

# **-Notice of Public Meeting-**

**Governmental Body: Elkhart City Council**

**Date of Meeting: Monday, March 25th, 2024**

**Time/Place of Meeting: 6:20 PM - Elkhart City Hall, 260 NW Main St, Elkhart, IA 50073**  
**Special Elkhart City Council Meeting Agenda**

*NOTE: All public comments will generally be limited to a maximum of three (3) minutes per person and shall fall under Agenda Item 5: Citizen Hearing and Other Communications. Under Iowa law, the City Council is prohibited from discussing or taking any action on an item not appearing on its posted agenda. Any issue raised by public comment under the Citizen Hearing will be referred to staff for a decision on whether or not it should be placed on a future agenda. All comments from the public, Council, and Staff shall address the presiding officer, and upon recognition by the presiding officer, shall be confined to the question under debate.*

*PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will hold a meeting at the date, time, and place above set-out. The tentative Agenda for said meeting is as follows:*

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. **Consider Resolution #2024-17**; A Resolution Setting a Time and Place to Hold a Public Hearing to Adopt FY2024-2025 Budget
6. Discussion Mean Machine Bike Night Events for 2024
  - a. Potential Action to Approve Mean Machine Bike Night Events for 2024
7. **Consider Resolution #2024-18**; A Resolution to Approve Pay Estimate No. 8 For Water Treatment Plant Expansion Project
8. **Consider Resolution #2024-19**; A Resolution to Approve Amazed Construction Services Quote to Install Interior Vestibule in Elkhart City Hall
9. **Consider Resolution #2024-20**; A Resolution to Waive the City's Right to Review A Subdivision Located Within Two Miles of Elkhart City Limits; *Goodrich Springs*
10. **Consider Resolution #2024-12**; A Resolution Naming Agents of the City of Elkhart, Iowa Authorized to Endorse Checks and Orders for Payment or Withdraw or Transfer Funds on Deposit
11. Discussion City Clerk Position
12. Adjournment

RESOLUTION 2024-17

A RESOLUTION SETTING A TIME AND PLACE TO HOLD A PUBLIC HEARING TO ADOPT AND APPROVE THE CITY OF ELKHART’S FY2024-2025 BUDGET

WHEREAS, the State of Iowa requires a public hearing be held by the City Council of the City of Elkhart, Iowa to approve the City’s FY2024-25 budget; and

WHEREAS, the City Administrator/Clerk is authorized to publish said notice of hearing in the Des Moines Register;

THEREFORE, BE IT RESOLVED, by the City Council of the City of Elkhart, IA, that a public hearing will be held on Monday, April 15, 2024 at 6:00pm at the Elkhart Community Center located at 264 NW Garfield Ave, Elkhart, IA 50073.

Council member \_\_\_\_\_ presented Resolution 2024-17 and moved for its approval.  
Council member \_\_\_\_\_ seconded. Roll call vote:

Ayes:

Nays:

Absent:

Resolution 2024-17 adopted this 25<sup>th</sup> day of March, 2024.

---

Mayor John M. Kaczmarczyk

Attest: \_\_\_\_\_

Katie Wilson, City Administrator/Clerk

## Fwd: Hen House/ Mean Machine

---

From Michaelle Flinn <Thehenhouse18@outlook.com>

To elkhartclerk@proton.me

Date Friday, March 15th, 2024 at 10:30 AM

---

Get [Outlook for iOS](#)

---

**From:** Michaelle Flinn

**Sent:** Wednesday, March 13, 2024 5:59:58 PM

**To:** Brenda Hysell <elkhartcityclerk@cityofelkhart.com>; Mean Machine cycle parts <meanmachinecycleparts@gmail.com>

**Subject:** Hen House/ Mean Machine

Hello,

Can you please add the Hen House to the agenda for council meeting in march, my liquor license is up for renewal (I'm not sure if you get a notification I applied for that or not, I always had to ask Breanda to add me so just wanted to make sure it didn't get missed)

I would also like to be added to the agenda so I/we can talk to council about doing an Elkhart Bike Night, in front of the Mean Machine shop. Rob and I are going to work together on this if it is approved. We have some tentative dates we would like them to consider. (May 24th, June 28th, July 26th, Aug 23rd)

Also, can you confirm the date for the march meeting? I have down the 18<sup>th</sup> at 6pm but wanted to make sure that is correct.

Thank you,  
Michaelle



**VEENSTRA & KIMM INC.**

3000 Westtown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

Date: **March 11, 2024**

**PAY ESTIMATE NO. 8**



Project Title		Water Treatment Plant Expansion Elkhart, Iowa			Contractor		WRH, Inc. P.O. Box 256 Amana, Iowa 52203		
Original Contract Amount & Date		\$4,507,000.00		21-Feb-23		Pay Period		2/1/2024 to 2/29/2024	
BID ITEMS									
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed		
	Bonds / Permits / Insurance / Builders Risk	LS	100%	\$ 85,450.00	\$ 85,450.00	100%	\$ 85,450.00		
	Administration / Project Management	LS	100%	\$ 100,000.00	\$ 100,000.00	58.5%	\$ 58,500.00		
	Office Trailer / Portable Toilet / Dumpster	LS	100%	\$ 45,000.00	\$ 45,000.00	58%	\$ 26,000.00		
0700	Mobilization	LS	100%	\$ 65,000.00	\$ 65,000.00	100%	\$ 65,000.00		
00700	Cleanup	LS	100%	\$ 30,000.00	\$ 30,000.00	13%	\$ 4,000.00		
02200	Sitework	LS	100%	\$ 170,000.00	\$ 170,000.00	56%	\$ 95,000.00		
02610	Buried Piping	LS	100%	\$ 171,000.00	\$ 171,000.00	12%	\$ 21,141.32		
02930	Seeding	LS	100%	\$ 20,000.00	\$ 20,000.00	0%	\$ -		
03300	Concrete - WTP	LS	100%	\$ 200,000.00	\$ 200,000.00	96.55%	\$ 193,098.68		
03300	Concrete - Misc.	LS	100%	\$ 50,000.00	\$ 50,000.00	0%	\$ -		
04200	Masonry	LS	100%	\$ 185,000.00	\$ 185,000.00	35%	\$ 65,000.00		
05000	Metal Fabrications	LS	100%	\$ 25,000.00	\$ 25,000.00	0%	\$ -		
06000	Roof Package	LS	100%	\$ 175,000.00	\$ 175,000.00	0%	\$ -		
07000	Thermal and Moisture Protection	LS	100%	\$ 150,000.00	\$ 150,000.00	0%	\$ -		
08110	Steel Doors and Frames	LS	100%	\$ 13,000.00	\$ 13,000.00	54%	\$ 7,000.00		
08306	Access Hatches	LS	100%	\$ 5,000.00	\$ 5,000.00	100%	\$ 5,000.00		
09702/09900	Painting / Floor Coatings	LS	100%	\$ 100,000.00	\$ 100,000.00	0%	\$ -		
10000	Specialties	LS	100%	\$ 20,000.00	\$ 20,000.00	0%	\$ -		
11224	Chemical Feed Equipment	LS	100%	\$ 183,750.00	\$ 183,750.00	0%	\$ -		
11310	Biological Filter System (Release to Fab)	LS	100%	\$ 260,109.50	\$ 260,109.50	100%	\$ 260,109.50		
11310	Biological Filter System	LS	100%	\$ 1,064,890.50	\$ 1,064,890.50	0%	\$ -		
11420	Horizontal Split Case Pumps	LS	100%	\$ 45,000.00	\$ 45,000.00	0%	\$ -		
12345	Casework	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -		
13570	Process Piping	LS	100%	\$ 305,000.00	\$ 305,000.00	0%	\$ -		
15000	HVAC	LS	100%	\$ 198,000.00	\$ 198,000.00	0%	\$ -		
15400	Plumbing	LS	100%	\$ 50,000.00	\$ 50,000.00	64%	\$ 32,000.00		
15950	Testing & Balancing	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -		
16000	Electrical MOB	LS	100%	\$ 62,000.00	\$ 62,000.00	66%	\$ 40,920.00		
16000	Service Entrance	LS	100%	\$ 78,000.00	\$ 78,000.00	9%	\$ 7,000.00		
16000	ATS/Generator	LS	100%	\$ 101,000.00	\$ 101,000.00	4%	\$ 4,000.00		
16000	MCC1	LS	100%	\$ 105,000.00	\$ 105,000.00	4%	\$ 4,000.00		
16000	Finished Water Pump 1 & 2	LS	100%	\$ 10,000.00	\$ 10,000.00	30%	\$ 3,000.00		
16000	Blower 1 & 2	LS	100%	\$ 10,000.00	\$ 10,000.00	30%	\$ 3,000.00		
16000	Well 4	LS	100%	\$ 21,000.00	\$ 21,000.00	4%	\$ 800.00		
16000	HVAC	LS	100%	\$ 17,000.00	\$ 17,000.00	9%	\$ 1,500.00		
16000	Filter Blower	LS	100%	\$ 4,000.00	\$ 4,000.00	30%	\$ 1,200.00		
16000	JB1, 2, 3 Power and Control	LS	100%	\$ 33,000.00	\$ 33,000.00	0%	\$ -		
16000	JB3, 4, 5 Power and Control	LS	100%	\$ 33,000.00	\$ 33,000.00	0%	\$ -		
16000	Filter Level Sensors	LS	100%	\$ 4,000.00	\$ 4,000.00	10%	\$ 400.00		
16000	CP2	LS	100%	\$ 4,000.00	\$ 4,000.00	65%	\$ 2,600.00		
16000	Chemical Feed Equipment	LS	100%	\$ 12,000.00	\$ 12,000.00	9%	\$ 1,100.00		
16000	Receptacles	LS	100%	\$ 30,000.00	\$ 30,000.00	6%	\$ 1,900.00		
16000	Lighting	LS	100%	\$ 29,000.00	\$ 29,000.00	2%	\$ 500.00		
16000	CP3 & Fiber	LS	100%	\$ 9,000.00	\$ 9,000.00	11%	\$ 1,000.00		
16000	DO Sensors	LS	100%	\$ 6,000.00	\$ 6,000.00	0%	\$ -		
16000	Temporary Service	LS	100%	\$ 17,000.00	\$ 17,000.00	100%	\$ 17,000.00		
17000	Instrumentation and Controls	LS	100%	\$ 185,800.00	\$ 185,800.00	0%	\$ -		
<b>TOTAL ORIGINAL CONTRACT</b>					<b>\$ 4,507,000.00</b>		<b>\$ 1,007,219.50</b>		

**MATERIALS STORED SUMMARY**

Specifications Section No.	Description	Number of Units	Unit Price	Extended Cost
03300	Concrete - WTP	1	\$ 2,000.00	\$ 2,000.00
05500	Metal Fabrications	1	\$ 18,000.00	\$ 18,000.00
13570	Process Piping	1	\$ 15,519.64	\$ 15,519.64
15000	HVAC	1	\$ 20,135.00	\$ 20,135.00
16000	Service Entrance	1	\$ 1,162.36	\$ 1,162.36
16000	ATS/Generator	1	\$ 12,597.24	\$ 12,597.24
16000	JB 1, 2, 3 Power and Control	1	\$ 3,586.69	\$ 3,586.69
16000	JB 3, 4, 5 Power and Control	1	\$ 3,586.69	\$ 3,586.69
17000	Instrumentation and Controls	1	\$ 8,739.15	\$ 8,739.15
<b>TOTAL MATERIALS STORED</b>			\$	85,326.77

<b>SUMMARY</b>			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,507,000.00	\$ 1,007,219.50
<b>APPROVED CHANGE ORDERS</b>			
Change Order No.	Description/Notes	Total Approved	Value Completed
CO 1	Permitting Delays & Winter Construction	\$ 194,120.06	\$ 135,359.87
CO 2	Additional Check Valves & Buried Gate Valves	\$ 14,428.28	
<b>TOTAL ALL CHANGE ORDERS</b>		<b>\$ 208,548.34</b>	<b>\$ 135,359.87</b>
<b>Revised Contract Price</b>		<b>\$ 4,715,548.34</b>	<b>\$ 1,142,579.37</b>
		Total Materials Stored	\$ 85,326.77
		<b>Value of Completed Work and Materials Stored</b>	<b>\$ 1,227,906.14</b>
		Less Retained Percentage (5%)	\$ 61,395.31
		<b>Total Earned Less Retainage</b>	<b>\$ 1,166,510.83</b>
<b>PREVIOUSLY APPROVED PARTIAL PAYMENTS</b>			
Less Estimate(s) Previously Approved		8/21/2023	\$ 95,427.50
		9/18/2023	\$61,028.41
		10/16/2023	\$4,750.00
		11/9/2023	\$325,132.27
		12/18/2023	\$106,200.28
		1/15/2024	\$101,441.32
		2/19/2024	\$269,538.97
		<b>Less Total Pay Estimates Previously Approved</b>	<b>\$ 963,518.75</b>
Percent Complete		26.0%	<b>Amount Due This Estimate \$ 202,992.08</b>

The amount \$202,992.08 is recommended for approval for payment in accordance with the terms of the contract.

<b>Quantities Complete Submitted By:</b> WRH, Inc.	<b>Recommended By:</b> Veenstra & Kimm, Inc.	<b>Approved By:</b> Elkhart, Iowa
Signature 	Signature 	Signature _____
Title Project Manager	Title Project Engineer	Title Mayor
Date 3-11-24	Date 3/11/2024	Date

## Elkhart WTP - Pay Estimate No. 8

---

From Vince Driscoll <vdriscoll@v-k.net>

To elkhartclerk@proton.me<ElkhartClerk@proton.me>

CC Elkhart Cityshop<elkhartshop@yahoo.com>, Chuck Burgin<cburgin@v-k.net>, Forrest Aldrich<faldrich@v-k.net>, Marissa Butler<deputyclerk@cityofelkhart.com>

Date Monday, March 11th, 2024 at 4:08 PM

---

Katie,

Payment Application No. 8 was signed at today's progress meeting, this email is to list the specific items of work performed during February for the Council's knowledge. Please see the items listed below pertaining to the \$202,992.08 we are recommending for payment:

- Process and electrical rooms rock filled, compacted and testing has been complete.
- Concrete lid for the back wash tank formed, reinforcement steel placed and concrete pour completed.
- Installation of access hatches to tank completed.
- Under floor electrical power and control conduit from electrical room to process room completed.
- Under floor piping for drains, waste, and vents completed.
- Estimated 30% of the exterior masonry block walls have been completed.

If there are no questions or comments, please have Mayor Kaczmarczyk execute Payment Application No. 8 at the next Council Meeting. Return one copy of Payment Application No. 8 to Veenstra & Kimm, Inc., forward one copy to WRH, Inc., with payment, and retain one copy for your file.

Please let us know if you have any questions or if there is any additional information we can provide.

Thank you,

**Vincent Driscoll, E.I.**



3000 Westown Parkway  
West Des Moines, Iowa 50266

---

**RESOLUTION 2024-18**

A RESOLUTION TO APPROVE PAY ESTIMATE NO. 8 FOR WORK ON THE WATER TREATMENT PLANT EXPANSION PROJECT, UNDER THE CONTRACT BETWEEN THE CITY OF ELKHART AND WRH, INC.

WHEREAS, the City of Elkhart wishes to Approve Pay Estimate No. 8 for the Water Treatment Plant Expansion Project; and

WHEREAS, Veenstra & Kimm Inc. provided a list of specific items of work completed in February for the Council’s knowledge; and

WHEREAS, Veenstra & Kimm Inc. recommends to provide payment of \$202,992.08 in accordance with the terms of the contract for Pay Estimate No. 8;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Elkhart, the City Administrator/Clerk is hereby authorized to issue payment to WRH, Inc. for Pay Estimate No. 8 for the Water Treatment Plant Expansion Project.

Council member \_\_\_\_\_ presented Resolution 2024-18 and moved for its approval.  
Council member \_\_\_\_\_ seconded. Roll call vote:

Ayes:

Nays:

Absent:

Resolution 2024-18 adopted this 25<sup>th</sup> day of March, 2024.

---

Mayor John M. Kaczmarczyk

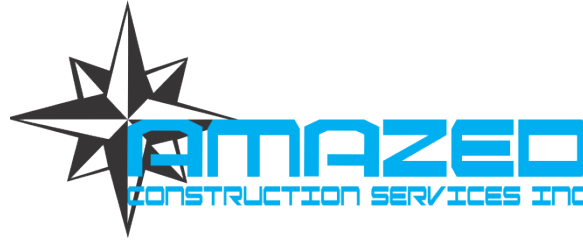
Attest: \_\_\_\_\_

Katie Wilson, City Administrator/Clerk



Amazed Construction Services, Inc.  
P.O. Box 139  
Elkhart, IA 50073 US  
+1 5154802900  
chris@amazedconstruction.com

# Estimate



**ADDRESS**

Brad Fordyce  
City of Elkhart  
260 NW Main Street  
Elkhart, Iowa

ESTIMATE #	DATE	EXPIRATION DATE
2538	03/06/2024	04/06/2024

ACTIVITY	QTY	RATE	AMOUNT
Interior Vestibule Quotation			
<b>Job Prep</b> Labor and materials to install tape, plastic sheeting, floor paper, and carpet shield to protect your property	1	140.00	140.00
<b>Disposal</b> Disposal of debris items off site	1	150.00	150.00
<b>Materials &amp; Labor</b> Labor and materials to frame and install 2 walls to create an interior vestibule space for the City Hall, includes headers for the door and sliding window	1	850.00	850.00
<b>Drywall</b> Drywall both sides of these walls- Tape mud and texture to match existing finishes	1	600.00	600.00
<b>Materials &amp; Labor</b> Labor and materials to install new keyed lock on the inside of the utility payment box door	1	42.50	42.50
<b>Materials &amp; Labor</b> Labor and materials to install a 60 x 36" tempered sliding window in the new east/west wall	1	745.50	745.50
<b>Materials &amp; Labor</b> Materials and Labor to install Steel single light interior door with steel frame and ADA compliant door sill and self closing hinges	1	1,056.45	1,056.45
<b>Materials &amp; Labor</b> Labor and materials to add quartz counter inside and outside of window with metal supports, Approx 12" x 66" on both the interior and the exterior of the wall	1	700.00	700.00
<b>Materials &amp; Labor</b> Labor and materials to install Schlage commercial door lock and deadbolt, could also option out a keypad lock as well if that would be needed	1	225.00	225.00
<b>Materials &amp; Labor</b> Labor and materials to install window casing on 3 sides of the new window, door casing on both sides of the new door, install vinyl cove base on the new wall inside and out	1	325.00	325.00
<b>Wall Painting</b> Labor and materials to paint 2 coats of Sherman Williams Cashmere on the walls, all new drywall areas will have primer put on before painting.	1	250.00	250.00
<b>Interior Trim Painting</b> Paint interior trim and casing with 2 coats of Sherwin Williams Pro Classic. Includes paper, tape, plastic, paint, and prepping of surface.	1	250.00	250.00
<b>Materials &amp; Labor</b> Labor and materials to install (2) etched vinyl door decals that have the city logo as the clear glass portion and the rest is etched. Can basically do any design you would want to do. This is an installed	1	1,202.11	1,202.11

ACTIVITY	QTY	RATE	AMOUNT
price			
Looking forward to doing business with you!	TOTAL		<b>\$6,536.56</b>

Accepted By

Accepted Date

RESOLUTION 2024-19

A RESOLUTION TO APPROVE AMAZED CONSTRUCTION SERVICES INC. QUOTE TO INSTALL INTERIOR VESTIBULE IN ELKHART CITY HALL

WHEREAS, the Elkhart City Council has received a quote from Amazed Construction Services to install an interior vestibule in Elkhart City Hall; and

WHEREAS, it is in the best interest of the city and staff to provide a secluded area within city hall to increase safety and productivity;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Elkhart, Iowa, the quote of \$6,536.56 be approved and Amazed Construction Services to begin construction of such project.

Council member \_\_\_\_\_ presented Resolution 2024-19 and moved for its approval.  
Council member \_\_\_\_\_ seconded. Roll call vote:

Ayes:  
Nays:  
Absent:

Resolution 2024-19 adopted this 25<sup>th</sup> day of March, 2024.

---

Mayor John M. Kaczmarczyk

Attest: \_\_\_\_\_

Katie Wilson, City Administrator/Clerk

# GOODRICH SPRINGS

## MAJOR PRELIMINARY PLAT

### GENERAL NOTES

1. The west line of the Southwest Quarter of Section 25, Township 81 North, Range 23 West of the 5th P.M., Polk County, Iowa, is assumed to bear North 0° 23' 19" East.
2. The property described in this survey lies within Zone "X" of the Flood Insurance Rate map identified as Community Panel Number 19153C0100F, bearing an effective date of February 1, 2019. Zone "X" is defined on the map as "areas determined to be outside the 500 year flood plain", unless otherwise noted.
3. All mailboxes located in Polk County road right-of-way must be of breakaway design.
4. Utility easements are dedicated for the use of any public utility.
5. Post development runoff shall not adversely affect downstream drainage facilities or property owners.
6. Any subsurface drainage facilities that are disturbed must be restored or rerouted by the individual property owner.
7. It shall be the developer's responsibility to apply for and obtain any storm water discharge permits from the Iowa Department of Natural Resources if said permits are required of this project.
8. Relocation of any entrance or utility to conform to the requirements of this plat will be at the developers expense.
9. Individual property owners are responsible for the maintenance of drainage easements located on their lot.
10. Any culverts to be used for crossing drainage easements must be designed by a licensed professional engineer.
11. Service to utilities located on the opposite side of the roadway must be bored under the roadway at the lot owner's expense.
12. Street Lot A shall be dedicated to Polk County for public roadway purposes to occur at time of final plat.
13. Each lot will require an on-site wastewater disposal system as per 567 IAC Chapter 69.
14. Lot 1 can access public water main along NE 64th Street.
15. Any new entrances or modifications to existing entrances will require a Polk County Entrance Permit.
16. Any work in the right-of-way other than for an entrance shall require a Polk County ROW Grant Permit.

### SUBJECT PROPERTY LEGAL DESCRIPTION

That Part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 81 North, Range 23 West of the 5th P.M., Polk County, Iowa; and Parcel 2023-137 of said Section 25 in Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2023-137; thence N 00° 23' 19" E, along the west line of said Parcel 2023-137, a distance of 40.00 feet, to the north line of said Parcel 2023-137; thence S 89° 13' 56" E, along said north line of Parcel 2023-137, a distance of 365.82 feet; to the west line of said Parcel 2023-137; thence N 00° 25' 48" E, along said west line of Parcel 2023-137, a distance of 248.30 feet; to the north line of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25; thence S 89° 19' 57" E, along said north line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, a distance of 948.79 feet, to the east line of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25; thence S 00° 25' 48" W, along said east line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, a distance of 210.10 feet; thence N 89° 20' 46" W, a distance of 908.79 feet, to the east line of said Parcel 2023-137; thence S 00° 25' 49" W, along said east line of Parcel 2023-137, a distance of 78.05 feet, to the south line of said Parcel 2023-147; thence N 89° 13' 56" W, along said south line of Parcel 2023-137, a distance of 405.80 feet, to the Point of Beginning.

Contains 4.99 acres more or less, including 0.03 acres of road right-of-way easement.

Said parcel is subject to any and all restrictions, covenants and easements of record.

**INDEX LEGEND**

COUNTY: POLK COUNTY, IOWA CITY: ELKHART

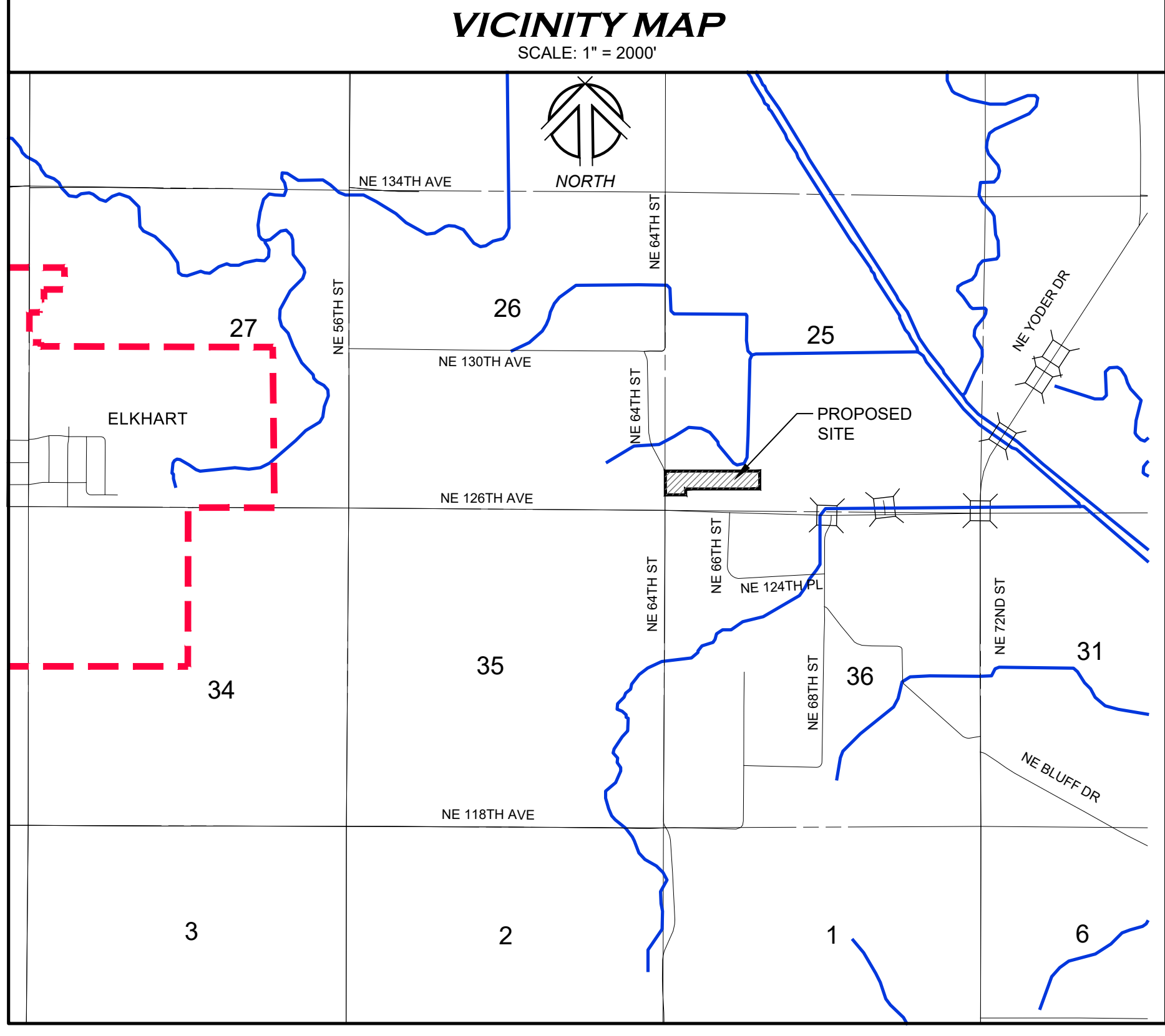
LOCATION: SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 - TWP 81 NORTH - RGE 23 WEST

REQUESTED BY RANDOL L & CYNTHIA L & PROPRIETOR: GOODRICH TRUST  
c/o SONIA JOHNSON  
2212 KELLOGG AVE  
AMES, IA 50010

SURVEYOR: ADAM D. SCHOEPPNER, PLS #26306

SURVEY COMPANY: NILLES ASSOCIATES, INC.

RETURN TO: ADAM D. SCHOEPPNER  
NILLES ASSOCIATES, INC.  
1933 SW MAGAZINE ROAD  
ANKENY, IOWA 50023 PH: (515) 965-0123



**LEGEND**

Existing / Proposed	Symbol	Existing / Proposed	Symbol
IR	Round iron rebar	Found monument 5/8" IR with blue cap #26306 unless otherwise noted	●▲
IP	Round iron pipe	Found mag nail	●
PCC	Portland cement concrete	Set monument 5/8" IR with blue cap #26306 unless otherwise noted	○△
ACC	Asphaltic cement concrete	Address	1324 1324
FL	Pipe flowline elevation	Spot elevation	x 90.0' x 90.0'
RCP	Reinforced concrete pipe	Sanitary sewer manhole	○
CMP	Corrugated metal pipe	Cleanout	○
CPP	Corrugated plastic pipe	Storm sewer manhole	○
PVC	Polyvinyl chloride pipe	Storm sewer intake	○
CIP	Cast iron pipe	Storm sewer beehive	○
P.U.E.	Public utility easement	Flared end section	○
A.E.	Access easement	Fire hydrant assembly	○
S.W.F.E.	Surface Water Flowage easement	Water valve	○
S.T.M.F.E.	Storm Water Management Facility Easement	Water service shut-off	○
O.F.E.	Overland Flowage Easement	Water main manhole	○
G.E.	Gas easement	Monitoring well	○
I.E.E.	Ingress / Egress easement	Well	○
L.E.	Landscape buffer easement	Gas meter	○
R.T.E.	Recreational trail easement	Gas valve	○
S.W.E.	Sidewalk easement	Air conditioning unit	○
S.S.E.	Sanitary sewer easement	Electric manhole	○
S.T.S.E.	Storm sewer easement	Electric meter	○
V.T.E.	Visibility triangle easement	Electric pedestal	○
W.E.	Water main easement	Electric transformer	○
B/B	Back of curb to back of curb	Utility hand hole	○
---	Subject boundary line	Utility pole	○
---	Section line	Utility pole with light	○
---	Proposed boundary line	Light pole	○
---	Proposed easement line	Guy wire	○
---	Existing easement line	Traffic signal	○
---	Setback line	Traffic signal with light	○
---	Special Flood Hazard Area Zone AE line	Traffic manhole	○
---	Flood Hazard Area Zone X line	Communication pedestal	○
---	Edge of delineated wetland line	Telephone booth	○
---	Zoning boundary line	TV pedestal	○
---	Barbed wire fence line	Billboard sign	○
---	Chain-link fence line	Street sign	○
---	Edge of water	Down spout	○
---	Straw Wattle	Tree shrub	○
---	Silt fence	Deciduous tree and trunk diameter	○
---	Sanitary sewer & size	Coniferous tree and trunk diameter	○
---	Storm sewer and size	Sewer flowline	○
---	Water main and size	Edge of tree dripline	○
---	Gas main & size	Proposed construction fence	○
---	Overhead electric & wires	SFHA Zone AE Floodway line	○
---	Overhead communication	SFHA Zone AE line	○
---	Underground electric	Other Areas of Flood Hazard Zone X - 0.2% Annual Chance Flood Hazard	○
---	Underground television		
---	Underground communication		
---	Contour elevation		
---	90°		
---	Trees to be cleared for plat construction		

### DEVELOPMENT SCHEDULE

Preliminary / Final Plat Spring 2024

- ER - Estate Residential District
- Lot Size - 3 acres
- Minimum Lot Width - 225 feet
- Front Yard Setback - 75 feet
- Rear Yard Setback - 75 feet
- Side Yard Setback - 25 feet

### BENCHMARK

1. Southwest corner of Outlot X, T AND T ESTATES; Top of found 1/2" Iron Rebar with faded orange cap. Elevation = 880.69 feet (NAVD88)

### UTILITY CONTACTS

Design Information Results for Ticket #552303415

- |  |  |
|--|--|
| (CEE) CONSUMERS ENERGY<br>Contact Name : Jim Kidd<br>Contact Phone: 6417541642<br>Contact Email: onecall@consumersenergy.net           | (SPR) SOUTHEAST POLK RURAL WATER DIS<br>Contact Name : Ed Clark<br>Contact Phone: 5153236244<br>Contact Email: onecallmaps@dmww.com            |
| (K01) FLINT HILLS RESOURCES, LC<br>Contact Name : BRIANNE STEWART<br>Contact Phone: 3168280264<br>Contact Email: onecallct@kochind.com | (WCG) CENTURYLINK<br>Contact Name : Tech On Duty<br>Contact Phone: 8773668344<br>Contact Email: Nalonairelo@Centurylink.com                    |
| (M57E) MIDAMER-ELEC<br>Contact Name : JAMIE NEER<br>Contact Phone: 5152526972<br>Contact Email: MECDSMDESIGNLOCATES@MIDAMERICAN.COM    | (WINIA) WINDSTREAM COMMUNICATIONS<br>Contact Name : LOCATE DESK<br>Contact Phone: 8002891901<br>Contact Email: LOCATE.DESK@WINDSTREAM.COM      |
| (MC1) VERIZON<br>Contact Name : John Bachelder<br>Contact Phone: 9727297000<br>Contact Email: asg.investgalonsteam@asginc.us           | (WMS) MAGELLAN MIDSTREAM PARTNERS, L<br>Contact Name : Dyan Gillean<br>Contact Phone: 9185747098<br>Contact Email: onecallgroup@magellanlp.com |

**CERTIFICATIONS**

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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Adam D. Schoeppner, P.L.S. No. 26306  
My license renewal date is December 31, 2025 Date of survey: 07/28/23  
Pages or sheets covered by this seal: Sheets PP-1 & PP-2 only

1933 SW MAGAZINE ROAD  
ANKENY, IOWA 50023-2555  
(515) 965-0123 phone - (515) 965-3322 fax  
Civil Engineering - Land Surveying  
Landscape Architecture

**NILLES ASSOCIATES**

REVISIONS:  
###  
###  
###  
###  
###  
###  
###  
###  
###  
###

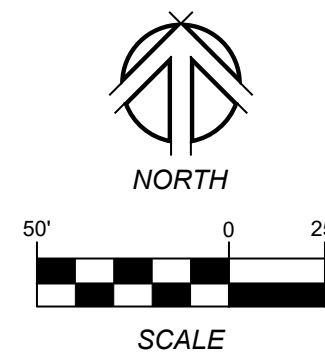
NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE ENGINEERING INTENT OF THIS SURVEY, OR ANY OTHER DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, OR TO ANY OTHER PARTY, ARISING OUT OF OR FROM THIS SURVEY, OR FROM ANY CONDUCT WHICH ARE ALLEGED.

**GOODRICH PROPERTY**  
ELKHART, POLK COUNTY, IOWA

**PRELIMINARY PLAT**

PROJECT NAME: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

NAI NO.: 23061  
DATE: 02/20/2024  
DRAWN BY: JHP  
CHECKED BY: ADS  
SHEET SIZE: 24" X 36"  
SHEET TITLE: PP-1  
SHEET NO.: 1/2



WEST 1/4 CORNER OF SECTION 25-81-23  
FOUND 1/2" IR WITH ORANGE CAP #13286  
(BOOK 13954 PAGE 941)

NE CORNER OF THE NW 1/4  
OF THE SW 1/4 SECTION 25-81-23  
FOUND 1/2" IR WITH ORANGE CAP #13286  
(BOOK 13954 PAGE 941)

S89°19'14"E 1316.17' (R)  
S89°18'19"E 1316.20'

N0°26'48"E 1854.42'  
S09°23'55"W 1854.62' (R)

S0°23'19"W 2202.71'

CENTERLINE OF  
NE 64TH STREET

NE 64TH STREET

SW CORNER OF PARCEL 2023-137  
P.O.B.  
N00°22'13"E  
40.00'

N0°23'19"E 361.51'

SOUTHWEST CORNER  
OUTLOT X, T AND T ESTATES  
FD 1/2" IR WITH FADED ORANGE CAP

NORTH LINE OF THE S 1/2 OF THE SW 1/4  
OF THE SW 1/4 OF SECTION 25-81-23

OUTLOT X, T AND T ESTATES  
OWNER:  
SORENSEN LEGACY REVOCABLE TRUST

SOUTHEAST CORNER  
OUTLOT X, T AND T ESTATES

S89°19'57"E 948.79'

THAT PART OF THE W 1/2 OF THE E  
1/2 OF THE SW 1/4 OF SECTION 25-  
TWP 81 NORTH - RGE 23 WEST

OWNER:  
DAVID W SHRATT  
DONNA K SHRATT

PARCEL 2023-136 OF THE  
S 1/2 OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 25 - TWP 81 NORTH -  
RGE 23 WEST  
OWNER:  
SABRIE BLACK  
SERENA BLACK

Existing House

Existing Garage

Septic Tank

Septic Leach Field

Septic Tanks

Septic Cleanouts

NORTH LINE  
OF PARCEL 2023-137  
S89°13'56"E 365.82'

PARCEL 2023-137 OF THE  
S 1/2 OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 25 - TWP 81 NORTH -  
RGE 23 WEST  
OWNER:  
SANDRA PARMENTER

THAT PART OF THE S 1/2 OF THE SW  
1/4 OF THE SW 1/4 OF SECTION 25 -  
TWP 81 NORTH - RGE 23 WEST  
OWNER:  
SANDRA PARMENTER

EXISTING 15' DRIVEWAY  
UTILITY EASEMENT  
(BOOK 13144 PAGES 948-951)

N89°13'56"W 405.80'

SOUTH LINE  
OF PARCEL 2023-137

EAST LINE  
OF PARCEL 2023-137  
S00°25'49"W  
78.05'

Existing Barb Wire Fence

25' SIDE YARD SETBACK

25' SIDE YARD SETBACK

75' FRONT YARD SETBACK

75' REAR YARD SETBACK

LOT 1  
217,201 Sq. Ft.  
4.99 Acres

N89°20'46"W 908.79'

SECTION 25  
TOWNSHIP 81 NORTH  
RANGE 23 WEST

OWNER:  
SANDRA PARMENTER

THAT PART OF THE S 1/2 OF THE SW  
1/4 OF THE SW 1/4 OF SECTION 25 -  
TWP 81 NORTH - RGE 23 WEST

SOUTH LINE OF THE S 1/2  
OF THE SW 1/4 OF THE SW 1/4  
SECTION 25-81-23  
S89°13'56"E 1314.33'  
S89°12'53"W 1314.25' (R)

SE CORNER OF THE SW 1/4  
OF THE SW 1/4 SECTION 25-81-23  
FOUND 1/2" IR WITH YELLOW CAP #13286  
(BOOK 12080 PAGE 38)

N0°25'48"E 441.37'

REVISIONS:

NOTES: NILLES ASSOCIATES, INC. WARRANTS ANY  
PROBLEMS WHICH MAY ARISE FROM FAILURE TO  
VERIFY THE INFORMATION PROVIDED TO US BY  
THE ENGINEERING INTENT THE COUNTY, OR  
TO OBTAIN AND/OR FOLLOW THE ENGINEER'S  
DRAWINGS, INCONSISTENCIES, AMBIGUITIES,  
OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:	
DATE:	02/20/2024
DRAWN BY:	JHP
CHECKED BY:	ADS
SHEET NO.:	24
SHEET TITLE:	PP-2
SHEET NO.:	2/2

Here is Chad's input on this. I will let Justin know it will go on Monday night's agenda! Thank you.

*Marissa Butler*

Acting City Clerk

City of Elkhart

260 NW Main St

Elkhart, IA 50073

515-367-4735 EXT. 3

[deputyclerk@cityofelkhart.com](mailto:deputyclerk@cityofelkhart.com)

---

**From:** Chad Sands <chadcsands@gmail.com>

**Sent:** Thursday, February 22, 2024 8:29 AM

**To:** Marissa Butler <deputyclerk@cityofelkhart.com>

**Subject:** Re: Fw: 12875 NE 64th St. Elkhart - Goodrich Springs Preliminary Plat

Yeah, that looks fine. Certainly not within our growth area so no reason to not approve or waive our right of review.

Thanks!

Chad

On Thu, Feb 22, 2024, 8:19 AM Marissa Butler <[deputyclerk@cityofelkhart.com](mailto:deputyclerk@cityofelkhart.com)> wrote:

Can you look this over and give your recommendations and I will put it on agenda for March.

Thank you

*Marissa Butler*

Acting City Clerk

City of Elkhart

260 NW Main St

Elkhart, IA 50073

515-367-4735 EXT. 3

[deputyclerk@cityofelkhart.com](mailto:deputyclerk@cityofelkhart.com)

RESOLUTION 2024-20

A RESOLUTION TO WAIVE THE CITY OF ELKHART'S RIGHT TO REVIEW A SUBDIVISION LOCATED WITHIN TWO MILES OF ELKHART CITY LIMITS:  
*GOODRICH SPRINGS*

WHEREAS, the Elkhart City Council received notice from Polk County Planning of Goodrich Springs Major Preliminary Plat located east of 12875 NE 64<sup>th</sup> St Elkhart, IA 50073; and

WHEREAS, it is in the best interest of the City to waive its right to review the subdivision, as it is not within the City of Elkhart growth area;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Elkhart, Iowa, the City wishes to waive its right to review the Goodrich Springs plat of survey.

Council member \_\_\_\_\_ presented Resolution 2024-20 and moved for its approval.  
Council member \_\_\_\_\_ seconded. Roll call vote:

Ayes:

Nays:

Absent:

Resolution 2024-20 adopted this 25<sup>th</sup> day of March, 2024.

---

Mayor John M. Kaczmarczyk

Attest: \_\_\_\_\_

Katie Wilson, City Administrator/Clerk

RESOLUTION 2024-12

A RESOLUTION NAMING AGENTS OF THE CITY OF ELKHART, IOWA AUTHORIZED TO ENDORSE CHECKS AND ORDERS FOR PAYMENT OR WITHDRAW OR TRANSFER FUNDS ON DEPOSIT WITH CITY DEPOSITORY COMMUNITY STATE BANK OF ANKENY, IOWA.

BE IT RESOLVED, by the City of Elkhart, Iowa, that the following agents be authorized to sign or endorse checks, withdraw or transfer funds on deposit with City Depository Community State Bank of Elkhart, Iowa:

<b>John M. Kaczmarczyk</b>	<b>Mayor</b>
<b>Angie Schaffer</b>	<b>Mayor Pro Tem</b>
<b>Katie Wilson</b>	<b>City Administrator</b>

All agents' signatures shall be listed on City of Elkhart checking and savings accounts. Checks shall require the signature of the Mayor and signature of the City Administrator (acting clerk).

Council member \_\_\_\_\_ presented Resolution 2024-12 and moved for its approval.  
Council member \_\_\_\_\_ seconded. Roll call vote:

Ayes:  
Nays:  
Absent:

Resolution 2024-12 adopted this 25<sup>th</sup> day of March, 2024.

---

Mayor John M. Kaczmarczyk

Attest: \_\_\_\_\_

Katie Wilson, City Administrator/Clerk