomes public participation. If unable to attend this meeting in person, online and phone participation are available at <https://teams.microsoft.com/meet/28501963544407?p=9GCdKwZlAy5dGyybox>

Meeting ID: 285 019 635 444 07 Passcode: vt3uN7Np

Council Communication: Council Meeting Items for October 12, 2026

SUBMITTED BY: Rita Conner, City Administrator/Interim City Clerk; Alex Schlader, PE, City Engineer and Nicole Pasutti, Deputy City Clerk

CONSENT

- E Resolution 2026-52 Approving Assignment of Tax Increment Finance (TIF) by MB Main Investments, LLC to City State Bank

MB Main Investments, LLC (Tim Portzen, Vice President, Diligent Development 1108 S. 44th Street Cumming, Iowa 50061) is in the process of selling Lot 3, Middlebrook Mainstreet Plat 1 to City State Bank. As part of the agreement between the parties, MB Main Investments, LLC is assigning Lot 3's portion of the tax increment financing (TIF) rebate in their development agreement with the City of Cumming, to City State Bank.

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2c1b5701-502f-4d76-810d-2f8186e49290>. The assignment is allowable under the development agreement terms, and the TIF rebate payments will continue to follow the original development agreement terms.

BUSINESS

- A. Resolution 2026-54 Middlebrook Cottages Final Plat

MB Cottages, LLC (Tim Portzen, Vice President, Diligent Development 1108 S. 44th Street Cumming, Iowa 50061) is presenting the final plat for the 30 Cottage units on new S. 45th Street. Public improvements have been completed and inspected and the Planning & Zoning Commission has reviewed and recommended approval to City Council.

- B. Resolution 2026-55 Bluebird Dentistry Site Plan

Dr. Sofia Iribarren (Westown Pediatric Dentistry, 4090 Westown Parkway, West Des Moines, Iowa 50266) is planning to open a pediatric dental practice on the north side of Cumming Avenue, near the Middlebrook Mercantile. The professional office building's site plan was reviewed by the Planning & Zoning Commission at their September 29 meeting, with approval recommended to City Council.

- C. Resolution 2026-56 Approving 2 Mile Plat of Survey for Warren County

Under Iowa Code, cities are asked to provide review for property divisions that are located within 2 miles of the city's existing corporate boundary, to assist with orderly planning and public infrastructure investments. The property is located west of Orilla Road/40th and south of Clarke Street and is presenting a boundary survey adjustment for Parcel B, approximately 5 acres. The current City of Cumming Comprehensive Plan has a future boundary of Orilla/40th and Clarke Street. The City of Norwalk will also review this plat of survey.

D. Resolution 2026-57 Pay Application #1 Old Town Reconstruction Project

S. M. Hentges (Joe Miller, Senior Project Manager and Estimator, 1920 NE 2nd Street, Bondurant, IA 50035) has submitted the first payment application in the amount of \$470,304.22 for the Old Town project. The payment consists of current approved work and stockpile advancement. McClure Engineering has reviewed the application for payment and recommends approval. Funding for the project is from the State of Iowa Revolving Loan Fund (SRF) for sanitary sewer, water and stormwater projects. Debt for the loan obtained by the City of Cumming will be serviced with tax increment (TIF) funds created from new taxable valuation from the HyVee Distribution Center.

E. Motion to Approve Proposal from Speck USA for 2026 Road Surface Repairs

Included with packet information is a proposal for road surface repairs and patching from Speck USA (Nic Lyon, Estimator, P.O. Box 21009 Des Moines, IA 50321). The total for the work is \$26,500 and includes pothole patching and pavement removal for Orilla Road, N 44th, N 35th and the north/south alley between N 43rd and N 44th.

CITY OF CUMMING
REGULAR COUNCIL MEETING

September 28, 2026

The regular City Council Meeting of the City of Cumming was held at Cumming City Hall, 649 N. 44th St. on Monday, September 28, 2026. The meeting was called to order at 6:00 P.M. by Mayor Pro Tem Charlie Ochanpaugh. Present at Roll Call: Kathie Hungerford, Martin Squier, Thomas Cackler, Larry “Dino” Goode Jr., and Charlie Ochanpaugh. Mayor Brent Highfill participated via Microsoft Teams. Motion by Cackler, second by Goode Jr., to approve the agenda. Approved 5-0.

Public Hearing – John White Family Trust Voluntary Annexation: Motion by Squier, second by Cackler, to open the public hearing at 6:01 P.M. No members of the public were present, and staff reported receiving no calls or comments regarding the public hearing. Motion by Goode Jr., second by Squier, to close the public hearing at 6:02 P.M.

Public Comment: No members of the public were present. City Administrator Conner reported that the City had received public comments regarding the closure of South 44th Place, as well as comments regarding recent rainfall and conditions associated with the Old Town Project.

Consent Items: City Administrator Conner explained that Resolution 2026-48 was included to reset the public hearing for October 12, 2026 because the previous hearing notice was not published in the newspaper. She noted that resetting the hearing would not delay finalization of the matter and is necessary to complete the required publication process. Motion by Hungerford, second by Cackler, to approve the Consent Agenda, including Minutes from the September 14, 2026 Regular Meeting, Payment of Bills, and Resolution 2026-48 Set Hearing for October 12, 2026 to Vacate Middlebrook Main Street Live-Work Easement. Approved 5-0.

11:43 AM
09/23/26

City of Cumming
Claims To Be Approved
September 21 - 30, 2026

Type	Date	Num	Name	Memo	Amount
Sep 21 - 30, 26					
Check	09/23/2026		Domain Listings	Annual Website Domain Fee	-219.00
Check	09/24/2026		Veenstra & Kimm Inc.	Invoice 41235-101 Building Inspection services for August 2026	-1,607.64
Check	09/24/2026		Delta Dental of Iowa	September 2026 Employee Dental Insurance	-44.76
Check	09/24/2026		N/Warren Town & C...	Public Hearing for Annexation-John W White Living Trust	-51.68
Check	09/24/2026		US Bank	Invoice 589926872 Copier Monthly Lease Payment	-204.55
Check	09/24/2026		Intuit	QuickBooks Enterprise Gold Year Subscription	-3,456.10
Check	09/24/2026		Combined Systems ...	Invoice 179925	-110.55
Check	09/24/2026		Centurylink	September ACH for internet	-310.72
Sep 21 - 30, 26					-6,005.00

Business Items

A.Resolution 2026-49 John White Family Trust Voluntary Annexation: City Administrator Conner advised that the annexation will be submitted to the City Development Board in October. Motion by Squier, second by Cackler, to approve Resolution 2026-49. Roll-call vote: Goode – Aye; Ochanpaugh – Abstain; Hungerford – Aye; Cackler – Aye; Squier – Aye. Approved 4-0, with one abstention.

B. Resolution 2026-50 South Central Iowa Landfill Comprehensive Plan Agreement: Council discussed the City’s obligations under the comprehensive plan, and questions regarding waste disposal and participation in the plan. City Administrator Conner advised that she would review the 28E agreement and follow up on Council’s questions. Motion by Hungerford, second by Cackler, to approve Resolution 2026-50. Roll-call vote: Cackler – Aye; Squier – Aye; Ochanpaugh – Aye; Hungerford – Aye; Goode – Aye. Approved 5-0.

C. Preventative Maintenance Agreement for City Hall HVAC – Central Iowa Mechanical: Motion by Cackler, second by Squier, to approve the agreement. Roll-call vote: Squier – Aye; Hungerford – Aye; Goode – Abstain; Ochanpaugh – Aye; Cackler – Aye. Approved 4-0, with one abstention.

Reports

A. Mayor: No report.

B. Council: Council Member Squier reported on an upcoming EMA meeting. Council Member Ochanpaugh discussed the September 29 Planning and Zoning Commission meeting and questions related to the Great Western Crossing PUD amendment. City Administrator Conner noted that the matter would return to Council on October 12 for further discussion.

C. Attorney: No report.

D. Engineer: The City Engineer reported that the Old Town Project experienced delays due to recent record-setting rainfall and that crews will resume work as conditions allow. Resident stormwater concerns were discussed, and staff is obtaining quotes for related maintenance items. The Middlebrook Cottages final plat and Bluebird pediatric dental site plan are scheduled for Planning and Zoning Commission review on September 29. Construction associated with Great Western Crossing is anticipated to begin this fall.

E. Deputy City Clerk: The Deputy City Clerk reported that the City will launch its TextMyGov program on September 29, 2026. An initial welcome text message will be sent to residents within the City's corporate boundaries using available contact information. Recipients who do not wish to receive City text alerts may opt out by replying "STOP." The City previously issued a press release on its website and Facebook page, and residents who do not receive the initial message may opt in to receive future City text alerts.

F. City Administrator/Interim City Clerk: City Administrator Conner reported that several potholes throughout the City need to be addressed and she is working on quotes. She also discussed garbage collection within the Old Town Project area. Conner noted that maintaining reliable weekly trash collection is a priority and that staff is working to finalize a plan. She also reported that several projects and development items are progressing and that staff will begin work on year-end reports.

Adjournment: Motion by Cackler, second by Hungerford, to adjourn the meeting at 6:31 P.M. Approved 5-0.

Charlie Ochanpaugh, Mayor Pro Tem

Rita Conner, City Administrator/Interim City Clerk

11:33 AM

10/08/26

City of Cumming
Claims To Be Approved
October 1 - 8, 2026

Type	Date	Num	Name	Memo	Amount
Oct 1 - 8, 26					
Check	10/08/2026		City of Des Moines WRA Payments	Invoice #146928 Year 2027	-6,186.70
Check	10/08/2026		Iowa One Call	Invoice 285533 Iowa One Call Location Services	-32.40
Check	10/08/2026		N/Warren Town & County News	Publication for Minutes 8/10/26 & 8/24/26	-353.60
Check	10/08/2026		Mid American Energy Company	Monthly Electric Services September 2026	-897.83
Check	10/08/2026		Combined Systems Technology	Invoice 180355, 180122	-125.00
Check	10/08/2026		Waste Connections	September 2026 Invoice 33918980	-4,478.02
Check	10/08/2026		Waste Solutions of Iowa	Portable Restroom City Hall Park	-121.00
Check	10/08/2026		ClerkBooks, Inc.	10 hours support	-1,050.00
Check	10/08/2026		Wellmark Blue Cross and Blue Shield	Health Insurance - October 2026	-1,053.84
Check	10/08/2026		Bonnie's Barricades, Inc.	Invoice 00029291	-420.00
Oct 1 - 8, 26					-14,718.39

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 September 2026. 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

Officers spent in excess of 34 hours in the City of Cumming for the month.

Officers patrolled in excess of 162 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@warrencountyia.org

**Respectfully,
Sheriff Joseph C. Carico**



WARREN COUNTY
OFFICE OF
SHERIFF JOSEPH CARICO

PHONE 515-961-1122
POST OFFICE BOX 337
INDIANOLA, IOWA 50125

test test test

Printed on October 5, 2026

CFS #	CFS Date/Time	Code	Address	City, State ZIP	Descriptions
2026-33396	09/26/26 11:38:21	ANIM	1350 COOLIDGE ST,	CUMMING, IA 50061	ANIMAL ALL BUT DOG
2026-32014	09/13/26 23:04:31	ANIM	5240 CUMMING AVE,	CUMMING, IA 50061	ANIMAL ALL BUT DOG
2026-32817	09/21/26 14:09:59	SUS	121 N 44TH ST,	CUMMING, IA 50061	SUSPICIOUS
2026-33725	09/29/26 09:02:17	THREAT	108 WINDMILL LOOP,	CUMMING, IA 50061	THREATS IN PERSON
2026-33743	09/29/26 11:32:03	ANIM	1350 COOLIDGE ST,	CUMMING, IA 50061	ANIMAL ALL BUT DOG
2026-30611	09/02/26 15:32:25	ACCPD	1108 S 44TH ST,	CUMMING, IA 50061	ACCIDENT
2026-32370	09/17/26 17:38:14	BPCHK	4200-4299 N	CUMMING, IA 50061	BUILDING/PARK
2026-32837	09/21/26 17:51:22	BPCHK	4200-4299 N	CUMMING, IA 50061	BUILDING/PARK
2026-33917	09/30/26 18:36:48	BPCHK	4200-4299 N	CUMMING, IA 50061	BUILDING/PARK
2026-33487	09/27/26 15:44:21	ALBUR	236 N 44TH ST,	CUMMING, IA 50061	ALARM BURGLARY
2026-30819	09/04/26 05:39:20	BPCHK	649 N 44TH ST,	CUMMING, IA 50061	BUILDING/PARK
2026-30817	09/04/26 04:28:32	TSTOP	44 / CUMMING AVE,	CUMMING, IA 50061	TRAFFIC STOP
2026-31963	09/13/26 04:20:15	BPCHK	649 N 44TH ST,	CUMMING, IA 50061	BUILDING/PARK
2026-32014	09/13/26 23:04:31	ANIM	5240 CUMMING AVE,	CUMMING, IA 50061	ANIMAL ALL BUT DOG
2026-32979	09/23/26 00:07:59	BPCHK	649 N 44TH ST,	CUMMING, IA 50061	BUILDING/PARK
2026-33107	09/24/26 02:55:04	BPCHK	649 N 44TH ST,	CUMMING, IA 50061	BUILDING/PARK
2026-33487	09/27/26 15:44:21	ALBUR	236 N 44TH ST,	CUMMING, IA 50061	ALARM BURGLARY
2026-33514	09/27/26 20:20:34	SUS	5240 CUMMING AVE,	CUMMING, IA 50061	SUSPICIOUS
2026-30953	09/05/26 00:31:02	BPCHK	649 N 44TH ST,	CUMMING, IA 50061	BUILDING/PARK
2026-32593	09/19/26 11:54:57	TSTOP	CUMMING AVE / N	CUMMING, IA 50061	TRAFFIC STOP
2026-33609	09/28/26 15:12:28	ANIM	1350 COOLIDGE ST,	CUMMING, IA 50061	ANIMAL ALL BUT DOG
2026-33827	09/29/26 23:36:21	ALBUR	5237 CUMMING AVE,	CUMMING, IA 50061	ALARM BURGLARY
2026-32805	09/21/26 11:57:30	WELF	TRIPOLI / 20TH AVE,	CUMMING, IA 50061	WELFARE CHECK
2026-32817	09/21/26 14:09:59	SUS	121 N 44TH ST,	CUMMING, IA 50061	SUSPICIOUS

Total Records: 24

RESOLUTION 2026-51
City of Cumming
APPROVING VACATION OF LIVE-WORK BUILDING EASEMENT

WHEREAS, the accompanying easement was approved as part of Lot 1, Middlebrook Mainstreet Plat 1 for public water main; and

WHEREAS, the easement was proposed for vacation and a public hearing set for October 12, 2026; and

WHEREAS, the public hearing has now been held and Council action is to approve the vacation of the easement.

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

That the City of Cumming, Iowa approves the vacation of the Middlebrook Live-Work Building easement.

PASSED AND APPROVED this 12th day of October 2026

Brent Highfill, Mayor

ATTEST:

Rita Conner, City Administrator /Interim City Clerk

22
Chg RR

Instrument #: 2024-07909
10/18/2024 03:30:25 PM Total Pages: 4
XE EASEMENTS
Recording Fee: \$ 22.00
Jordyn Hill, Recorder, Warren County Iowa



Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Ste 200, Des Moines, IA 50309
(515) 279-9059

Return to: City Clerk, City of Cumming, 649 N 44th Street, Cumming, IA 50061

Return To:

PUBLIC WATER MAIN EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, **MB MAIN INVESTMENTS, LLC**, an Iowa limited liability company ("Grantor"), owner of the Easement Area hereinafter described, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the **CITY OF CUMMING, IOWA**, a municipal corporation (the "City"), a permanent and perpetual water main easement (the "Easement") and right-of-way under, over, on, through, across and within the real estate legally described in **Exhibit "A"** (the "Easement Area"), for the purpose of the City locating and constructing water main facilities upon the Easement Area and thereafter to use, reconstruct, inspect, repair, replace, enlarge, improve, grade, maintain and service the water main improvements together with all necessary structures and appurtenances thereto under, over, on, through, across and within the Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **OBSTRUCTIONS PROHIBITED.** No fence, building, structure or other obstruction of any kind whatsoever shall be erected or permitted upon or within the Easement Area without obtaining the prior written consent of the City.
2. **CHANGE OF GRADE PROHIBITED.** No change of the grade, elevation or contour of any part of the Easement Area shall be permitted without obtaining the prior written consent of the City.
3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement as herein described, including but not limited to, the right to remove any unauthorized structures, obstructions and plantings placed or erected on the Easement Area, and the right to improve, repair, and maintain the Easement in whatever manner necessary and consistent with its purpose.



4. **PROPERTY TO BE RESTORED.** The City shall restore the Easement Area to substantially the same condition as prior to the time of entry or as agreed upon by the City and Grantor, provided, however, that the City's duty of restoration shall be limited to grading, seeding of grassy areas disturbed by the work, repavement if the Easement crosses a paved area such as a sidewalk or driveway and removal of all debris and equipment used by the City in connection with the work performed in the Easement Area. The City shall not be required to replace any other thing located or existing within the Easement Area including, but not limited to, landscaping, trees, shrubs, landscape elements, structures or underground water systems, nor shall the City be required to restore the Easement Area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration of the Easement Area.

5. **MAINTENANCE.** Grantor shall keep and preserve the Easement Area in good repair and condition at all times, and shall not plant nor permit to grow any trees or other vegetative growth which might reasonably be expected to obstruct or impair usage of the Easement. The City shall not be responsible whatsoever for any maintenance or upkeep of the land located within the Easement Area. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.

6. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold the City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, the owners of the property abutting the Easement Area, and the owners of property lying within the City.

8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns

Grantor does hereby covenant with the City that Grantor holds the said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and that Grantor covenants to warrant and defend the Easement Area against the lawful claims of all persons whomsoever.

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



Dated Oct 2nd, 2024.

MB MAIN INVESTMENTS, LLC,
an Iowa limited liability company
By: Diligent Development Group, LLC, its
Manager

By: 
Tim Portzen, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on Oct 2, 2024, by Tim Portzen as
Manager of Diligent Development Group, LLC, the Manager of MB Main Investments, LLC.

By: 
Notary Public





EXHIBIT "A"
PUBLIC WATER MAIN EASEMENT

A 15.00 feet wide Water Main Easement in Lot 1, Middlebrook Mainstreet, an Official Plat in the City of Cumming, Warren County, Iowa, that is centered on the following described line:

Commencing at the Northeast corner of Lot 1 of said plat thence S00°00'00"W, 100.78 feet along the East line of said Lot 1, to the Point of Beginning; thence S89°59'51"W, 20.00 feet to the Point of Terminus.

RESOLUTION 2026-52
City of Cumming

**APPROVING ASSIGNMENT OF TAX INCREMENT FINANCE (TIF) BY MB
INVESTMENTS, LLC TO CITY STATE BANK**

WHEREAS, MB Main Investments, LLC is in the process of selling Lot 3, Middlebrook Mainstreet Plat 1 to City State Bank; and

WHEREAS, as part of the agreement between the parties, MB Main Investments, LLC is assigning Lot 3's portion of the tax increment financing (TIF) rebate in their development agreement with the City of Cumming, to City State Bank.; and

WHEREAS, the assignment is allowable under the development agreement terms, and the TIF rebate payments will continue to follow the original development agreement terms.

BE IT THEREFORE RESOLVED:

The partial TIF assignment is hereby approved.

PASSED AND APPROVED this 12th day of October 2026.

Brent Highfill, Mayor

ATTEST:

Rita Conner, City Administrator/Interim City Clerk

**PARTIAL ASSIGNMENT OF ECONOMIC DEVELOPMENT TAX INCREMENT
PAYMENTS UNDER DEVELOPMENT AGREEMENT**

THIS PARTIAL ASSIGNMENT OF ECONOMIC DEVELOPMENT TAX INCREMENT PAYMENTS UNDER DEVELOPMENT AGREEMENT (this "Assignment") is dated September 30, 2026 (the "Effective Date") and made and entered into by and between **MB MAIN INVESTMENTS, LLC** ("Assignor") and **CITY STATE BANK** ("Assignee").

WHEREAS, Assignor is the Developer under that certain Development Agreement with the City of Cumming, Iowa (the "City") dated April 24, 2024 (as the same may be amended from time to time, the "Agreement") regarding the development of certain real property as defined in the Agreement and now known and legally described as Lots 1, 2, 3 and 4 of Middlebrook Mainstreet, an Official Plat in Cumming, Warren County, Iowa (the "Property"); and

WHEREAS, Assignor has transferred Lot 3 of the Property ("Lot 3") to Assignee and, in connection therewith, Assignor desires to assign to Assignee the economic development tax increment payments attributable to Lot 3 under Section B(1) of the Agreement (the "Lot 3 TIF Payments"); and

WHEREAS, the City has reviewed this Partial Assignment and acknowledges the assignment thereof.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Assignor does hereby assign, transfer, set over and deliver unto Assignee all of the Developer's interest, right and benefit in and to the Lot 3 TIF Payments. Such assignment is subject to any and all limitations to the Lot 3 TIF Payments, individually or with other economic development tax increment payments under the Agreement.

Assignee shall be solely responsible for the development of Lot 3 pursuant to the terms and conditions of the Agreement. Assignee shall be solely responsible for compliance with property tax payment obligations of the Agreement. Assignee shall cooperate with Assignor to complete the property tax payment certification requirements of the Agreement. Assignee's right and ability to receive the Lot 3 TIF Payments is contingent on the foregoing.

Assignor shall remain the Developer under the Agreement. Assignor shall, with the cooperation of Assignee, complete the property tax payment certification requirements of the Agreement and otherwise take the steps necessary to obtain the Lot 3 TIF Payments. Assignor shall deliver the Lot 3 TIF Payments to the Assignee within ten (10) days of receipt from the City. If Assignor fails to complete the property tax payment certification requirements of the Agreement or is otherwise in default under the terms of the Agreement, Assignee may perform such terms and conditions or make good such default in the Agreement and take all necessary steps to secure payment of the Lot 3 TIF Payments.

Neither Party may further amend, assign, assume, sell or otherwise transfer their interest in the Agreement without the prior written consent of the other party.

Except as set forth herein, the terms and conditions of the Agreement remain in full force and effect.

This Assignment shall be binding upon and inure to the benefit of the parties to this Assignment and their respective heirs, legal representatives, successors and assigns.

This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute a single instrument.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be duly executed and delivered as of the Effective Date.

ASSIGNOR:

MB MAIN INVESTMENTS, LLC

By: Diligent Development Group, LLC, its Manager

By: 
Tim Portzen, Manager

ASSIGNEE:

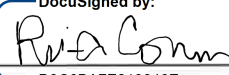
CITY STATE BANK

By: _____
Steve Albrecht, CEO

ACKNOWLEDGEMENT BY CITY OF CUMMING, IOWA

I, Rita Conner, City Administrator of the City of Cumming, Iowa, do hereby acknowledge the partial assignment of the Development Agreement as set forth in this Assignment on behalf of the City of Cumming, Iowa.

Signed this 8th day of October, 2026.

DocuSigned by:
By: 
Rita Conner, City Administrator

RESOLUTION 2026-53
City of Cumming
SET PUBLIC HEARING FOR CONSIDERATION OF ORDINANCE 2026-1
GREAT WESTERN CROSSING PLANNED UNIT DEVELOPMENT (PUD)
AMENDMENT

WHEREAS, City Council approved the original Great Western Crossing Planned Unit Development (PUD) plan in 2016; and

WHEREAS, the developer now plans to break ground on public improvements for Plats 6 & 7 after completing improvements and home construction on Plats 1-5 in the PUD plan; and

WHEREAS, the original PUD is now proposed for amendment to original Parcels 3-12 as shown on the accompanying map; and

WHEREAS, the Planning & Zoning Commission reviewed this request at a regular meeting on September 29th 2026 and recommended approval of the Great Western Crossing Planned Unit Development (PUD) Amendment; and

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

The City of Cumming, Iowa approves setting a public hearing for October 26, 2026 for the proposed Great Western Crossing Planned Unit Development (PUD) Amendment.

PASSED AND APPROVED this 12th day of October 2026

Brent Highfill, Mayor

ATTEST:

Rita Conner, City Administrator /Interim City Clerk

Ordinance 2026-1 City of Cumming

AN ORDINANCE AMENDING THE GREAT WESTERN CROSSING PUD TO PROVIDE FOR REDUCED REQUIREMENTS FOR BULK REGULATIONS IN SINGLE FAMILY DETACHED RESIDENTIAL AREAS

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

SECTION 1. PURPOSE. The purpose of this Ordinance is to amend Sub-Section and 5C.4 of the Cumming Ordinance 2016-04, as amended under Cumming Ordinances 2018-03 and 2021-06, which established the Great Western Crossing Planned Unit Development (PUD).

SECTION 2. AMENDMENT. Cumming Ordinance 2016-04 is amended by amending Sub-Section 5C.4 BULK REGULATIONS as indicated below by strike out and underlined below:

SUB-SECTION 5C. Parcels 3,4,5,6,7,8,9,10,11, and 12: Single-Family Detached Residential Lane Use.

4. Bulk Regulations: The following minimum lot size and setback requirements for principal permitted and accessory structures and buildings shall be observed in Parcels 3-12:

Parcel	<u>MINIMUM</u> Lot Area	<u>MINIMUM</u> Lot Width	<u>MINIMUM</u> Front (ROW) Setback	<u>MINIMUM</u> Rear Setback	<u>MINIMUM</u> Side Setback	Max # of Unit
3	7,800 sqft	65'	30' 25'	35'	8 each 13' total*	14 N/A
4	7,800 sqft	65'	30' 25'	35'	8 each 13' total*	25 N/A
5	8,400 sqft	70'	30' 25'	35'	8 each 13' total*	78 N/A
6	9,000 sqft	75'	30'	35'	8' each	18 per final plat
7	10,000 sqft	80'	35'	35'	10' each	27 per final plat
8	18,000 sqft	120'	50'	40'	12' each	11 per final plat
9	10,000 sqft 9,000 sqft	80' 75'	35' 25'	35'	8 each 13' total*	31 N/A
10	10,600 sqft 9,000 sqft	85' 75'	35' 25'	35'	8 each 13' total*	22 N/A
11	12,000 sqft 9,000 sqft	90' 75'	35' 25'	35'	8 each 13' total*	16 N/A
12	15,000 sqft 9,000 sqft	100' 75'	35' 25'	40' 35'	8 each 13' total*	22 N/A
* 13' total minimum sideyard setbacks with no less than 5' on one side.						

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in effect from an after its final passage, approval, and publication as provided by law.

Passed by the Council the ____ day of _____, 2026, and approved this ____th day of _____, 2026.

Brent Highfill, Mayor

ATTEST:

Rita Conner, City Administrator/Interim City Clerk

I certify that the foregoing was published as an Ordinance No. 2026-1 on the ____ day of _____ 2026.

Rita Conner, City Administrator/Interim City Clerk

EXHIBIT 'B' P.U.D. AMENDMENT GREAT WESTERN CROSSING

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.

LEGAL DESCRIPTION (DILIGENT)

(DILIGENT GWC)
PARCEL 'M' AND PARCEL 'N', OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 9567, CUMMING, WARREN COUNTY, IOWA.

SAID PARCEL CONTAINS 91.479 ACRES MORE OR LESS, OF WHICH 3.247 ACRES IS RIGHT-OF-WAY FOR HWY. 6-14 AND 1.731 ACRES IS RIGHT-OF-WAY FOR N. 35TH STREET.

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

AND
(REVEIZ)

THE EAST 907.32 FEET OF PARCEL 'P' AND PARCEL 'Q', OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 9567, CUMMING, WARREN COUNTY, IOWA.

SAID PARCEL CONTAINS 22.689 ACRES MORE OR LESS.

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

NOTES

1. PARK LAND SHALL BE DEDICATED TO THE CITY WITH PHASE 5.
2. ALL PHASES AFTER PHASE 1 SHALL BE DETERMINED AT THE TIME OF PLATTING BASED ON MARKET CONDITIONS AND ARE SUBJECT TO CHANGE. PHASING SHALL BE APPROVED WITH PRELIMINARY PLATTING.
3. AN 8' WIDE BIKE TRAIL SHALL BE CONSTRUCTED ALONG CUMMING AVENUE ADJOINING LOTS SHALL BE RESPONSIBLE FOR CONSTRUCTION.
4. DETENTION POND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHERE SUCH POND FALLS OR BY AN ESTABLISHED HOA.
5. STORM WATER MANAGEMENT SHALL MEET SUDAS AS ADOPTED BY THE CITY OF CUMMING.

LEGEND

- | | |
|--------|---|
| ▲ | PLAT BOUNDARY |
| ● | SECTION CORNER |
| ○ | FOUND CORNER, AS NOTED |
| ○ | SET CORNER 5/8" I.R. 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 |
| 3333 | ADDRESS |
| B.S.L. | BUILDING SETBACK LINE |
| M.O.E. | MINIMUM OPENING ELEVATION |
| M.P.E. | MINIMUM PROTECTION ELEVATION |
| N.R. | NOT RADIAL |
| --- | PARCEL BOUNDARY |

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) 224-1343

DATE: 6-8-2017
REVISIONS: 12-14-2017
1-4-2018
1-12-2018
1-23-2018

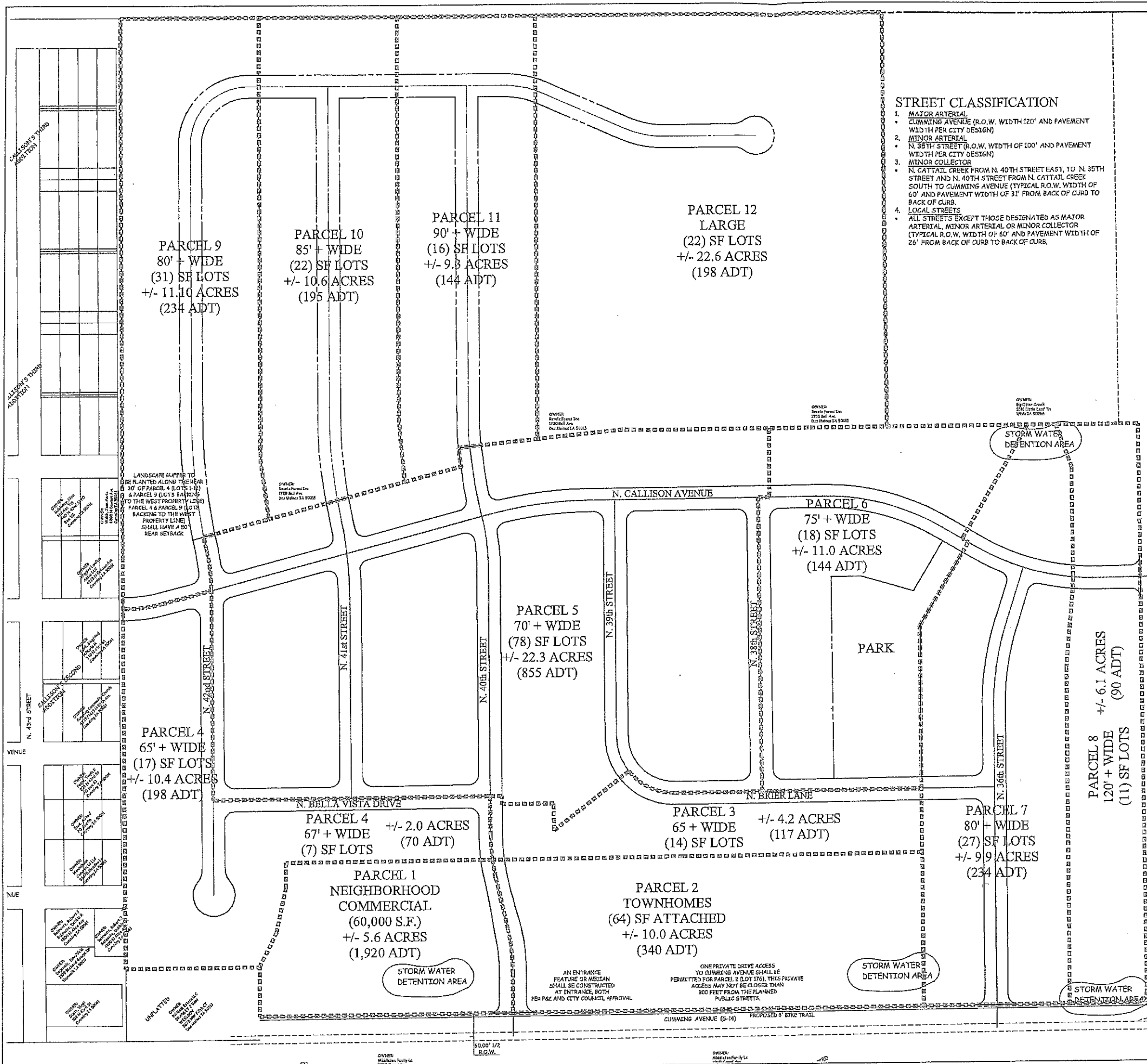
SCALE: 1"=120'

APPROVED: (XX-2003) INITIALS: XXX AS-BUILT: (XX-2003)
P.U.D. AMENDMENT
GREAT WESTERN CROSSING

JOB NUMBER
CC
1895
SHEET
1 OF 2

STREET CLASSIFICATION

1. MAJOR ARTERIAL
CUMMING AVENUE (R.O.W. WIDTH 120' AND PAVEMENT WIDTH PER CITY DESIGN)
2. MINOR ARTERIAL
N. 35TH STREET (R.O.W. WIDTH OF 100' AND PAVEMENT WIDTH PER CITY DESIGN)
3. MINOR COLLECTOR
N. CATTAIL CREEK FROM N. 40TH STREET EAST, TO N. 35TH STREET AND N. 40TH STREET FROM N. CATTAIL CREEK SOUTH TO CUMMING AVENUE (TYPICAL R.O.W. WIDTH OF 60' AND PAVEMENT WIDTH OF 31' FROM BACK OF CURB TO BACK OF CURB)
4. LOCAL STREETS
ALL STREETS EXCEPT THOSE DESIGNATED AS MAJOR ARTERIAL, MINOR ARTERIAL OR MINOR COLLECTOR (TYPICAL R.O.W. WIDTH OF 60' AND PAVEMENT WIDTH OF 26' FROM BACK OF CURB TO BACK OF CURB)



Special Class "C" Retail Alcohol License (BW) Application

Business Information

Name of Legal Entity: GETTIN' SLUSHED SOUTH OF 35 LLC

FEIN: XX-XXX9932

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 763448

Premises Information

Premises DBA: TED LARE

Premises Address: 2701 CUMMING AVE CUMMING IA 50061-9363

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 18-Nov-2026

Length of License Requested: 5 days

Endorsements

Local Authority: City of Cumming

Dramshop Company: FOUNDERS INSURANCE COMPANY

Ownership Information

Type	Name	Percentage
Individual	RASAVONG, HOLLY	100.00

Privileges Information

Privilege(s) Requested

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

we will be set up on the south side of the bldg

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: HOLLY RASAVONG

Phone Number: 5153211759

Email Address: luckywifewineslushies7@gmail.com

Address: 1610 TIMBER RIDGE DR NORWALK IA 50211-7517

Attestation Information

Attestation Name: HOLLY RASAVONG

Attestation Date: 28-Sep-2026

Class "C" Retail Alcohol License (LC) Application

Business Information

Name of Legal Entity: APRES BAR CO LLC

FEIN: XX-XXX5156

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 660528

Premises Information

Premises DBA: TED LARE

Premises Address: 2701 CUMMING AVE CUMMING IA 50061-9363

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Other

Other control description: Providing bar service for an event

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 10-Oct-2026

Length of License Requested: 5 days

Endorsements

Local Authority: City of Cumming

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	Percentage
Individual	HARRINGTON, JILLIAN	100.00

Privileges Information

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: JILLIAN HARRINGTON

Phone Number: (515) 789-0044

Email Address: admin@apresbarco.com

Address: 3408 CLARKE ST NORWALK IA 50211-9386

Attestation Information

Attestation Name: JILLIAN HARRINGTON

Attestation Date: 30-Sep-2026

Class "C" Retail Alcohol License (LC) Application

Business Information

Name of Legal Entity: ROOSTERS COFFEE LLC

FEIN: XX-XXX2720

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 0789396

Premises Information

Premises DBA: ROOSTERS COFFEE

Premises Address: 4301 CUMMING AVE CUMMING IA 50061

Premises Type: Coffee Shop

Number of Floors: 1

Control of Premises: Own

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 19-Oct-2026

Length of License Requested: 12 months

Endorsements

Local Authority: City of Cumming

Dramshop Company: FOUNDERS INSURANCE COMPANY

Ownership Information

Type	Name	Percentage
Individual	GREMLER, HALEY	99.00
Individual	GREMLER, MARK	1.00

Privileges Information

Privilege(s) Requested

Catering - Allows catering of alcoholic liquor, wine, beer, and wine coolers. Alcohol must be catered with food. Food and alcohol must be served without cost to the guests. No sales on- or off-premises sales. Only available for 12 month terms.

Living Quarters - Separates private living quarters from the licensed premises; protects licensee/permittee from warrantless searches of living quarters.

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Will have a patio for customers to sit out on

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: HALEY

Phone Number: (515) 333-2813

Email Address: haleygremler@gmail.com

Address: 4301 CUMMING AVE CUMMING IA 50061

Attestation Information

Attestation Name: HALEY GREMLER

Attestation Date: 05-Oct-2026

RESOLUTION 2026-54
City of Cumming
APPROVING MIDDLEBROOK COTTAGES FINAL PLAT

WHEREAS, the public improvement construction for the Middlebrook Cottages has been completed and inspected; and

WHEREAS, the Planning & Zoning Commission reviewed the Final Plat for the Middlebrook Cottages at their regular meeting on September 29th, 2026 and recommended approval; and

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

That the City of Cumming, Iowa approves the Final Plat for Middlebrook Cottages

PASSED AND APPROVED this 12th day of October 2026

Brent Highfill, Mayor

ATTEST:

Rita Conner, City Administrator /Interim City Clerk

GREAT WESTERN COTTAGES PLAT 1

FINAL PLAT

LOCATION: PT. PARCEL 'M' OF THE W1/2 SEC 17-77-25
CITY OF CUMMING, WARREN COUNTY, IOWA

PROPRIETOR: MB COTTAGES LLC
6150 VILLAGE VIEW DR STE 110
WEST DES MOINES, IOWA 50266

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

MB COTTAGES LLC
CONTACT: TIM PORTZEN
6150 VILLAGE VIEW DR STE 110
WEST DES MOINES, IOWA 50266
PH. (515) 309-0705

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

MIDDLEBROOK PUD:
ZONE 2: MIDDLEBROOK COMMERCIAL, HIGH INTENSITY
RESIDENTIAL, OR MEDIUM INTENSITY RESIDENTIAL

SETBACKS:

FRONT	= 10' MIN.
BUILD-TO-ZONE	= 10' - 25'
SIDE	= 0' MIN. BETWEEN UNITS, 5' EACH SIDE (10' TOTAL)

PARCEL 25-069 OF THE PLAT OF SURVEY RECORDED SEPTEMBER 26, 2025 AS INSTRUMENT NO. 2025-08191 BEING A PART OF PARCEL 'M' OF THE PLAT OF SURVEY RECORDED AS INSTRUMENT NO. 2020-01460 OF THE WEST HALF OF SECTION 17, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF CUMMING, WARREN COUNTY, IOWA, ALL RECORDED IN THE OFFICE OF THE RECORDER FOR WARREN COUNTY, IOWA.

THE PROPERTY CONTAINS 6.30 ACRES (274,611 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF CUMMING FOR PUBLIC RIGHT-OF-WAY.

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#29363 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ELECTRIC EASEMENT	E.E.	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

JULY 25, 2025

N 30TH STREET

CUMMING AVENUE / G14 HWY

S 44TH PLACE

15TH AVENUE

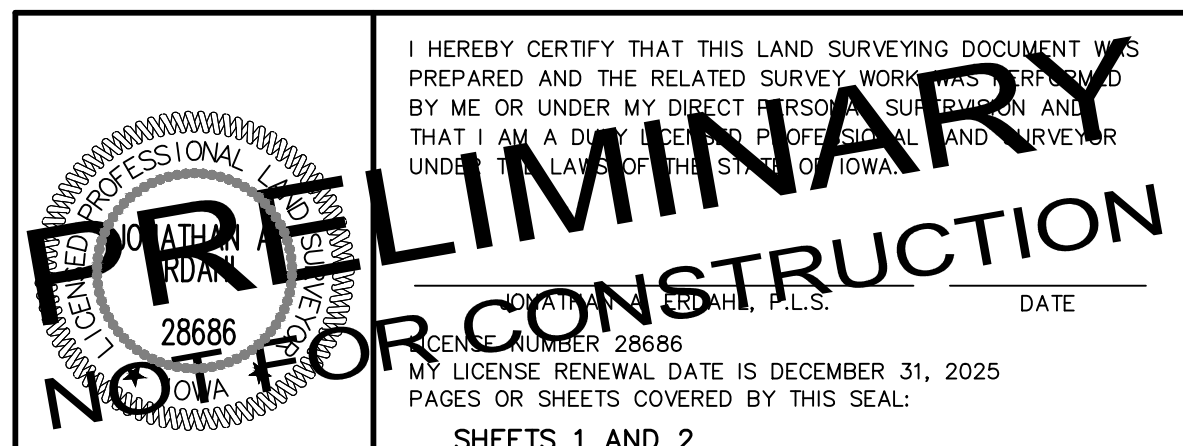
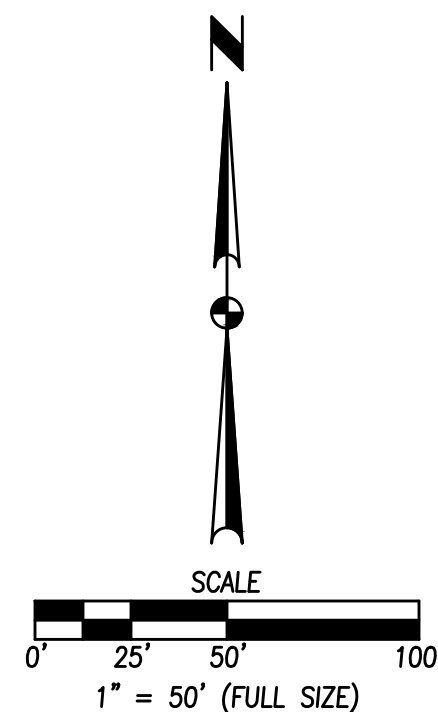
PROJECT LOCATION

N

CUMMING, IOWA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°01'23"	1131.00'	20.20'	S01°30'36"E	20.20'
C2	1°13'55"	1179.00'	25.35'	N01°36'52"W	25.35'
C3	1°37'01"	1179.00'	33.27'	N03°02'20"W	33.27'
C4	2°00'02"	1131.00'	39.49'	S03°01'19"E	39.49'
C5	1°39'46"	1179.00'	34.21'	N04°40'43"W	34.21'
C6	8°12'21"	1172.50'	167.92'	N05°06'05"W	167.78'
C7	8°12'21"	1155.00'	165.42'	S05°06'05"E	165.27'
C8	8°12'21"	1141.00'	163.41'	S05°06'05"E	163.27'
C9	2°13'27"	1131.00'	43.91'	S05°08'03"E	43.90'
C10	1°37'05"	1179.00'	33.29'	N06°19'09"W	33.29'
C11	2°00'45"	1131.00'	39.73'	S07°15'09"E	39.73'
C12	1°55'48"	1179.00'	39.71'	N08°05'35"W	39.71'
C13	0°56'43"	1131.00'	18.66'	S08°43'54"E	18.66'
C14	0°08'47"	1179.00'	3.01'	N09°07'52"W	3.01'
C15	2°23'17"	276.00'	11.50'	N08°00'37"W	11.50'
C16	5°09'11"	324.00'	29.14'	S06°37'39"E	29.13'
C17	9°01'52"	314.00'	49.49'	S04°41'19"E	49.44'
C18	9°01'52"	300.00'	47.29'	S04°41'19"E	47.24'
C19	9°01'52"	282.50'	44.53'	N04°41'19"W	44.48'
C20	6°38'35"	276.00'	32.00'	N03°29'41"W	31.98'
C21	3°52'41"	324.00'	21.93'	S02°06'43"E	21.93'
C22	0°41'55"	970.00'	11.83'	N00°31'20"W	11.83'
C23	3°03'46"	970.00'	51.85'	S01°42'16"E	51.85'
C24	3°35'16"	970.00'	60.74'	N05°01'47"W	60.73'
C25	1°57'53"	970.00'	33.26'	N07°48'22"W	33.26'
C26	0°24'57"	970.00'	7.04'	N08°59'47"W	7.04'
C27	1°02'17"	1030.00'	18.66'	N08°41'07"W	18.66'
C28	2°12'37"	1030.00'	39.73'	N07°03'40"W	39.73'
C29	1°38'13"	1030.00'	29.43'	N05°08'15"W	29.43'
C30	2°13'09"	1030.00'	39.89'	N03°12'34"W	39.89'
C31	1°06'05"	1030.00'	19.80'	N01°32'57"W	19.80'
C32	2°13'31"	3870.66'	150.34'	S03°57'47"E	150.33'
C33	2°21'51"	970.00'	40.02'	S02°03'13"E	40.02'

LINE	BEARING	LENGTH
L1	N89°00'05"E	125.00'
L2	N89°00'05"E	92.50'
L3	N00°59'55"W	105.31'
L4	S00°59'55"E	122.81'
L5	S00°59'55"E	100.31'
L6	N09°12'15"W	131.40'
L7	S09°12'15"E	131.40'
L8	S09°12'15"E	131.40'
L9	N00°10'23"W	20.19'
L10	S00°10'23"E	37.69'
L11	S00°10'23"E	52.69'
L12	N89°49'14"E	129.30'
L13	N89°49'14"E	136.13'
L14	N89°49'14"E	123.63'
L15	N00°10'46"W	47.50'
L16	S89°49'14"W	10.00'
L17	N89°49'14"E	184.16'
L18	N89°49'14"E	115.75'
L19	N89°49'14"E	145.98'
L20	N85°12'30"W	36.75'
L21	S68°43'25"E	42.35'
L22	S25°08'55"W	41.49'

[illegible]

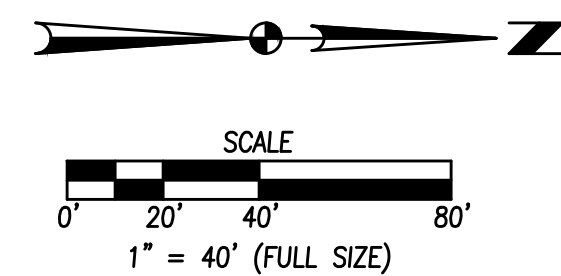
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



PLAT 1

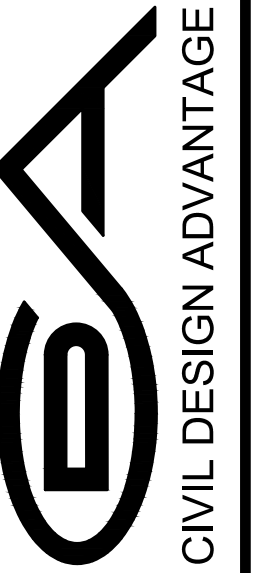
GREAT WESTERN COTTAGES PLAT 1
FINAL PLAT
2405.385
CUMMING, IOWA

FINAL PLAT



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

ENGINEER:	TECH:	REVIEW:
-----------	-------	---------

PLAT 1
CUMMING, IOWA

2 / 2
2405.385

GREAT WESTERN COTTAGES PLAT 1

FINAL PLAT

CUMMING, IOWA

FILE: H:\2024\2405385\DWG\2405385-FINAL PLAT.DWG
FILE DATE: 12/9/25 DATE PLOTTED: 12/10/2025 9:36 AM COMMENT:
PLOTTED BY: JON ERDAHL TECH: ENC:

RESOLUTION 2026-55
City of Cumming
APPROVING BLUEBIRD DENTISTRY SITE PLAN

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on September 29th, 2026; and

WHEREAS, the Commission recommended approval of the Site Plan for Bluebird Dentistry.

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

The City of Cumming, Iowa approves the Site Plan for Bluebird Dentistry

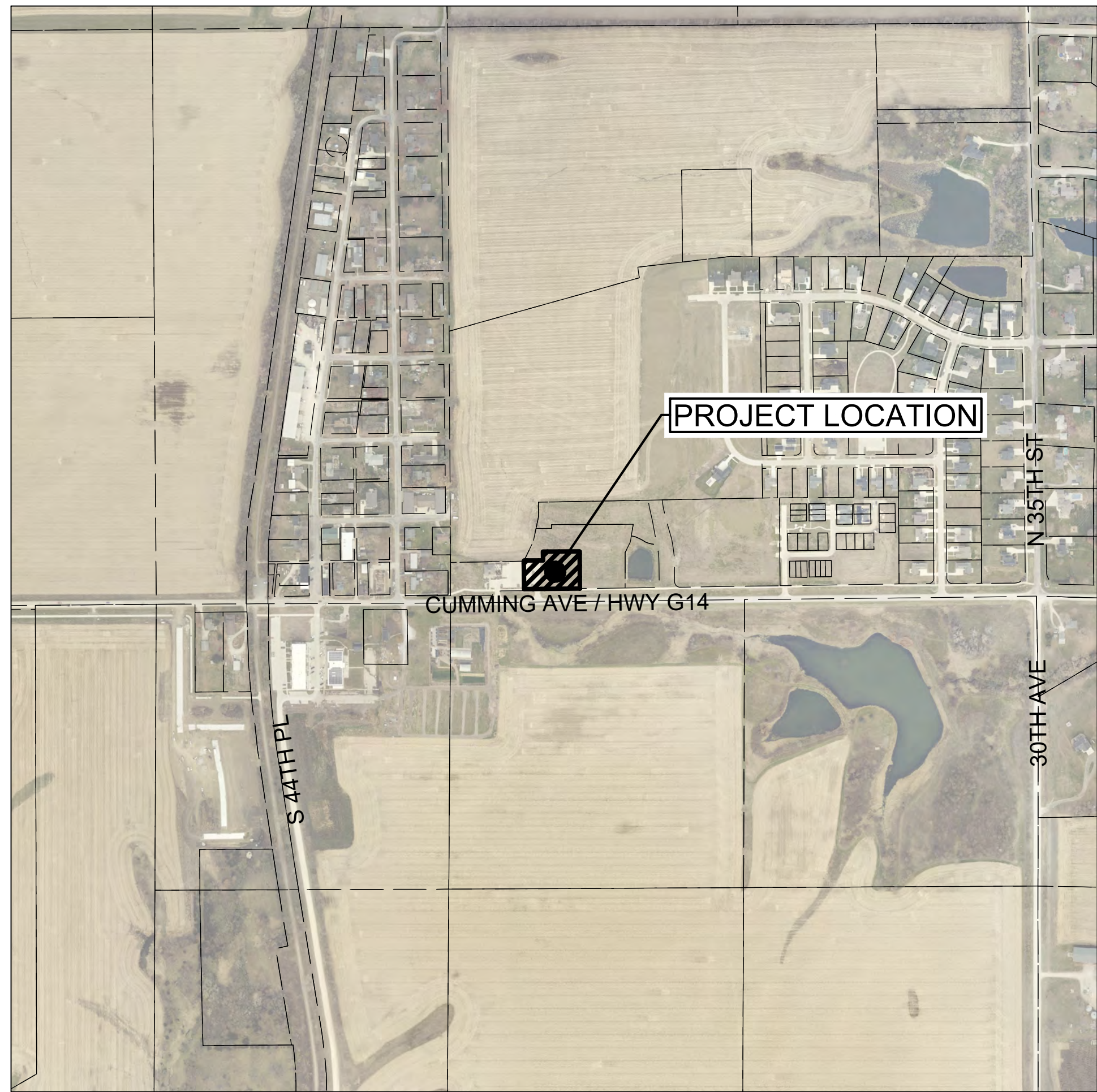
PASSED AND APPROVED this 12th day of October 2026

Brent Highfill, Mayor

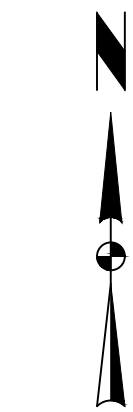
ATTEST:

Rita Conner, City Administrator /Interim City Clerk

SITE PLANS
FOR
BLUEBIRD PEDIATRIC DENTISTRY
GREAT WESTERN CROSSING COMMERCIAL, LOT 2
CUMMING, IOWA



VICINITY MAP



SCALE: 1" = 500'

APPLICANT

DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
CONTACT: KEN EDWARDS
PHONE: 515-208-6206

SHEET INDEX

- C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DIMENSION PLAN
C300 GRADING AND EROSION CONTROL PLAN
C400 UTILITY PLAN
C500 PLANTING PLAN

	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. Jason A. Ledden, P.E. _____ Date _____ License Number P24117 My License Renewal Date is December 31, 2026 Pages or sheets covered by this seal: C100-C400
	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa. Steven Seefeld, PLA _____ Date _____ License Number 712 Pages or sheets covered by this seal: C500

BLUEBIRD PEDIATRIC DENTISTRY

TITLE SHEET

CUMMING, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 126.0968.01

Sheet C100

3	BID SET	09-15-26	CMC
2	BID SET	09-03-26	CJH
1	UTILITY UPDATE	08-31-26	CJH
MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: JAL	Date: 08-21-2026	T-R-S: TTN-RRW-SS
Technician: CMC			

Project No: 126.0968.01

Sheet C100

FEATURES

FEATURES

Deciduous Tree \ Shrub

(*) Denotes the survey quality service level for utilities

UTILITY QUALITY SERVICE LEVELS

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

1. NOTIFY UTILITY PROVIDERS

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, CITY OF CUMMINGS PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONTRACTOR MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPEED TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF CUMMINGS, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENIGATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

LOT AREA: 40,511 SF (0.93 ACRES)

GREAT WESTERN CROSSING COMMERCIAL, LOT 2

AMENDED GREAT WESTERN CROSSING P.U.D.

MIN LOT AREA:	40,000 SF
MIN LOT WIDTH:	100 FT
FRONT YARD (PUBLIC STREET)	30 FT
SIDE YARD:	10 FT
REAR YARD (NORTH):	35 FT
SIDE YARD (WEST):	20 FT
MIN OPEN SPACE:	25%
MAX BUILDING HEIGHT:	35 FT

DENTAL CLINIC: 5 SPACES FOR EACH DENTIST
PLUS 1 PER EMPLOYEE
REQUIRED: 1 DENTIST AND 5 EMPLOYEES = 10 SPACES
PROVIDED: 25 PARKING SPACES (INCLUDES 2 HC)

PROPOSED BUILDING	= 3,752 SF
PROPOSED BUILDING HEIGHT	= 26'-3"

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552605663.

FO2-FIBER OPTIC

MEDIACOM
DAVE MEYERS
515-991-7388
DMEYERS2@MEDIACOMCC.COM

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100	N=7449501.11 E=18488404.93 Z=972.56 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED AT NORTH SIDE OF PARKING LOT IN GRASS MEDIAN, +30' WEST OF EAST EDGE OF CONCRETE. (AS SHOWN ON SURVEY)
CP101	N=7449353.18 E=18488413.29 Z=968.06 SET CUT "X" ON TOP CURB LOCATED ON WEST CURB OF EAST ENTRANCE, NORTH SIDE OF CUMMING AVENUE AT MID-RADIUS. (AS SHOWN ON SURVEY)
CP102	N=7449318.77 E=18488817.11 Z=962.51 SET MAG NAIL LOCATED ON SOUTH SIDE OF CUMMING AVENUE AT SE CORNER OF SITE, +35' NORTH OF POWER POLE. (AS SHOWN ON SURVEY)
CP103	N=7449594.84 E=18488831.23 Z=963.98 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED EAST OF SITE, +15' SOUTH OF SANITARY MANHOLE, NORTH SIDE OF CUMMING AVENUE. (AS SHOWN ON SURVEY)

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7449358- E=18488288- Z=971.15
TOP NUT ON HYDRANT LOCATED AT ADDRESS 4125
CUMMING AVENUE. (AS SHOWN ON SURVEY)

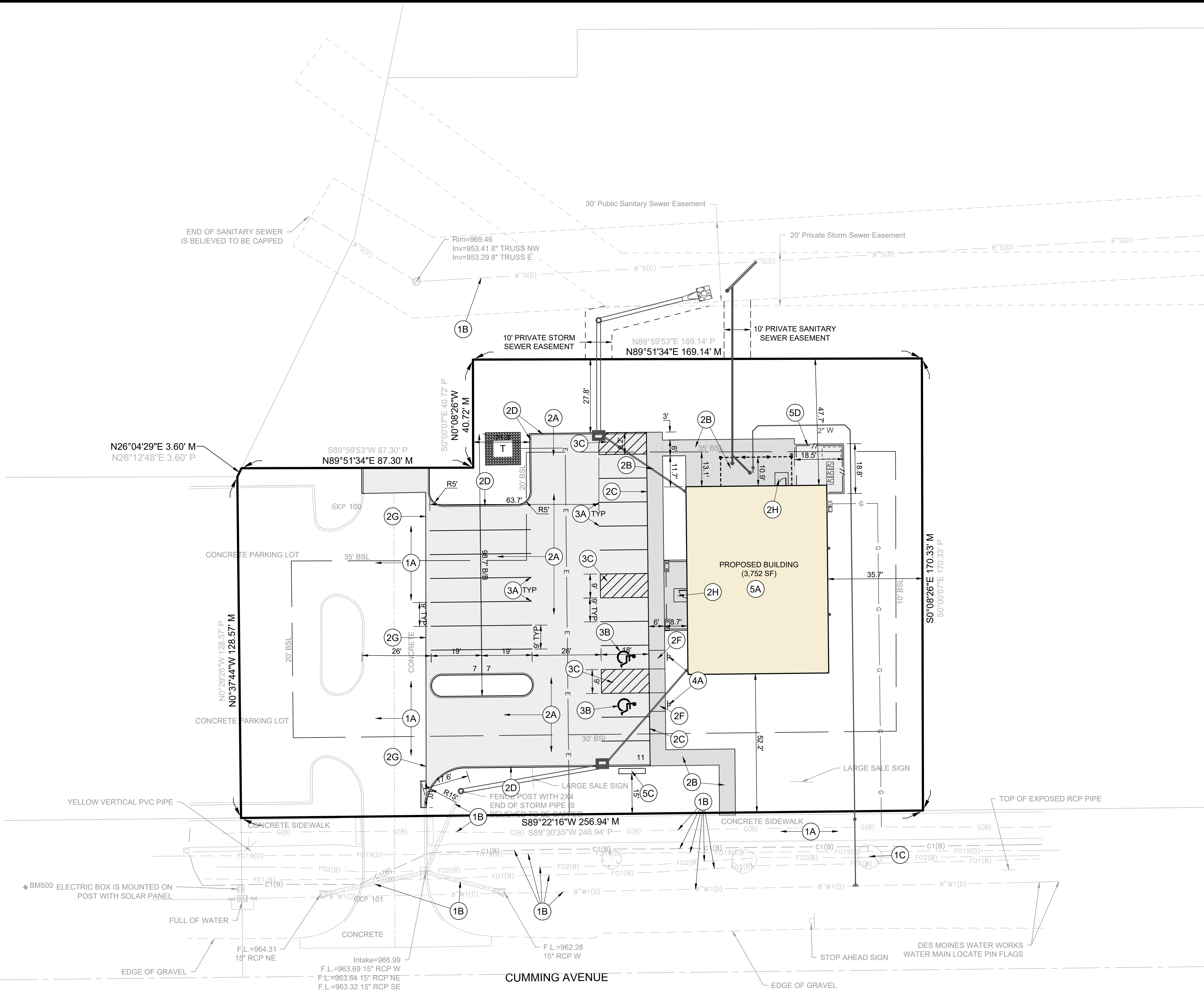
JULY 27, 2026

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. **CODE COMPLIANCE:** THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
 2. **DAMAGE CLAIMS:** THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DAMAGE WHICH COMES FROM ANY PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. POLLUTION PREVENTION PLAN**
1. THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH POLLUTION CONTROL AND PREVENTION REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

- a. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- c. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- e. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- f. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- g. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIAL STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY MUST BE COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON SITE.

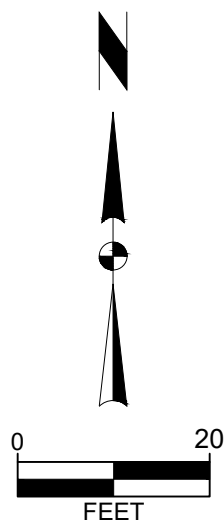
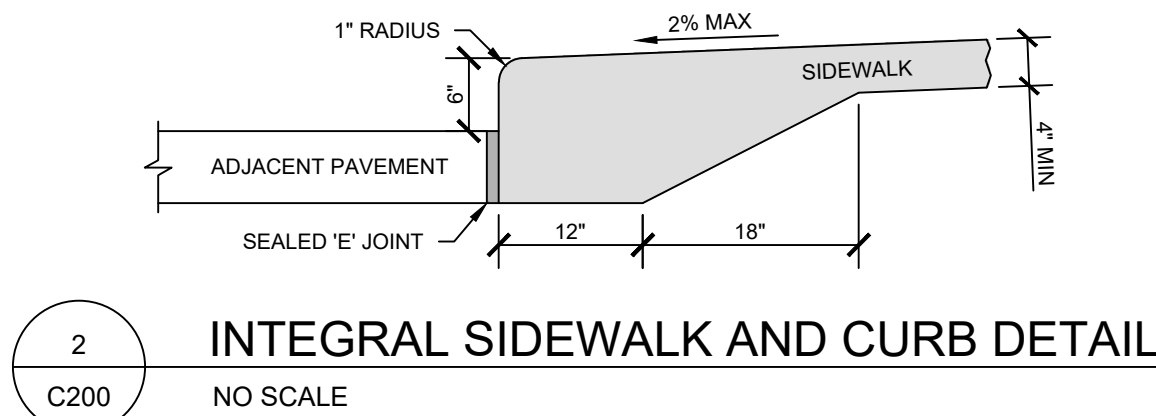
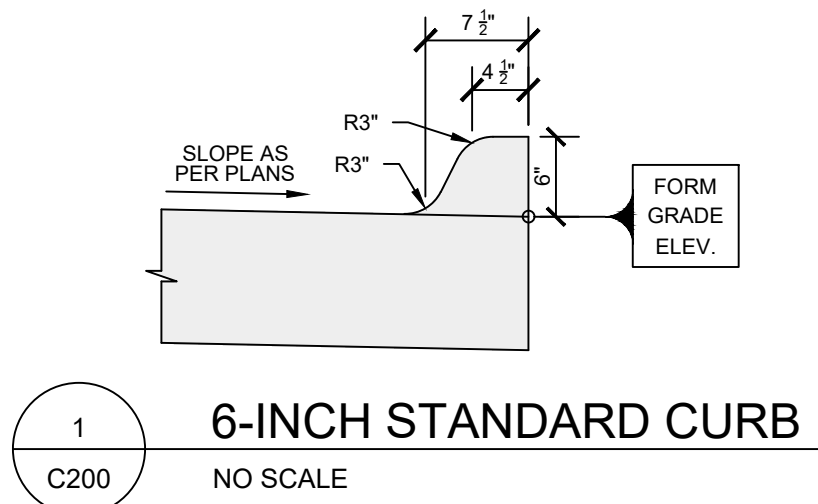
I:\Projects\2025\126.0968.01\CADD\SPR2 - 260968.dwg CHALL. DIMENSION PLAN, 2025/09/15, 5:17 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



- ### DIMENSION PLAN CONSTRUCTION NOTES
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - TREE.
 - PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 6" DEPTH PCC DRIVE AND PARKING ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 5" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 5" DEPTH PCC INTEGRAL SIDEWALK AND CURB ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. SEE DETAIL ON THIS SHEET.
 - 6" HEIGHT STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - NO CURB.
 - 7' PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
 - CONNECT TO EXISTING PAVEMENT WITH RT JOINT.
 - PCC STOOP. REFER TO STRUCTURAL PLANS FOR DETAILS.
 - TAPER CURB.
 - PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - SITE AMENITIES:
 - PROPOSED BUILDING - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - BUILDING COLUMN AND OVERHANG. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - MONUMENT SIGN.
 - 6' H TRASH SCREEN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 6" PCC PAVEMENT



BLUEBIRD PEDIATRIC DENTISTRY

DIMENSION PLAN

CUMMING, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 126.0968.01

Sheet C200

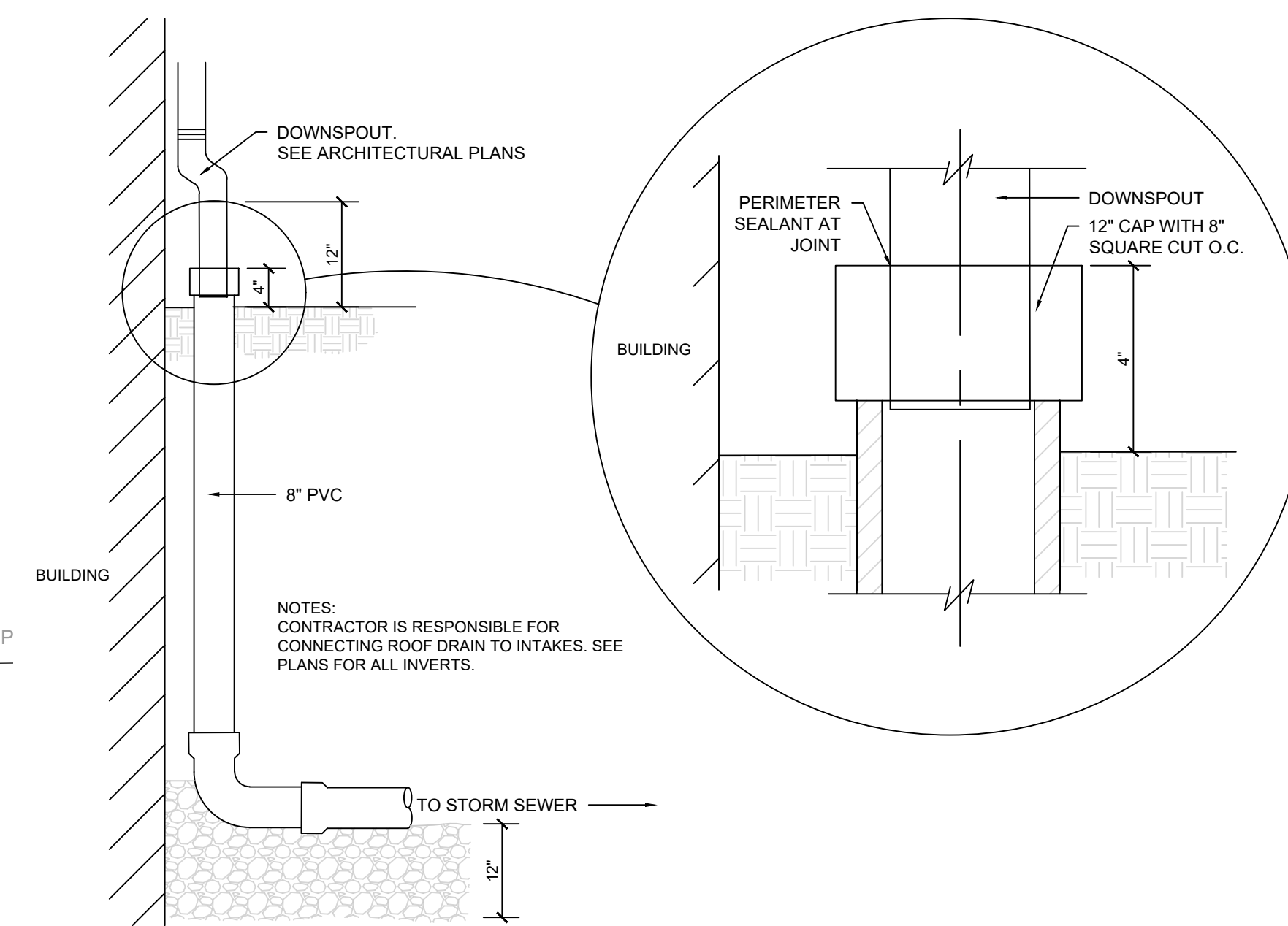
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C200

Project No: 126.0968.01

Engineer: JAL
Checked By: JAL
Date: 08-21-2026
T-R-S: TTN-RRW-SS

BID SET	DATE	BY
BID SET	09-15-26	CMC
UTILITY UPDATE	09-03-26	CJH
REVISION	08-31-26	CJH



1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
2. SANITARY SEWER SERVICE, PROVIDE AND INSTALL THE FOLLOWING:
 - A. CONNECTION TO EXISTING SANITARY SEWER W/ 1:1 RISER AS NECESSARY. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. 4" PVC SANITARY SEWER SERVICE LINE AT MINIMUM 2.00% SLOPE (1/4" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY AT SERVICE CONNECTION TO MATCH INVERT AT CLEANOUT.
 - C. COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - D. SANITARY SEWER CLEAN-OUT.
3. WATER SERVICE FROM DES MOINES WATER WORKS, PROVIDE THE FOLLOWING AS PER DES MOINES WATER WORKS REQUIREMENTS AND GUIDELINES:
 - A. CONNECTION TO EXISTING WATER MAIN UTILIZING 8" X 2" TAPPING SADDLE WITH CORPORATION. STOP BOX TO BE INSTALLED 1'-6" WITHIN ROW.
 - B. 2" COPPER WATER SERVICE LINE.
 - C. CURB STOP.
 - D. 45° BEND.
 - E. COORDINATE THE EXACT LOCATION AND DEPTH WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - F. PROTECT, SUPPORT, AND SHORE WATER MAIN AT ALL UTILITY CROSSINGS.
4. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
5. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN.
 - A. CONNECT ROOF DRAINS TO STORM SEWER AT 2% SLOPE. CONTRACTOR TO COORDINATE LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS.
 - B. CONNECT TO EXISTING PIPE W/ DISSIMILAR PIPE ADAPTER.
 - C. PLACE SPLASH GUARD BLOCK AT DOWN SPOUT LOCATION TO OUTLET ON GRADE. COORDINATE W/ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
6. SITE ELECTRICAL. COORDINATE W/ MID-AMERICAN PRIOR TO CONSTRUCTION.
 - A. TRANSFORMER W/CONCRETE PAD AND ROCK MOAT PER MID-AMERICAN SPECIFICATIONS.
 - B. PRIMARY ELECTRICAL CONDUIT. VERIFY LOCATION WITH MID-AMERICAN PRIOR TO CONSTRUCTION.
 - C. ELECTRIC METER.
 - D. GAS METER.
 - E. AC UNITS.
 - F. FUTURE GENERATOR LOCATION.

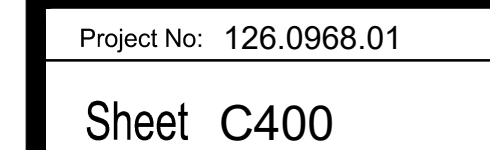
BLUEBIRD PEDIATRIC DENTISTRY

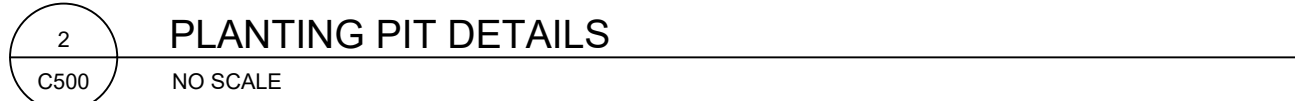
UTILITY PLAN

CUMMING, IOWA

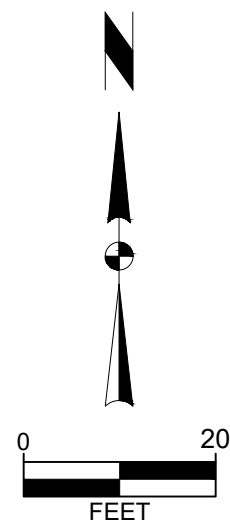
SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com





CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
GS	4	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QW	4	Quercus x warei 'Long'	Regal Prince® Oak	1.5" Cal.	B&B
ORNAMENTAL TREES					
AG	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
HL	5	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Panicle Hydrangea	3 GAL	
IG	15	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	3 GAL	
SM	2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 GAL	
PERENNIALS					
CK	21	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL	
EP	15	Echinacea purpurea	Coneflower	1 GAL	
LS	15	Leucanthemum x superbum	Shasta Daisy	1 GAL	
RG	15	Rudbeckia fulgida sultivantii 'Goldsturm'	Goldsturm Coneflower	1 GAL	
SA	10	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 GAL	

Sheet C500

Project No: 126.0968.01		Sheet C500	
MARK	REVISION	DATE	BY
3	BID SET	09-15-26	CMC
2	BID SET	09-03-26	CJH
1	UTILITY UPDATE	08-31-26	CJH
Engineer: JAL	Checked By: JAL		
Technician: CMC	Date: 08-21-2026	T-R-S: TTN-RRW-SS	

ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

RESOLUTION NO. 2026-56

**A RESOLUTION APPROVING BROWN PLAT OF SURVEY (UNINCORPORATED
WARREN COUNTY 2 MILE REVIEW)**

WHEREAS, David Brown has submitted a Plat of Survey for review and approval for a property described as **xxxxx**, 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 Plat of Survey is found 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**, as submitted by David Brown, 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 12th day of October, 2026.

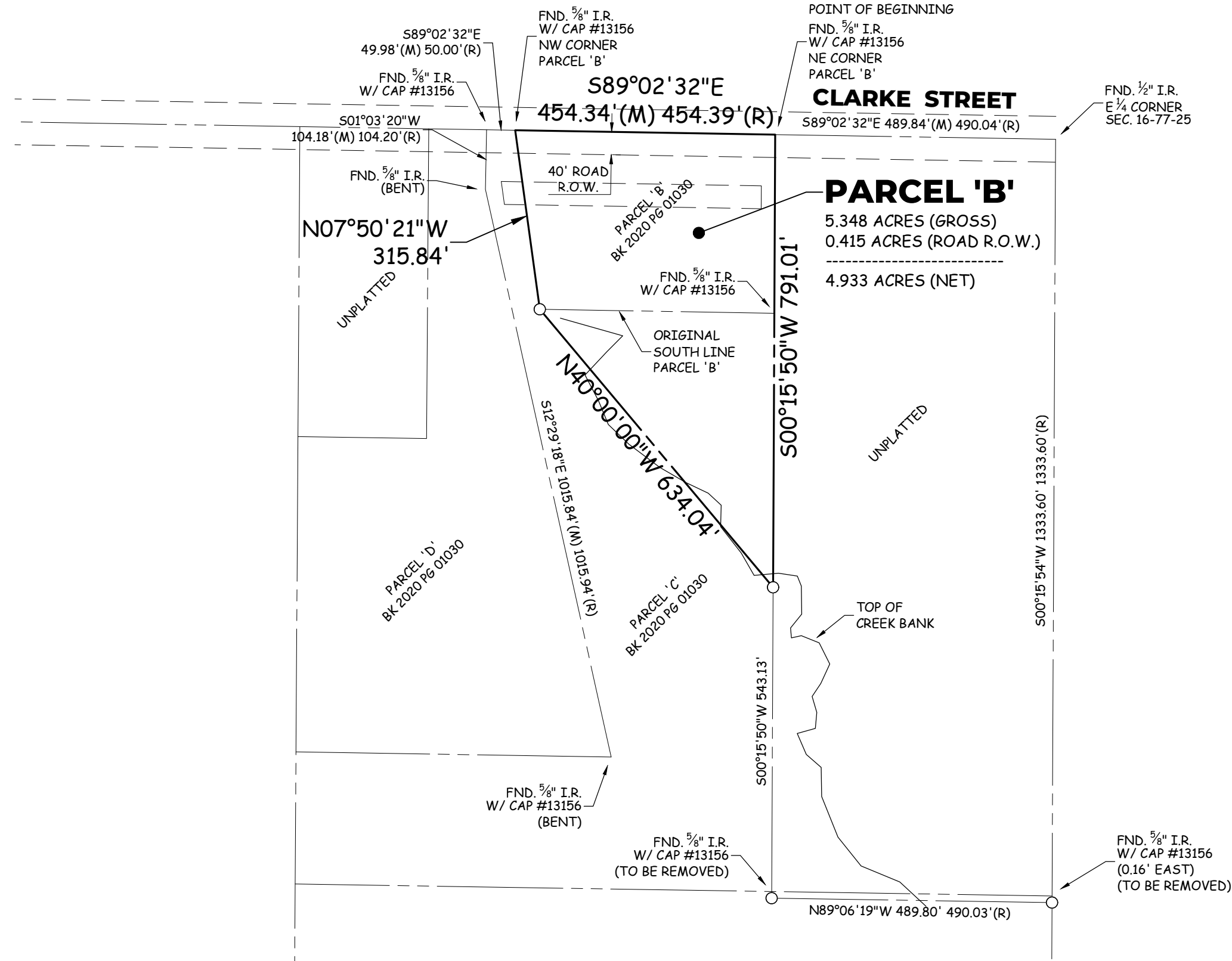
Brent Highfill, Mayor

Attest: _____

Rita Conner, City Administrator/ Interim City Clerk

INDEX LEGEND

LOCATION : NE ¼ SE ¼ SEC. 16-77-25
REQUESTOR: DAVID BROWN
PROPRIETOR: MARY KATHLEEN BROWN LIVING TRUST
DAVID A. BROWN LIVING TRUST
SURVEYOR: KEVEN J. CRAWFORD, P.L.S.
SURVEYOR
COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
RETURN TO : KEVEN J. CRAWFORD, P.L.S.



BOUNDARY
ADJUSTMENT
SURVEY

PREPARED FOR

DAVID BROWN
3814 CLARKE STREET
NORWALK, IOWA 50211

LEGAL DESCRIPTION - PARCEL 'B'

PARCEL 'B' AND A PART OF PARCEL 'C', AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 01030 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 'B', AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 01030 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE; THENCE S00°15'50"W, 791.01 FEET ALONG THE EAST LINE OF SAID PARCEL 'B' AND ALONG THE EASTERLY LINE OF PARCEL 'C' OF SAID CORRECTED PLAT OF SURVEY; THENCE N40°00'00"W, 634.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'B'; THENCE N07°50'21"W, 315.84 FEET ALONG THE WEST LINE OF SAID PARCEL 'B', TO THE NORTHWEST CORNER OF SAID PARCEL 'B', AND TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M.; THENCE S89°02'32"E, 454.34 FEET ALONG THE NORTH LINE OF SAID PARCEL 'B', AND ALONG SAID NORTH LINE OF THE SOUTHEAST ¼, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.348 ACRES MORE OR LESS (INCLUDES 0.415 ACRES ROAD RIGHT-OF-WAY)

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

NOTES

- 1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- 2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- 3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- 4. BEARINGS ARE BASED ON AN ASSUMED BEARING.
- 5. FIELD WORK COMPLETED ON MAY 29, 2026.

CERTIFICATION

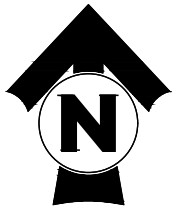
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

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

SCALE: 1"=200'
DATE: 7-14-2026

JOB NUMBER
CC 3213

RESOLUTION NO. 2026-57

RESOLUTION TO APPROVE PAYMENT APPLICATION NO. 1 TO S.M. HENTGES & SONS, INC. FOR THE CITY OF CUMMING SANITARY SEWER IMPROVEMENTS / OLD TOWN RECONSTRUCTION PROJECT

WHEREAS, the City of Cumming approved construction of the City of Cumming Sanitary Sewer Improvements, including roadway and utility reconstruction on N. 44th Street, N. 43rd Street, and side streets; and

WHEREAS, McClure Engineering Company has prepared Payment Application No. 1 for S.M. Hentges & Sons, Inc. for work on the project; and

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

Section 1: Payment Application No. 1 submitted for S.M. Hentges & Sons, Inc. is hereby approved for payment in the amount of \$470,304.22.

Passed and approved this 12th day of October, 2026.

Brent Highfill, Mayor

ATTEST:

Rita Conner, City Administrator / Interim City Clerk



McClure Engineering Co.

Detailed Payment

City of Cumming Sanitary Sewer Improvements

Description	In the City of Cumming, Sanitary Sewer Improvements Roadway and Utility Reconstruction on N 44th St and N 43rd St and side streets MEC #: 2023000167-000
Payment Number	1
Pay Period	03/01/2026 to 09/17/2026
Prime Contractor	HENTGES, S.M. & SONS, INC. 650 QUAKER AVENUE JORDAN, MN 55352
Payment Status	Pending
Awarded Project Amount	\$8,877,000.00
Authorized Amount	\$8,877,000.00

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	2010-A	LS	\$45,000.000	1.000	1.000	0.000	1.000	1.000	\$45,000.00	\$45,000.00
Clearing and Grubbing										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0002	2010-D-1	CY	\$22.000	4,740.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Topsoil, On-Site										
0003	2010-E	CY	\$22.000	11,270.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Excavation, Class 10										
0004	2010-F	CY	\$90.000	150.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Below Grade Excavation (Core Out)										
0005	2010-G	SY	\$3.300	24,645.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Subgrade Preparation										
0006	2010-I	SY	\$2.500	2,465.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Subgrade Treatment, Geogrid, Triangular										
0007	2010-J	SY	\$11.000	23,738.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Subbase, Modified, 6 in.										
0008	2010-999	TON	\$40.000	33.500	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Granular Shoulder, Class A Crushed Stone										
0009	3010-D	CY	\$102.000	9,500.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Replacement of Unsuitable Backfill Material										
0010	3010-F	LS	\$8,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Trench Compaction Testing										
0011	3010-999	LS	\$105,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Trench Screening and Testing										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0012	4010-A-1	LF	\$120.000	6,445.000	28.000	0.000	28.000	28.000	\$3,360.00	\$3,360.00
Sanitary Sewer Gravity Main, Trenched, PVC, 8 in.										
0013	4010-E	LF	\$80.000	5,430.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer Service Stub, PVC, 4 in.										
0014	4010-H	LF	\$10.000	4,013.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal of Sanitary Sewer, PVC, 6 in.										
0015	4010-K	EA	\$150.000	14.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer Abandonment, Plug										
0016	4010-999-A	EA	\$320.000	53.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Building Sanitary Sewer Service Connection										
0017	4010-999-B	EA	\$2,200.000	53.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Abandon Septic Tank										
0018	4020-A-1	LF	\$80.000	3,321.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Storm Sewer, Trenched, RCP, 15 in.										
0019	4020-A-2	LF	\$84.000	483.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Storm Sewer, Trenched, RCP, 18 in.										
0020	4020-A-3	LF	\$95.000	903.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Storm Sewer, Trenched, RCP, 24 in.										
0021	4020-A-4	LF	\$126.000	512.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Storm Sewer, Trenched, RCP, 30 in.										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0022	4020-D	LF	\$12.000	2,746.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal of Storm Sewer, Less than or Equal to 18-inch Diameter										
0023	4020-F	EA	\$700.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Storm Sewer Abandonment, Plug										
0024	4030-A-1	LF	\$90.000	55.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pipe Culvert, Trenched, CMP, 12 in.										
0025	4030-B	EA	\$700.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pipe Apron, RCP, 12 in.										
0026	4030-B	EA	\$1,200.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pipe Apron, RCP, 15 in.										
0027	4030-B	EA	\$1,400.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pipe Apron, RCP, 24 in.										
0028	4030-B	EA	\$1,700.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pipe Apron, RCP, 30 in.										
0029	4030-C	EA	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Footing for Concrete Pipe Apron, PCC, 54" x 48"										
0030	4030-C	EA	\$2,100.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Footing for Concrete Pipe Apron, PCC, 67" x 48"										
0031	4030-D	EA	\$980.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Metal Pipe Apron Guard, 12 in.										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0032	4030-D	EA	\$1,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Pipe Apron Guard, 15 in.										
0033	4030-D	EA	\$1,300.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Pipe Apron Guard, 24 in.										
0034	4030-D	EA	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Pipe Apron Guard, 30 in.										
0035	4040-A	LF	\$32.000	8,691.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Subdrain, Type 1, PVC, 6 in.										
0036	4040-C-1	EA	\$600.000	19.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Subdrain Cleanout, Type A-2, PVC, 6 in.										
0037	4040-D	EA	\$400.000	52.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Subdrain Outlets and Connections, PVC, 6 in.										
0038	4040-999	LF	\$65.000	70.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sump Pump Extension, Unclassified Size										
0039	SPECIAL PROV.	LF	\$104.000	707.900	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Main, Trenched, Ductile Iron (DI), Class 52, Stab Joint, 6 in.										
0040	SPECIAL PROV.	LF	\$104.000	2,071.700	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Main, Trenched, Ductile Iron (DI), Class 52, Stab Joint, 8 in.										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0041	SPECIAL PROV.	LF	\$120.000	596.600	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Main, Trenched, Ductile Iron (DI), Class 52, Restrained Joint, 6 in.										
0042	SPECIAL PROV.	LF	\$140.000	288.500	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Main, Trenched, Ductile Iron (DI), Class 52, Restrained Joint, 8 in.										
0043	SPECIAL PROV.	LF	\$20.000	3,534.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Main Removal, 6 in.										
0044	SPECIAL PROV.	LB	\$22.000	3,263.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Fittings by Weight, Ductile Iron (DI), All Fittings										
0045	SPECIAL PROV.	EA	\$3,600.000	11.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Service Transfer, Trenchless, Copper, 1 in., Same Side										
0046	SPECIAL PROV.	EA	\$6,200.000	17.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Service Transfer, Trenchless, Copper, 1 in., Opposite Side										
0047	SPECIAL PROV.	EA	\$2,400.000	11.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Valve, Gate, Ductile Iron (DI), 6-in.										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0048	SPECIAL PROV.	EA	\$3,100.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Valve, Gate, Ductile Iron (DI), 8-in.										
0049	SPECIAL PROV.	EA	\$10,900.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Fire Hydrant Assembly, MJxAJ Tee, 6-in. Gate Valve										
0050	SPECIAL PROV.	EA	\$2,500.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Connection to Existing Water System										
0051	SPECIAL PROV.	EA	\$1,500.000	35.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Magnesium Anode, 32 LB										
0052	SPECIAL PROV.	EA	\$900.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
1-in. Chlorination Tap, Abandonment										
0053	SPECIAL PROV.	EA	\$460.000	27.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DMWW Tap Fee for Water Service Transfer										
0054	SPECIAL PROV.	EA	\$600.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Valve Box Extension										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0055	SPECIAL PROV.	EA	\$1,700.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Valve Box Replacement										
0056	SPECIAL PROV.	EA	\$800.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Fire Hydrant Assembly Removal										
0057	SPECIAL PROV.	EA	\$500.000	12.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Valve Removal										
0058	SPECIAL PROV.	TON	\$70.000	160.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Foundation Rock										
0059	6010-A	EA	\$7,800.000	26.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Manhole, SW-301, 48 in.										
0060	6010-A	EA	\$6,300.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Manhole, SW-401, 48 in.										
0061	6010-A	EA	\$10,200.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Manhole, SW-401, 72 in.										
0062	6010-A	EA	\$5,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Manhole, SW-406 (4' x 4')										
0063	6010-B	EA	\$4,100.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-501										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0064	6010-B	EA	\$8,400.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-503										
0065	6010-B	EA	\$7,900.000	7.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-505										
0066	6010-B	EA	\$12,200.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-505, Modified, Cast-in-Place										
0067	6010-B	EA	\$11,700.000	7.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-506										
0068	6010-B	EA	\$17,500.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-506, Modified, Cast-in-Place										
0069	6010-B	EA	\$4,700.000	12.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-511										
0070	6010-B	EA	\$5,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intake, SW-513 (4' x 4')										
0071	6010-C-1	EA	\$2,400.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Internal Drop Connection, 8"										
0072	6010-G-1	EA	\$7,100.000	1.000	1.000	0.000	1.000	1.000	\$7,100.00	\$7,100.00
Connection to Existing Manhole										
0073	6010-H-1	EA	\$800.000	14.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Remove Manhole										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0074	6010-H-2	EA	\$800.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Remove Intake										
0075	7010-A	SY	\$68.000	1,744.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pavement, PCC, 7 in.										
0076	7010-A	SY	\$76.000	20,132.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pavement, PCC, 8 in.										
0077	7010-I	LS	\$35,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PCC Pavement Samples and Testing										
0078	7030-A-1	SY	\$7.000	2,270.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal of Sidewalk										
0079	7030-A-3	SY	\$7.000	1,685.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal of Driveway										
0080	7030-E	SY	\$63.000	2,285.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, PCC, 4 in.										
0081	7030-E	SY	\$78.800	311.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, PCC, 6 in.										
0082	7030-G	SF	\$56.700	381.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Detectable Warnings										
0083	7030-H-1	SY	\$66.700	1,566.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Paved, PCC, 6 in.										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0084	7030-H-2	SY	\$70.400	1,486.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Paved, PCC, 7 in.										
0085	7030-H-3	TON	\$30.000	440.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Granular, Class A, 4 in.										
0086	7040-H	SY	\$7.000	17,714.000	7,320.000	0.000	7,320.000	7,320.000	\$51,240.00	\$51,240.00
Pavement Removal										
0087	8020-C	STA	\$525.000	17.220	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Painted Pavement Markings, Durable										
0088	8020-G	EA	\$525.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Painted Symbols and Legends, Durable										
0089	8020-M	STA	\$420.000	17.220	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Grooves Cut for Pavement Markings										
0090	8020-N	EA	\$210.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Grooves Cut for Symbols and Legends										
0091	8030-A	LS	\$32,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Temporary Traffic Control										
0092	8040-B	SF	\$26.000	353.860	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Traffic Signs										
0093	8040-D	LF	\$26.000	646.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Perforated Square Steel Tube Posts										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0094	8040-J	EA	\$105.000	61.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Remove and Salvage Traffic Sign Assembly										
0095	9010-B	ACRE	\$3,100.000	9.400	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1										
0096	9010-B	ACRE	\$1,300.000	9.400	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4										
0097	9010-B	ACRE	\$4,100.000	0.300	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Native Grass and Forbs										
0098	9040-A-2	LS	\$7,700.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SWPPP Management										
0099	9040-D-1	LF	\$1.800	9,600.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Filter Sock, 9 in.										
0100	9040-D-2	LF	\$0.300	9,600.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Filter Sock, Removal										
0101	9040-J	TON	\$95.000	60.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Rip Rap, Class E Revetment										
0102	9040-T-1	EA	\$125.000	34.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Surface Applied										
0103	9040-T-1	EA	\$125.000	66.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Drop-In										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0104	9040-T-2	EA	\$25.000	132.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Maintenance										
0105	9060-A-1	LF	\$40.000	111.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Chain Link Fence, Residential										
0106	9060-D	LF	\$94.000	80.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal and Reinstallation of Existing Fence										
0107	9060-E	LF	\$32.000	113.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal of Fence										
0108	9060-F	LF	\$22.000	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Temporary Fence										
0109	10010-999-A	LS	\$2,200.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Removal of Retaining Walls										
0110	10010-999-B	LS	\$3,400.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Remove, Salvage, and Reinstall Flagpole and Plaque										
0111	10010-999-C	LS	\$3,200.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Remove, Salvage, and Reinstall Memorial										
0112	11010-A	LS	\$0.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Construction Survey										
0113	11020-A	LS	\$594,493.240	1.000	0.250	0.000	0.250	0.250	\$148,623.31	\$148,623.31
Mobilization										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0114	11030-A	LS	\$5,200.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Maintenance of Postal Service										
0115	11030-B	LS	\$17,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Maintenance of Solid Waste Collection										
0116	11030-999	LS	\$5,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Remove, Salvage, and Reinstall Mailboxes										
0117	11040-A	SY	\$18.000	3,800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Temporary Pedestrian Residential Access										
0118	11040-999	SY	\$18.000	955.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Temporary Granular Road										
0119	11050-A	LS	\$15,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Washout										
Section Totals:									\$255,323.31	\$255,323.31
Total Payments:									\$255,323.31	\$255,323.31

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Contractor shall substantially complete all project work no later than October 29, 2027. Substantial completion for the overall project shall be defined as all paving of streets, sidewalks and driveways, all utilities, grading and seeding. LDs=\$3,500/Day	10/29/ 2027	10/29/2027	N/A	\$0.00	N/A	407.0 Days	\$0.00
Total Damages:							\$0.00

Stockpiles

Stockpile	Current Advancements	Advancements To Date	Current Recoveries	Recoveries To Date
#1 - SPECIAL PROV. Water Main, Trenched, Ductile Iron (DI), Class 52, Stab Joint, 8 in.	\$89,553.64	\$89,553.64	\$0.00	\$0.00
#2 - SPECIAL PROV. Water Main, Trenched, Ductile Iron (DI), Class 52, Restrained Joint, 8 in.	\$16,599.70	\$16,599.70	\$0.00	\$0.00
#3 - SPECIAL PROV. Water Main, Trenched, Ductile Iron (DI), Class 52, Stab Joint, 6 in.	\$22,051.27	\$22,051.27	\$0.00	\$0.00
#4 - SPECIAL PROV. Water Main, Trenched, Ductile Iron (DI), Class 52, Restrained Joint, 6 in.	\$24,040.89	\$24,040.89	\$0.00	\$0.00
#5 - 4010-A-1 Sanitary Sewer Gravity Main, Trenched, PVC, 8 in.	\$56,776.71	\$56,776.71	\$0.00	\$0.00
Totals:	\$222,640.61	\$222,640.61	\$0.00	\$0.00

Stockpile	Current Advancements	Advancements To Date	Current Recoveries	Recoveries To Date
#6 - 6010-A	\$13,618.40	\$13,618.40	\$0.00	\$0.00
Manhole, SW-301, 48 in.				
Totals:	\$222,640.61	\$222,640.61	\$0.00	\$0.00

Summary

Current Approved Work:	\$255,323.31
Current Stockpile Advancement:	\$222,640.61
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$7,659.70
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$470,304.22
Previous Payment:	\$0.00

Approved Work To Date:	\$255,323.31
Stockpile Advancement To Date:	\$222,640.61
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$7,659.70
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$470,304.22
Previous Payments To Date:	\$0.00

The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

McClure Engineering Company

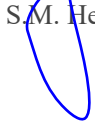
Date



10/05/2026

S.M. Hentges & Sons Inc.

Date



City of Cumming

Date

**Speck USA**

P.O. Box 21009
Des Moines, IA 50321
Phone: (515) 285-4649
Email:

Bid Proposal

Bid Date
10/07/2026
Bid No
B3928
Payment Terms
Net 20 Days

Bill To: City of Cumming
Attn: Rita Conner
Cumming, IA 50061

Re: Rita Conner
649 N 44th Street

Cumming, IA 50061

Scope of Work

Rita 515-988-2174

Description	Extended Price	Taxable
Concrete - Saw and remove existing pavement then replace with a compacted rock sub-base, a #4 rebar mat tied 3' on-center and 8" depth of M-4 concrete. (Orilla Road Patch = 21' x 11')	6,750.00	N
Asphalt - Saw and remove existing pavement then replace with a compacted rock sub-base and 6" of hot mix asphalt. (N. 44th Avenue Patch = 54' x 14')	7,950.00	N
Asphalt - Saw and remove existing pavement then replace with a compacted rock sub-base and 6" of hot mix asphalt. (35th Street Patch = 52' x 17')	9,300.00	N
Concrete - Deliver 42-tons of 1.5" clean rock. Use a skid loader to grade the area and fill in all the holes. (Alleyway on the East side of Iowa Distilling)	2,500.00	N

Subtotal	\$	26,500.00
Sales Tax (if applicable)	\$	.00
Total Due	\$	26,500.00

Approved By _____

Client Signature

Based on the unknown composition of the sub-base, and natural ground movement, it cannot be guaranteed that random cracking will not occur. Speck USA will not guarantee or warrant sub-grade conditions regarding future settlement or cracking of the PCC and ACC pavements installed because of sub-grade settlement. It is understood that if any unsuitable materials are encountered during the grading and subgrade preparation, they will be removed and replaced with suitable materials at the expense of the owner or the owner's representative. Owner shall designate and provide suitable access to the job site for ingress and egress of Speck USA's equipment, trucks, and materials. Speck USA shall not be liable to the owner for damages to the designated access routes resulting from the subcontractor's use thereof for any reason whatsoever. Speck USA is not responsible for any damages that occurs to our work performed after Speck USA has departed the job-site. Owner or owner's representative is responsible for all private locates and it is understood that Speck USA shall be informed of the existence and location of all underground utilities on project site. Speck USA is not responsible for any damages that occur to our work performed after Speck USA has departed the job-site. Owner shall designate and provide suitable access to the job site for ingress and egress of Speck USA's equipment, trucks, and materials. Speck USA shall not be liable to the owner for damages to the designated access routes resulting from the subcontractor's use thereof for any reason whatsoever.

TERMS AND CONDITIONS: This proposal may be withdrawn by Speck USA if not accepted within 30 days. Customer shall inform Speck USA of the existence and location of any and all underground utilities, public and private. Customer shall indemnify, defend and hold harmless Speck USA, its officers, directors, employees and agents against all claims, demand, losses and expenses, including but not limited to attorney fees and court costs, resulting or arising from Customer's failure to provide accurate information on the existence and location of any and all underground utilities, public or private and/or hazardous materials at the project site. Payment is due upon completion. Interest of 1.65% per month will be charged on any amount that remains unpaid when due. The Customer agrees to pay all collection costs and expenses, including attorneys' fees and court costs, incurred by Speck USA as a result of the Customer failing to pay any amount when due. This Proposal embodies the entire agreement of the parties hereto and there are no promises, terms, conditions, or obligations other than those contained herein. The terms of this Proposal supersedes all previous communications, representations or agreements, whether oral or written, between the parties. This Proposal may not be released, discharged, abandoned, changed, or modified in any manner except by an instrument in writing signed by each of the parties hereto. To the extent the provisions of this Proposal conflict with the provisions of any other agreement between Speck USA and Customer, the provisions of this Proposal shall prevail.