

1. Agenda

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[PRELIMINARY AND FINAL PLAT MARSHALLTOWN MALL.PDF](#)

[REZONING APPLICATION.PDF](#)

[MARSHALLTOWN MALL SUBDIVISION APPLICATION.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, October 12, 2017 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair
Sharon Greer, Vice-Chair
Aimee Deimerly-Snyder
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call.

Business:

1. Approval of Minutes from September 9, 2017
2. **REVIEW & RECOMMENDATION** of Preliminary and Final Plat for Marshalltown Mall First Addition.
3. **PUBLIC HEARING** Recommendation to City Council on the rezoning proposed Parcel J owned by Marshalltown Center IO LLC (Marshalltown Mall) from RC, Regional Commercial to R-4 Medium density Residential



James L. Lowrance, Mayor
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director 

DATE: October 12, 2017 – Meeting Date

Recommendation to City Council on Preliminary & Final Plat Marshalltown Mall First Addition

The mall owners are requesting approval of a Preliminary and Final subdivision plat to create 4 new parcels. Two of the lots front S. Center Street. They include Parcel H & Parcel G. In the Northeast corner of the property Parcel J is the 3.44 acres that is being considered for rezoning. In the Southeast corner Parcel L is proposed to be split to allow for right of way dedication in order to connect Melissa Lane and Glenda Drive. Currently these two streets dead end into the mall property.

PUBLIC HEARING and Recommendation to City Council on rezoning proposed parcel owned by Marshalltown Center IO LLC (Marshalltown Mall) from RC, Regional Commercial to R-4 Medium density Residential

The Marshalltown mall owners have requested a rezoning on a proposed new parcel at the Northeast corner of their property as shown on the attached map (Parcel J). Currently the entire area is zoned RC, Regional Commercial. The owners are interested in splitting the parcel and rezoning it to R-4, Medium Density Residential. The surrounding properties are a mix of CC, Community Commercial, R-3, Medium Density Residential and R-4, Medium Density Residential. The proposed parcel would be 3.44 acres (149,800 s.f.) which under the R-4 classification would allow for 59 housing units.

The Comprehensive Plan identifies this area Mixed Use, so the change would be consistent with the land use plan. In the plan we identified focus area 14 – South Center Street as an opportunity for redevelopment. I previously included a section out of the plan discussing this area.

At the initial review meeting the Commission discussed requiring buffering between the commercial and residential property. I consulted with our legal counsel on this question and they advised that the City has multiple ways that this may be addressed. The City can place a condition upon either the subdivision plat or the rezoning approval that the commercial property must put in the buffering as required.

2017 Tentative Meeting Schedule (Thursday following the 2nd Monday of the Month)

**Dates are tentative and may be changed or canceled in order to accommodate staff schedules or development need.*

October 12, 2017	November 16, 2017	December 14, 2017
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City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Dan Kester, Bill Martin, Bethany Wirin



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
SEPTEMBER 7, 2017

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair, Keith Bloomquist, Aimee Deimerly-Snyder and Steve Valbracht

Absent: Fauna Nord & Angela Lins-Eich

1. Approval of Minutes from May 11, 2017

Approved as distributed.

2. **DISCUSSION & SET PUBLIC HEARING** for rezoning proposed parcel owned by Marshalltown Center IO LLC (Marshalltown Mall) from RC, Regional Commercial to R-4 Medium density Residential

Steve Troskey, CGA, and Ken Huge, Marshalltown Mall, presented the rezoning request before the Commission. The Mall is requesting to rezone the northeast corner of the property to R-4, Medium Density Residential for future residential development. At this time it is unknown if the mall will be the developer or if the property would be sold to another party.

The Commission expressed concern related to ensuring that there is buffering between the mall and the residential area. Spohnheimer indicated that that question would be taken to legal counsel for an opinion on what is the best way to ensure that code is satisfied. It may be in the rezoning ordinance or the subdivision plat. Boston indicated a desire to see the development come forward as a PUD rather than an R-4 zone to ensure the design features and access in and around the site.

Spohnheimer indicated the next step would be to set a public hearing which would be scheduled for October 12, 2017.

Motion by Valbracht to set the public hearing. Second by Greer. Motion Carried 5-0

3. **REVIEW & RECOMMENDATION** to the City Council on the Marshalltown Downtown SSMID (Self-Support Municipal Improvement District) petition.

Spohnheimer began the discussion with an overview of the process outlined in the State Code. The Code requires when a petition to create a SSMID has been submitted to the City for consideration and has been validated it is placed on the Council agenda. The City Council is required to refer the proposal to the Plan Zoning Commission. It is the responsibility of the Commission to evaluate the merit of the submission and make a recommendation back to the City Council. Spohnheimer described that the Commission should evaluate the proposal based on the planning aspects as it relates to our community plans and goals.

Spohnheimer indicated that representatives from the Marshalltown Central Business District were present to provide an overview of the proposal and answer questions related to the proposal. City Administrator, Jessica Kinser, was present to address questions in the validation process and

compliance with the Iowa Code under the direction of the City's legal Counsel. Members of the public were also present to make comments.

Nathan McCormick presented on behalf of the MCBF information related to the history of discussions around establishing a SSMID and potential uses of the funds which would impact the downtown. He discussed the efforts to meet with owners, secure signatures and answer questions about the process and impact. He discussed the various rates based on the zones within the SSMID.

Jessica Kinser presented information related specifically to the totaling of numbers and percentages used for the various calculations. She explained that an individual is considered to be an owner and that it is not calculated based on the parcel or building. One owner may own multiple properties and they would be considered a single owner. Additionally one property may have three individual owners listed which go into the calculation. Valuations are calculated using all properties as is the number of owners. The Iowa Code requires 25% of owners and 25% of valuation be achieved in order to present a valid petition. Kinser confirmed that the numbers were validated.

Jonathan Hull, a downtown property owner, came forward with public comments in opposition of the SSMID. He discussed the issues with having exempt property owners being able to sign a petition when they would not face the financial impact a taxed property would. Hull described that the memo presented to the Commission and Council did contain an error and that the Code indicates if an opposing petition is filed that satisfies 40% of owners or 40% of valuation are opposed the process would not continue.

Mindy Van Dyke submitted written comments read aloud by Jonathan Hull. Her comments included concerns to funding an agency through tax dollars that could be funded through fundraising efforts. She indicated the impact to small businesses is significant and in an effort to encourage downtown development a new tax would not be the best approach.

Darrel Meyer, a downtown property owner, came forward and discussed that the role of the Commission was to evaluate the merit of the proposal and to prepare a report and that he felt that Commission should take time to conduct that process.

Tim Hoffman, a downtown property owner, questions the inclusion of residential properties in the district.

Dave Thompson, a downtown property owner, presented public comments in opposition to the SSMID. He voiced concerns related to the non-profits that could support something they would not have to pay for. Thompson presented the differences in the rates that two similarly classed commercial properties would pay is not fair and equal treatment. Thompson discussed proposed items to be included such as snow removal and how that is the responsibility of the property owner and should not be covered by all through a tax. Thompson questioned the audience to see how many property owners were present that were opposed who would be taxed. 12 individuals were identified. He in return questioned how many were present in favor that would be taxed and there was 1. Thompson repeated his opinion related to equal representation.

Commissioners comments included discussion related to the various rate structures presented indicating that the Iowa Code allows for the variances but questioned if that was the most appropriate. Deimerly-Snyder discussed her understanding with the struggles of keeping the doors open while recognizing the economic impacts to the community. Greer commented on role the

State legislature has in creating the laws that govern the process and that although we may not always agree they are the Codes that we work within and that the role of the Commission is to evaluate the planning aspect and the issues of financial equity and fairness are things the Council will discuss. Boston described other planning related areas that the Commission reviews and that it is often challenging for the public to understand how the Commission has to evaluate issues that come before them.

Valbracht questioned if the commission must make a unanimous decision to send back to the Council? Spohnheimer indicated that our legal Counsel had addressed that question and that the Commission was not responsible for making unified recommendation and that the comments would be presented in the form of a report which may include a variety of things for the Council to consider.

Based on all of the comments received and discussion which took place the Commission decided to include the following comments in their report to the Council. Motion by Greer. Second by Valbracht. Motion carried 5-0.

The efforts of the proposal submitted do align with the intent of the comprehensive plan and the goals of the City Council and the Plan Zoning Commission. They are consistent with the various community plans that have been accepted including the Comprehensive Plan, City Center plan and other strategic plans conducted over the years.

The Commission does recognize however there appears to be some financial inequities which should be reviewed by the City Council as it relates to the various rate structures and application to exempt properties that would not be contributing yet are counted in the process.

The Commission recognizes there are many ways to achieve the goals identified and that all owners on both sides of the petition support the Downtown and the Community.

A report will be prepared by the Housing & Community Development Director along with the minutes of the meeting so that it can be forwarded to the City Council for consideration at the public hearing.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director



COUNCIL AGENDA
CITY HALL COUNCIL CHAMBERS, 10 W STATE STREET
February 10, 2014, at 5:30 PM

NOTICE TO PUBLIC: The Mayor and City Council welcome comment from the public during discussion. You are required to step to the microphone, state your name and address for the record and to limit the time used to present your remarks in order that others may be given the opportunity to speak.

CALL TO ORDER: Mayor James L. Lowrance

PLEDGE OF ALLEGIANCE:

ROLL CALL: Gowdy, Greer, Hoop, Lamer, Martin, Schubert, Wirin.

MAYOR, COUNCIL AND ADMINISTRATOR COMMENTS:

State of Iowa Law Enforcement Academy State Certification –Recognize Reserve Peace Officer State Todd Frye

APPROVAL OF AGENDA:

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.

- 1) Approve Council meeting Minutes of January 27, 2014
- 2) Approve Bill List in the amount of \$887,251.47
- 3) Approve Chainsaw Art in Riverview Park, Castle figurine, sponsored by JBS Swift.
- 4) Receipt of Civil Service New Hire List, Police Officer New Entry
- 5) Receipt of Building Report, December 2013.

(end of consent agenda items)

REPORTS:

- 6) Update on Alliant Generating Plant
- 7) Bond Discussion – Speer Financial
- 8) Budget Discussion
- 9) Street Program proposal for 2014and 2015

Visit www.ci.marshalltown.ia.us

Please refer to the previous Committee of Whole packet for attachments not included with this agenda packet. Complete agenda packets are available for inspection for the public at the City Clerk's Office, the Marshalltown Public Library and the city's website.

Marshalltown



DISCUSSION: February 24, 2014, Agenda in process

- 11) Marshalltown Area Speedway, Kruse Motor Sports, Inc., Class B Beer Application, Seasonal.
- 12) Central Iowa Fair, add two Five Day Special Class C Liquor Licenses, March 15, 2014, and July 9-13, 2014, to existing license.
- 13) Superintendent Sewer Department, replacement of ¾ ton 4x4 truck, quotations solicited, best price is from Jensen Ford \$25,980 with trade in.
- 14) Governor's Traffic Safety Bureau grant application, FY 2015.
- 15) Police Department Software
- 16) Property Acquisition, Easements, relating to Iowa River Interceptor Sewer Project 59011019
- 17) Order Construction, Iowa River Interceptor Sewer Project 59011019
- 18) LED Lighting
- 19) Tax Abatement Applications

PUBLIC COMMENTS:

CLOSED SESSION

- 20) Closed session pursuant to Section 21.5 subsection (1) paragraph (j) OF THE CODE OF IOWA to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Iowa Code § 21.5(1)(j) (2011), as amended by, Senate File 289, 84th G.A., 1st Sess., § 5 (Iowa 2011);

and
- 21) Closed session pursuant to Section 20.17 subsection 3 of the Code of Iowa concerning strategy meetings of the public employer for collective bargaining purposes.

OPEN SESSION (if appropriate and recommended by legal counsel)

- 22) Council to adopt recommendations of legal counsel proposed in closed session.

ADJOURNMENT:

Council Proceedings
January 27, 2014

The Marshalltown City Council met in regular session on January 27, 2014, at 5:30 pm, in the Council Chambers at City Hall. Mayor Lowrance called the meeting to order and led the Pledge of Allegiance. Present: Gowdy, Greer, Hoop, Lamer, Martin, Schubert, Wirin. Detective Randy Kessler was recognized for twenty-five years of service. Schubert moved to approve the agenda, amending to remove item #7 off the consent agenda for separate discussion, second by Wirin. Motion approved 7-0.

CONSENT AGENDA

Lamer moved to approve the amended Consent Agenda: Approve Council meeting Minutes of January 13, 2014; Approve Bill List in the amount of \$2,504,548.94; Approve change in Aquatic Center hours, opening at 12:30 pm.; Approve City Council Goals for 2014; Resolution 2014-008 Declaring AWOL the Police Canine and Certain of His Accessories as Surplus Property and Authorizing the Sale thereof upon certain conditions.; Resolution 2014-009 Declaring Certain Property in the Police Department as Surplus and Authorizing Sale and Disposal Thereof, relating to portable radio sales to Care Ambulance, Iowa City, Iowa.; Liquor License Renewals: (pending fire inspection) ; Class E Liquor License: 7 Rayos Liquor Store, 120 E Main Street; Class C Liquor License: The Oasis, 209 E Main Street; Vaughns' Pub, 22 N 1st Avenue; LaCarreta Mexican Grill, 308 E Iowa Avenue; Elmwood Country Club, 1734 Country Club Lane; Special Beer and Wine License: Ocean City Chinese Restaurant, 5 W Main Street; Class C Beer Carry Out: Abarrotes La Salud, Inc., 17 N 1st Street, Dollar General Store #2019, 408 S 9th Street; Dollar General Store #4206, 2413 S Center Street; Jiffy Convenience Stores; second by Greer. Consent agenda adopted 7-0.

Wirin moved to adopt Resolution 2014-010 to Ratify HVAC Contract with Woodman Controls Company, in the amount of \$80,200, relating to the City Hall and Carnegie Building Improvement Project 49913015, to be paid from the Capital Improvement Plan, Carnegie Fund, second by Martin. City Attorney Ward informed the council the money for this project was budgeted, and there was lack of clarity in the existing purchasing policy which is in the process of being revised. The current purchasing policy is tied to the state threshold for formal bids, which increased from \$25,000 to \$130,000 in 2003 for projects of this nature. The council has been in the practice of approving expenditures above \$25,000, and the council will provide policy guidance as the policy is revised. Resolution adopted 6-1 with Schubert dissenting.

REPORTS

Budget. Marshalltown taxable valuations decreased by \$78 million for two reasons, one being Senate File 295, which reduced all commercial, industrial and railroad properties by 5%, and the recent economic downturn in the overall economy is now being reflected locally. Due to these decreases in taxable valuation a levy to increase taxes is necessary. Including the state backfill, the proposed budget has the general fund short of \$160,872 and capital improvement levy short by \$14,838. In 2015, Road Use Tax revenues are anticipated to increase by 1.5%, with the Local Option Sales Tax revenue projections slightly lower than 2014. It is staff recommendation to use the 5% designated to any legal purpose to be used to further the property tax relief as it was used in 2014. Wages and associated taxes are anticipated to increase approximately 2.35%. The city's self insurance plan continues to experience great success in containing increases in the premium costs compared to other counterparts. Implications of the Affordable Care Act are being monitored, and at this time no catastrophic costs will be incurred. A member of the public asked the city be lean and efficient and doesn't agree that 5% be used for property tax reduction.

MOTIONS

Wirin moved to accept the Comprehensive Annual Financial Report, second by Gowdy. Motion carried 7-0.

Council Proceedings
January 27, 2014

FUTURE AGENDA ITEMS DISCUSSION:

Parks and Recreation Director Terry Gray recommended the council approve the Chainsaw Art proposal, sponsored by JBS Swift, being a castle diagram. The council thanked JBS for the donation and their participation in the Kids in Park Day, scheduled for May 17.

Dave Daters recommended changing decorative lights on Main and Center Street, retrofitting them to LED lights. Annual savings are estimated at \$19,000, without Alliant rebates, making the payback a little over thirteen months. The LED lights are a brighter white, and one fixture was tested at the intersection of Center and Main Streets. Fixtures at 13th Street are LED.

PUBLIC COMMENTS:

A member of the public asked the council to consider department committee structure.

CLOSED SESSION

At 6:21 PM Greer moved to enter into closed session pursuant to Section 21.5 subsection (1) paragraph (j) OF THE CODE OF IOWA to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property, second by Wirin. Motion carried 7-0. Lamer moved to leave closed session, second by Greer. Motion carried 7-0. Roll Call – all present.

Martin moved that the recommendations of the Public Safety Building Advisory Committee be accepted as identified during our discussion as to parcels A, B, C, and D, and that the owners of those parcels be approached by the City, or an agent acting on its behalf, concerning confidential negotiations toward granting the City an option to purchase some or all of those properties at specified prices and terms to be exercised within 90 days, with any purchases being further expressly conditioned upon all necessary legal notices and hearings, and public approval by public referendum to the extent required by law, second by Wirin.

ADJOURNMENT

Lamer moved to adjourn at 7:08 pm, second by Greer. Motion carried 7-0.

Respectfully submitted,

Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN

ATTEST:

James L. Lowrance, Mayor

Shari L. Coughenour, CMC, City Clerk

RAW

Marshalltown

Parks and Recreation

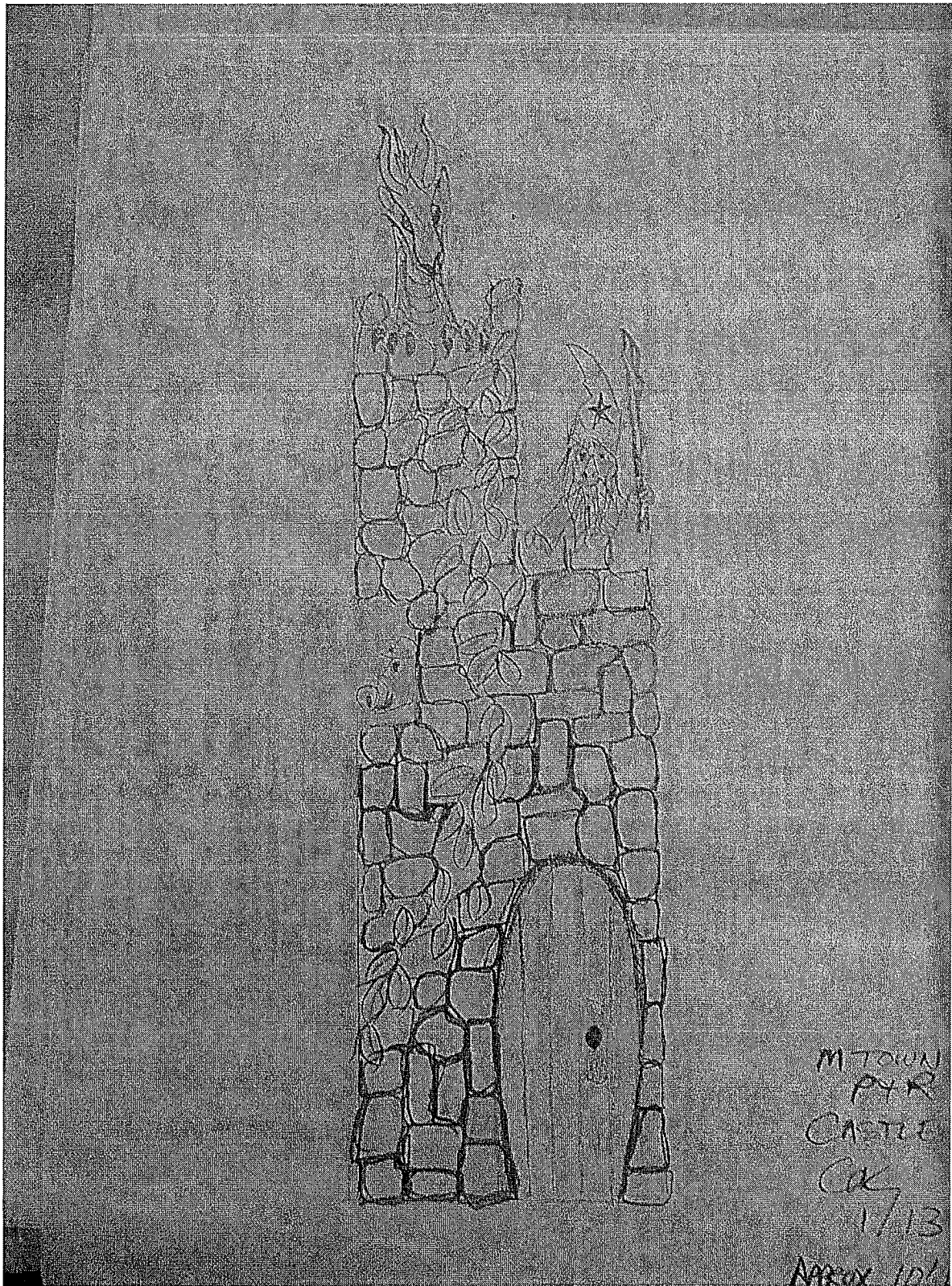


To: Mayor and City Council
From: Terry Gray, Parks and Recreation
Date: January 21, 2014
Subject: Chainsaw Art

We have secured a sponsor, JBS, for a second chainsaw art project in Riverview Park. JBS will be recognized on the carving as the sponsor. Last year we received four design ideas from the chainsaw artist. Based on the tree that is to be used, he has recommended that the castle design be used. The Parks & Recreation Advisory Committee recommends this design as well.

The tree is located in the same area as the Three Little Pigs carving. We would like to proceed with the project and secure the chainsaw carver for the event on May 17, 2014, which will showcase his work in progress.

The design is attached.



M TOWN
PYR
CASTLE
CK
1/13
APR 10/11



POLICE DEPARTMENT

James L. Lowrance, Mayor
Randy A. Wetmore, City Administrator
Michael W. Tupper, Chief of Police
22 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5725
Fax - (641) 752-1211

February 4, 2014

TO: Civil Service Commission

FROM: Michael W. Tupper, Chief of Police

RE: Certified Hire List

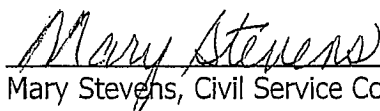
Position: Police Officer

After reviewing all applicants and their qualifications, the following persons were tested, interviewed and considered to best meet the qualifications for the above listed position and are ranked by final score as follows;

Rank	Name	Score (actual/total possible)
1	Nicholas Billings	374.75/457
2	Derek Accola*	371.35/457
3	Kelsie Friichtenicht	367.75/457
4	Lisa Purvis	341.5/457
5	Tyson Akers*	338.1/457
6	Jonathan Kelly	337/457
7	Kelli Springer	296.75/457
8	Benjamin Scheevel	272.25/457
9	Joel Gummert	266.5/457
10	Ryan Downing*	242.85/457
*Veteran Preference 22.85		

This list will be valid for a period not to exceed February 4, 2015.

Certified by Civil Service Commission on the 4th day of February 2014.


Mary Stevens, Civil Service Commission Chair

CITY COUNCIL

Mike Gowdy, Joel Greer, Al Hoop, Leon Lamer,
Bill Martin, Robert Schubert, Bethany Wirin

the City of
Marshalltown

8

Building Division Improvement Value & Fee Summary - 2013

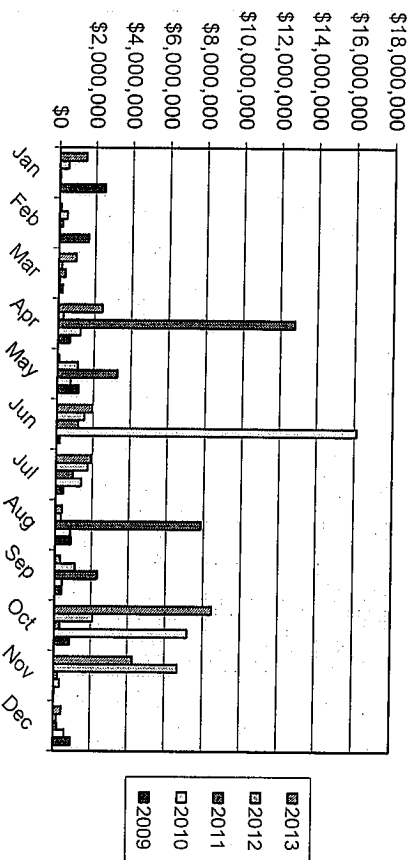
Total Improvement Value Comparison

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2013	\$1,470,000	\$101,000	\$953,000	\$2,413,000	\$91,000	\$1,952,000	\$1,922,000	\$373,000	\$308,000	\$8,471,000	\$4,270,000	\$425,000	\$22,749,000
2012	\$489,000	\$449,000	\$178,000	\$292,000	\$1,105,000	\$1,500,000	\$1,732,000	\$316,000	\$1,091,000	\$2,109,000	\$6,665,000	\$170,000	\$16,096,000
2011	\$30,000	\$211,000	\$382,000	\$12,768,000	\$3,274,000	\$1,187,000	\$917,000	\$7,834,000	\$2,318,000	\$307,000	\$201,000	\$208,000	\$29,637,000
2010	\$30,000	\$21,000	\$57,000	\$1,233,000	\$731,000	\$16,118,000	\$1,383,000	\$821,000	\$411,000	\$7,176,000	\$328,000	\$619,000	\$28,928,000
2009	\$2,490,000	\$1,622,000	\$220,000	\$675,000	\$1,157,000	\$194,000	\$432,800	\$864,500	\$397,000	\$849,000	\$44,000	\$973,000	\$9,918,300

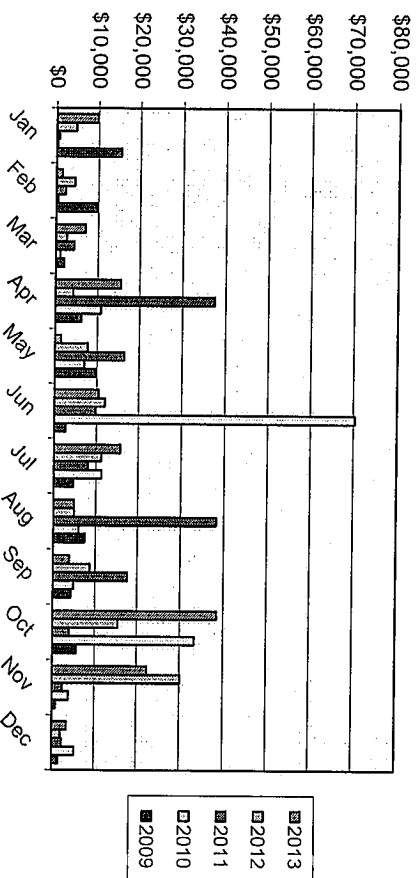
Total Fees Received Comparison

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2013	\$9,824	\$1,416	\$7,030	\$15,486	\$1,408	\$10,443	\$15,753	\$4,939	\$3,882	\$38,468	\$22,346	\$3,484	\$134,479
2012	\$4,789	\$4,470	\$2,640	\$4,259	\$7,811	\$12,060	\$11,267	\$4,962	\$8,788	\$15,489	\$30,131	\$1,978	\$108,644
2011	\$593	\$2,266	\$4,377	\$37,412	\$16,471	\$9,698	\$8,081	\$38,227	\$17,675	\$4,020	\$2,473	\$2,336	\$143,629
2010	\$230	\$401	\$1,034	\$10,835	\$7,045	\$70,345	\$11,287	\$6,084	\$4,913	\$33,333	\$3,972	\$5,345	\$154,824
2009	\$15,362	\$9,815	\$2,014	\$6,255	\$9,847	\$2,756	\$4,605	\$7,520	\$4,304	\$5,732	\$871	\$1,581	\$70,662

Total Improvement Value Comparison



Total Fees Received Comparison



February 5, 2014

Subject: Budget preparation – Memo #2

As communicated at the last meeting, the impacts of SF 295 and the declining valuations put great stress on the Marshalltown budget. At the meeting on Monday night, the Council will be asked to give guidance on how to proceed. In an effort to begin those decisions we will build on the prior information and establish a framework for moving forward efficiently. To do this, please refer to the table on the next page and the assumptions that were used for its construction. The Council will be asked to agree with each of these items, or give direction to the staff.

Item 1: The total amount of estimated backfill is calculated on the level of taxes levied. The breakdown on the two attachments reflect options for the \$750,000 and \$1 million dollar:

	\$1Mil	\$750,000
General	128,217	128,217
Special Revenues	29,619	29,619
Debt Service	46,907	45,876
Capital Imp Levy	9,259	9,259

To date, there are no assurances that this state funding will continue.

Item 2: The Council has to determine how to use the Local Option Sales Tax 5% allocation. The attached table shows the entire amount, \$150,000 used as a tax reduction.

Recommendation: Use the LOST to reduce property tax shortfall.

Item 3: Until the Council makes a decision on the street construction bonds to be issued next year it is difficult to calculate the total property taxes to be levied for FYE 15. If the proposed debt is \$1,000,000, the tax levy would be \$ 14.55. If the Council chooses the \$750,000 level it would be \$14.48.

The tax rate is only one dimension to the budget. The task still remains to find sufficient resources to provide the services. This is particularly difficult within the general fund which is experiencing such a large negative growth. Increases in supplies, wages, pensions, volatility of gas prices and other factors are still being examined to present a reasonable budget.

Under the current laws, the general fund is suffering a \$289,102 reduction from last year's levels which is capped at the \$8.10 limit. Even when considering the backfill for

FYE 15 there is still a shortfall of \$160,885. (Please see the January 22 memo). Cash reserves within the General fund are not able to absorb this large reduction. Staff is searching for ways to close this gap assuming the Council's goal is to maintain services at their current levels. As of this writing, that has not been accomplished. It is very good to remember that personnel make up the bulk of the general fund to deliver services. A few options can be considered.

- 1) To replenish the entire shortfall the Council could reinstate the Emergency levy. This levy cannot exceed \$.27/1,000 but could generate up to \$204,225. The Council can choose any amount of support. \$.22 would fill the backfill of \$160,885.
- 2) The council could consider reducing support to those activities which require a direct tax subsidy such as Band, Fisher Community Center, and Transit. As you can see from the attached, the Emergency Management levy has already been reduced.

How dramatically SF295 was going to impact Marshalltown for FYE 15 has only been certain since the first of the year. All prior modeling was too fraught with statewide averages to have given a truer warning. Knowing that SF295 has greater ramifications for next year and the next 8 years would suggest a broader strategy for service delivery in the future. But the deadline for this year's budget is looming and staff is seeking direction from the Council on how to proceed.

\$1 MIL

Exhibit: Property Tax - With Council 5% designated LOST transfer**CITY OF MARSHALLTOWN****Final Budget Figures "Tax Facts"****Fiscal Year 2014/2015 Budget**

<u>Fund</u>	<u>Amount levied</u>	<u>Rate per \$1,000 valuation</u>	<u>Increase/ Decrease from Prior Year</u>	<u>Increase/ Decrease Tax Rate</u>
GENERAL	6,126,765	8.10000	(289,102)	max
BAND	9,620	0.01272	-	0.00101
FISHER CTR.	76,760	0.10148	-	0.00254
TORT INSURANCE	147,695	0.19526	-	0.00914
EMERGENCY LEVY		0.00000	-	0.00000
EMPLOYEE BENEFITS	2,757,498	3.64560	173,882	0.32452
POLICE & FIRE RETIREMENT	1,275,758	1.68664	31,581	0.35898
TRANSIT*	170,000	0.22475	-	0.00562
CAPITAL IMPROVEMENT	510,559	0.67500	(24,097)	max
EMERGENCY MANAGEMENT	28,775	0.03804	(710)	0.00117
SubTotal	11,103,430	14.67950	(108,446)	0.70299
Less Local Option Tax	(2,250,000)	(2.97465)	0	(0.23350)
Council 5%	(150,000)	(0.19831)		(0.19831)
	8,703,430	11.50653		0.27118
Total G.O. Debt Required	2,462,548	3.10223	87,422	0.00098
Backfill estimate	(47,836)	-0.06026		(0.06026)
	2,414,712	3.04197		(0.05928)
Combined debt & taxes	11,118,142	14.54850	(21,024)	
Ag Land	13,505		(599)	

FYE 14/15 City & Ag Land	11,131,647	14.54850	0.211927	(0.0000)
14/15 over(under) 13/14	(243,341)			
FYE 13/14 City & Ag Land	11,374,988	14.33657		0.05318
13/14 over(under) 12/13	352,327			
FYE 12/13 City & Ag Land	11,192,719	14.28339		(0.22991)
12/13 over(under) 11/12	170,058			

\$ 750,000

Exhibit: Property Tax - With Council 5% designated LOST transfer**CITY OF MARSHALLTOWN****Final Budget Figures "Tax Facts"****Fiscal Year 2014/2015 Budget**

<u>Fund</u>	<u>Amount levied</u>	<u>Rate per \$1,000 valuation</u>	<u>Increase/ Decrease from Prior Year</u>	<u>Increase/ Decrease Tax Rate</u>
GENERAL	6,126,765	8.10000	(289,102)	max
BAND	9,620	0.01272	-	0.00101
FISHER CTR.	76,760	0.10148	-	0.00254
TORT INSURANCE	147,695	0.19526	-	0.00914
EMERGENCY LEVY		0.00000	-	0.00000
EMPLOYEE BENEFITS	2,757,498	3.64560	173,882	0.32452
POLICE & FIRE RETIREMENT	1,275,758	1.68664	31,581	0.35898
TRANSIT*	170,000	0.22475	-	0.00562
CAPITAL IMPROVEMENT	510,559	0.67500	(24,097)	max
EMERGENCY MANAGEMENT	28,775	0.03804	(710)	0.00117
SubTotal	11,103,430	14.67950	(108,446)	0.70299
Less Local Option Tax	(2,250,000)	(2.97465)	0	(0.23350)
Council 5%	(150,000)	(0.19831)		(0.19831)
	8,703,430	11.50653		0.27118
Total G.O. Debt Required	2,408,432	3.03405	33,306	-0.06720
Backfill	(46,785)	-0.05894		(0.05894)
	2,361,647	2.97512		(0.12613)
Combined debt & taxes	11,065,077	14.48165	(75,140)	
Ag Land	13,505		(599)	

FYE 14/15 City & Ag Land	11,078,582	14.48165	0.1451	(0.0000)
14/15 over(under) 13/14	(296,406)			
FYE 13/14 City & Ag Land	11,374,988	14.33657		
13/14 over(under) 12/13	352,327		0.05318	
FYE 12/13 City & Ag Land	11,192,719	14.28339		
12/13 over(under) 11/12	170,058		(0.22991)	

January 22, 2014

Preparation of the FYE 15 budget

As you know, preparation of a budget has many moving parts. Below is a brief description of the activities concerning some of the major funding sources property taxes, road use tax which are allocations from the state and local option sales taxes. Other more detailed discussions on other facets of the budget will be forthcoming at future council meetings.

PROPERTY TAXES

Figures recently released from the County Auditor indicated that the Marshalltown taxable valuations for FYE 15 budget went down primarily for two reasons:

1. SF 295 reduced all commercial, industrial and railroad properties by 5%. To reduce the impact on local governments, the state appropriated funds known as a "Back Fill" for FYE 15.
2. The recent economic downturn in the overall economy is now being reflected locally.

For Marshalltown the taxable valuation comparison is reflected below.

	FYE 15	FYE 14	Increase/(Decrease)
Regular	756,390,717	792,082,888	(35,692,171)
Debt Service	793,799,854	836,353,310	(42,553,456)
Ag Land	4,496,113	4,695,878	(199,765)
Totals	1,554,686,684	1,633,132,076	(78,445,392)

This means that to generate the same number of taxes that were available last year, the tax levy will need to be adjusted upward. However, some levies have statutory limits which cannot be increased, as are illustrated below.

	FYE 15	FYE 14	Increase/ (Decrease)	FYE 15 Back fill	Increase/ (Decrease)
General Fund \$8.10	6,126,765	6,415,867	(289,102)	128,230	(160,872)
Capital Improvement \$.67	510,559	534,656	(24,097)	9,259	(14,838)
Ag Land \$3.000375	13,505	14,104	(599)	N/A	(599)
Totals	6,650,829	6,964,627	-313,798	137,489	(176,309)

New for this budget, one must also consider the "Back Fill", (which is classified as a state shared revenue, not a property tax) appropriated to come from the state for FYE 15. This makes the property tax rate, normally used as a comparison to prior years, very misleading. As you can see, from the table above, for those levies at the statutory limit even with the "back fill, there is still a shortfall of revenues.

Other types of levies are used by the City to generate additional property tax. The amount received varies each year depending upon the need. All of the other levies used by the City are listed below.

Operation and Maintenance for publically owned Transit
Rent, Ins. And Maintenance of Fisher Community Center
Liability, property & insurance costs
Police and Fire Retirement
Other employee Benefits
Debt Service

For FYE 15, the total amount of "back fill" will be approximately \$220,000.

ROAD USE TAX

The Iowa Department of Transportation estimates that the amount of RUT for the City of Marshalltown to be approximately \$2,686,320. This is only an increase of 1.5% over their re-estimation for FYE 14.

\$800,000 of the Road Use Tax is allocated for wages and benefits for employees involved in street related activities. In the proposed budget, another \$800,000 is designated for general operations and maintenance of the streets. Major repairs and other street projects will again be funded primarily through bonds.

LOCAL OPTION SALES TAX

The Iowa Department of Revenue has released projections indicating that the statewide collection of LOST will be slightly lower in FYE 15. This projection reflects Marshalltown's local experience. Therefore, a more conservative estimate of \$2.8 million has been used for FYE 15 and the remainder of FYE 14. Due to the healthy experience during FYE 13, the city is still in a position to use \$2,250,000 towards property tax relief. This still maintains the referendum mandates of 20 % to be used for capital projects and 5% for Council to designate to any legal purpose. Last year, this portion was been designated to further the property tax relief. Due to the valuation decline, it is recommended that this continue for another year.

WAGE AND OTHER COMPENSATION CONSIDERATIONS

Over all, it is anticipated that wages and the associated taxes will increase approximately 2.35%. Some final negotiations are still underway, however due to the requirements to complete the budget, the City must move forward with this estimate. Any deviation from that estimate may require additional adjustments in the future.

The City's self insurance plan for group health insurance has again experienced great success in containing increases in the premium compared to other counterparts. The city continues to monitor any implications of the Affordable Care Act which may impact the city in FYE 15 and beyond; but at this point, is confident that no catastrophic costs will be incurred.

City employees are covered by two retirement systems, the Iowa Public Retirement System (IPERS) or the Municipal Fire and Police Retirement System of Iowa (MFPRSI). The city's contribution rate for IPERS did not change for FYE 15, remaining at 8.93% of earnable compensation. The MFPRSI contribution for the city increased to 30.41%, only a slight increase over the 30.12% for FYE14. Each of these benefits are paid through special tax levies.

Within the next couple of weeks, additional information will be available as the city budget is formulated for your review and approval. If all goes well, it is anticipated that the staff will present additional information at your next meeting.

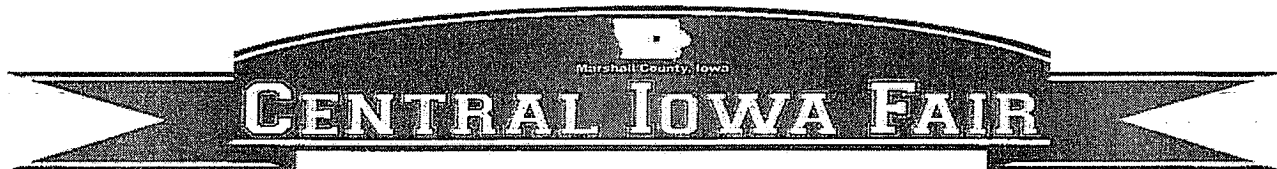
2014 - 2015 Construction Program

2014 Microsurfacing			
Segment No.	Road Name	Length in Feet	Cost of Treatment
1	S 3RD ST	447	\$7,625.72
2	S 6TH ST	1,107	\$18,876.10
3	S 6TH ST	3,509	\$59,807.92
4	S 6TH ST	2,682	\$45,717.51
5	S 3RD ST	2,108	\$35,939.07
6	S 6TH ST	287	\$4,886.74
7	S 6TH ST	104	\$1,775.24
8	S 6TH ST	3,604	\$61,430.00
Total:			\$236,058.29

2014 Mill and Overlay			
Segment No.	Road Name	Length in Feet	Cost of Treatment
9	BRENTWOOD RD	1,135	\$64,482.94
10	BRENTWOOD RD	126	\$7,165.09
11	BRENTWOOD RD	372	\$21,145.77
12	BRENTWOOD RD	107	\$6,098.41
13	BRENTWOOD RD	111	\$6,289.63
14	BRYNGELSON DR	1,031	\$58,578.61
15	CATALINA PL	891	\$50,651.80
16	DEBRA DR	928	\$52,730.73
17	N 16TH ST	1,316	\$74,791.83
18	PLEASANT VIEW RD	2,596	\$147,486.49
19	S 13TH ST	887	\$50,418.34
20	S 13TH ST	433	\$24,600.16
21	S 4TH ST	1,083	\$61,546.27
22	SANTA BARBARA DR	1,232	\$69,981.02
23	SKYLINE DR	773	\$43,930.76
24	SUMMIT ST	1,496	\$85,012.94
25	SUMMIT ST	651	\$36,965.24
26	SUMMIT ST	267	\$15,152.10
27	SUNSET LN	1,470	\$83,506.84
28	W CHURCH ST	766	\$43,546.72
29	W CHURCH ST	1,234	\$70,089.85
30	WARDVIEW RD	715	\$40,617.58
Full Depth Patch Repairs:			\$100,000.00
Total:			\$1,214,789.10

2015 Mill and Overlay			
Segment No.	Road Name	Length in Feet	Cost of Treatment
31	COLUMBUS DR	694	\$41,425.63
32	DUBOIS CIR	676	\$40,309.30
33	E BOONE ST	1,076	\$64,197.50
34	E FERNER ST	755	\$45,040.69
35	E FERNER ST	555	\$33,109.82
36	E FERNER ST	294	\$17,547.39
37	E LEE ST	862	\$51,440.90
38	E UNION ST	861	\$51,341.53
39	N 5TH AVE	1,423	\$84,885.82
40	N 6TH AVE	1,330	\$79,331.32
41	PINE ST	670	\$39,974.68
42	PLAZA HTS RD	993	\$59,212.21
43	RATCLIFFE DR	799	\$47,674.00
44	S 1ST AVE	949	\$56,632.01
45	S 2ND AVE	480	\$28,612.02
46	S 2ND ST	1,344	\$80,197.63
47	S 2ND ST	470	\$28,042.51
48	S 3RD AVE	190	\$11,320.03
49	S 3RD AVE	1,200	\$71,579.60
50	S 3RD ST	409	\$24,430.12
51	S 5TH ST	1,322	\$78,873.32
52	S 7TH AVE	1,274	\$76,014.22
53	S 9TH AVE	1,282	\$76,472.30
54	W FERNER ST	1,566	\$93,446.84
55	W HIGH ST	210	\$12,513.54
56	W HIGH ST	1,499	\$89,412.88
Full Depth Patch Repairs:			\$100,000.00
Total:			\$1,483,037.82

2014 Microsurfacing	\$236,058.29
2014 Mill and Overlay	\$1,214,789.10
2015 Mill and Overlay	\$1,483,037.82
Total Program Cost:	\$2,933,885.21
Proposed Bond Funds 2014 - 2015	\$2,000,000.00
Budgeted Road Use Funds 2014 - 2015	\$1,200,000.00
Total Proposed Funds:	\$3,200,000.00



www.centraliowafairgrounds.net
1308 East Olive Street
Marshalltown, Iowa 50158
Phone / FAX: (641) 753-3671
cifa@pcpartner.net

President: Tyler Wollam Vice President: Jodi Breniman Secretary: Colene Ferrin Treasurer: Jeff Hibbs Office Manager: Dawn Insaurrealde

February 7, 2014

Marshalltown City Council:

The Central Iowa Fair has applied for two separate 5-day Special Class C Liquor Licenses. Dram Shop has been approved.

Our first event to serve wine is on March 15, 2014 at the Blue Jeans Ball which will be held in the Convention and Visitor's Bureau Activity Building. This event is a fundraiser to help raise funds for a Marshall Co. Jr. Beef Breeds Club. They use the money raised for workshops, scholarships, awards, etc. They held this event last year and it was very successful. The fairboard provides and staffs the alcohol at this event and it has been requested that we serve wine as well.

Our second event is our 2014 Central Iowa Fair, July 9-13, 2014. We are once again planning on selling wine during the fair in our beer/wine tent during events each day.

We are requesting that the Marshalltown City Council approve our request for the two 5-day Special Class C Liquor Licenses.

Thank you,

Dawn Insaurrealde
Office Manager



James L. Lowrance, Mayor
Randy Wetmore, Administrator
Shari L. Coughenour, Clerk
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5701
Fax - (641) 754-5717

February 5, 2014

RE: Purchase of 2014 Pickup

From: Steve Simons, Sewer Superintendent
TO: Mayor, Council & City Administrator

The sewer department solicited quotations for the 2014 $\frac{3}{4}$ ton pickup. This vehicle is to replace a 2000 Chevy $\frac{3}{4}$ ton pickup. In addition, we are trading in a 1989 Chevy $\frac{1}{2}$ ton pickup that used to serve as a support vehicle for our sewer maintenance equipment as well as transportation for part-time locate and inspection personnel. We will then rotate the 2000 Chevy into the maintenance support role and keep it within the department.

We received quotations from all three local dealerships. Ken Wise Chrysler Dodge, Jensen Ford and Clemons Chevrolet. After evaluating the quotations, it was decided that Jensen Ford had the best price of \$25,980.00 with trade-in.

Therefore, I recommend the purchase of the 2014 pickup from Jensen Ford. Monies are budgeted and available in the storm sewer utility's capital improvement fund.

QUOTATIONS FOR 2014 PICKUP

	JENSEN FORD	CLEMONS	KEN WISE
MSRP	\$38,285.00	\$39,430.00	\$40,625.00
DISCOUNT	11,605.00	8,500.00	5,936.00
TRADE IN	- 700.00	- 2,500.00	- 1,000.00
FINAL COST	\$25,980.00	**\$28,430.00	\$33,689.00

***Note: Clemons quotation stated a cost of \$28,519.50. Staff discovered a calculation error, making the actual cost \$28,430, based on numbers provided by Tom Moyer of Clemons Chevrolet. This error did not affect the outcome.*

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Bill Martin, Robert Schubert, Bethany Wirin





James L. Lowrance, Mayor
Randy A. Wetmore, City Administrator
Michael W. Tupper, Chief of Police
22 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5725
Fax - (641) 752-1211

Marshalltown Police Department Chief of Police Memorandum

TO: Randy Wetmore, City Administrator
FROM: Michael W. Tupper
Chief of Police
DATE: 02/06/2014
RE: 2014/2015 GTSB Grant Application

The application period has opened for the 2014/2015 Governor's Traffic Safety Bureau (GTSB) grant. The police department will be submitting an application to GTSB. This is a one year grant program. Match money is not required from the City to obtain these federal grant dollars. This is a reimbursement grant so we need to spend the money up front before we receive the grant dollars. We are applying for grant dollars to fund the below listed equipment purchases and traffic enforcement overtime expenditures.

Overtime for Traffic Enforcement - \$9000

These dollars will allow the police department to conduct 1-2 traffic safety checkpoints and multiple traffic safety saturation projects throughout the year. These efforts will focus on speed, impaired driving, and occupant protection violations.

Overtime for Educational/Public Safety Events - \$1000

These dollars will allow us to continue with our child safety occupant protection efforts by providing dollars to cover staff time during these events. In FY 2014-2015, we are planning to conduct two child safety seat inspection events. Our child seat technicians are also called upon from time to time to assist with education events or assist with child seat installations.

Overtime for E911 Operators - \$1000

Traffic saturation projects also take a toll on staffing in the E911 Communication Center.

Traffic Enforcement Equipment - \$8850

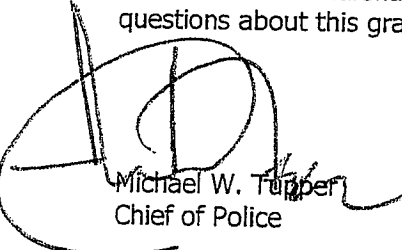
\$3000	Lidar Speed Enforcement Tool
\$1350	Replace 3 Preliminary Breath Test Machines
\$4500	Replace Speed Trailer*

CITY COUNCIL
Mike Gowdy, Joel Greer, Al Hoop, Leon Lamer,
Bill Martin, Robert Schubert, Bethany Wirin

*The speed trailer currently in our equipment inventory is 14 years old and having significant maintenance problems. A new speed trailer is approximately \$10-\$15,000.00. GTSB will only give a maximum of \$4500.00 for speed trailer projects. It should be noted that currently, we do have \$10,000.00 in the police department's CIP plan for FY 14-15 and \$5000.00 set aside in the FY 14-15 Road Use Tax Fund for a speed trailer replacement project (\$15,000 Total). If we are able to secure the GTSB funding (\$4500.00) the City's financial obligation for this project would be significantly less.

Total GTSB Grant Project Requested Amount: \$19,850.00

I will be at the Marshalltown City Council meeting on February 10 to discuss this agenda item. If you have questions about this grant project, please let me know.



Michael W. Tupper
Chief of Police

2014-7

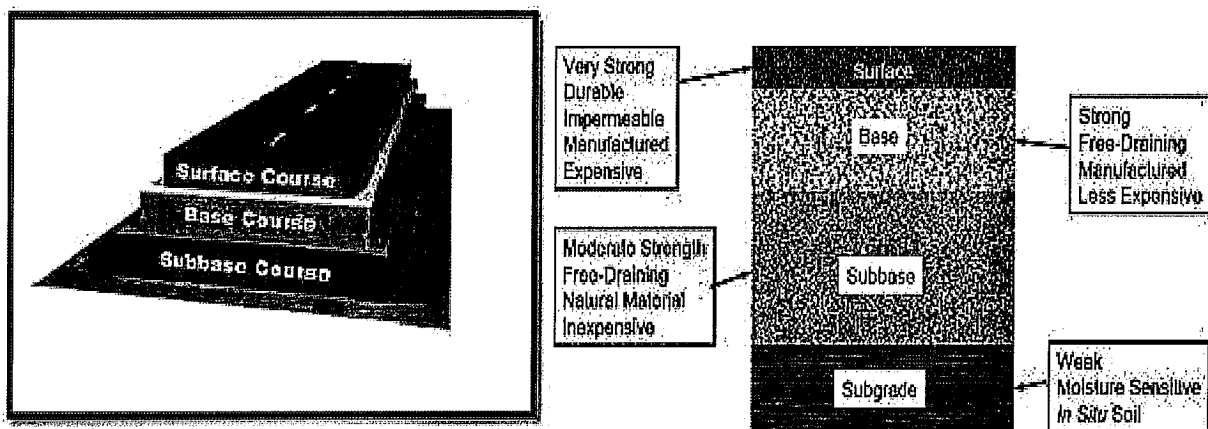
Cc: Captain Brian Batterson, Operations Division
 Captain Christopher Jones, Administrative Services Division
 Alicia Hunter, Administrative Assistant
 Sgt. Rick Bellile, GTSB Project Manager

Hilltop and S. 8th Street Treatment Options

Overview

This report is intended to give viable treatment options to the streets in the Hilltop and S. 8th St. areas that received the Chip Seal treatment last fall. The following list provides a description of the treatment, pros and cons of the treatment, and the estimated cost to construct the treatment.

The main concern in the areas of Hilltop and S. 8th St. is the poor condition of the sub-grade and sub-base. The sub-grade is the natural soil on which the sub-base is to be placed. The sub-base itself is typically made up of stone aggregate which is strong and allows water to drain freely through it. (See below a typical cross section of street pavement)



The roads in both of these areas have been constructed with some form of Asphalt paving. The treatment types presented were chosen on the basis of what was currently in place. We have provided four options that would be appropriate treatments in the Hilltop and S. 8th St. areas.

Two of the options provided address the sub-grade and sub-base problems that we know are present in these areas. The remaining two treatment options are surface type treatments that do not address the sub-grade and sub-base. The estimated costs that follow each treatment type are "Ball Park" estimations. Costs would need to be slightly tuned upon a decision to proceed with one of the given options.

Treatment Options

1.) Chip Seal

Chip Seal or Seal Coat as it is commonly referred, is a surface treatment in which an asphalt binder is applied to the road surface. This is followed by a single layer of aggregate know as the wearing surface. A rubber tired roller is used to seat the aggregate into the binder and any remaining loose material is gathered and removed.

If this process is done correctly the advantages can be:

- A. The pavement surface becomes sealed, waterproof
- B. New wearing surface, increased skid resistance
- C. Can flex with the pavement
- D. Relatively Inexpensive

The disadvantages to this process are:

- A. Loose rock, gravel road appearance, rough, possibly noisy
- B. Cannot fill in low spots or depression to improve ride quality

The estimated costs to re-treat both the Hilltop and S. 8th St. areas would be approximately **\$56,496.00.**

2.) 1-1/2" Asphalt Overlay

It is possible to do a 1-1/2" Asphalt Overlay to the streets in both these areas. The overlay would be placed directly on the Chip Seal surface as it is. The placement of the asphalt would be the in the same manner as other asphalt we have placed. There would be no milling involved with this work.

The advantages of this process can be:

- A.) Fix low spots and depressions
- B.) Solid wearing surface, water tight
- C.) Aesthetically pleasing (Black Surface)
- D.) Smooth Ride
- E.) Short Construction Time

The disadvantages of this process can be:

- A.) Much more expensive
- B.) The sub-grade issue would still be present
- C.) Issues matching driveways
- D.) Need to adjust Manholes
- E.) Shorter asphalt life

The estimated cost to place 1-1/2" Asphalt Overlay in both the Hilltop and 8th St. areas would be approximately **\$388,408.00**

3.) Asphalt Overlay with 12" Sub-Grade Stabilization

This process involves a machine used to mill and crush the existing pavement and subgrade material to a uniform size and consistency, followed by the mixing of fly ash and water with the soil/aggregate mixture. The final step is to then spread, grade, and compact the material. Once the sub-base is stabilized, two 1-1/2" lifts of asphalt can be placed over the stabilized base to create the road surface.

The advantages to this process are:

- A. Reuse the materials that are on site
- B. Stabilize the sub-grade with the fly ash
- C. Able to create a better profile and a smoother ride

The disadvantages to this process are:

- A. Added cost of the fly ash and asphalt
- B. Longer construction period

The estimated cost to Asphalt pave over a stabilized sub-base would be approximately **\$690,506.44**

4.) Asphalt Pavement with an Aggregate Sub-base

The work on this approach would be to remove the pavement and excavate down 20"- 24". Once the excavation was complete a 12" layer of Macadam Stone would be placed along with a 6" layer of a clean road stone on top of the Macadam Stone. A 6" Layer of Asphalt base would be laid over the aggregate followed by two 1-1/2" lift of Asphalt that would make up the wearing course.

The advantages of this process can be:

- A.) Fix Sub-base
- B.) Solid base to Support Traffic
- C.) Smoother Ride, Aesthetically Pleasing
- D.) Much Longer Lasting Pavement

The disadvantages of this process can be:

- A.) Very Costly
- B.) Much Longer Construction Time

The estimated cost to Asphalt paving over an Aggregate sub-base would be approximately **\$1,837,458.00**

RESOLUTION APPROVING CONTRACTS FOR PROPERTY ACQUISITION, PERMANENT
AND TEMPORARY AND PERSCRIPTIVE EASEMENT ACQUISITION, AND PAYMENT OF
LANDSCAPE DAMAGES FOR THE IOWA RIVER INTERCEPTOR PARALLEL SEWER
PROJECT NO. 59011019

WHEREAS, there is herewith submitted to the City Council of Marshalltown, Iowa, a
proposed right of way acquisition contracts by and between the CITY OF MARSHALLTOWN,
IOWA, AND:

PARCEL NUMBER	OWNER	AMOUNT
0727276001	George W Gassman	\$600.00
0727278001; 0727426002	Douglas I and Victoria Lynn Poole	\$6,620.00
0727278002	John P and Patricia V Hermanson	\$1,200.00
0727278003 / 0727277001	Bonnie C. and Darrell R Gaskill	\$16,340.00
072615023	Matt and Kimberle Schryver	\$300.00
0726151021	Michael I Ambrose and Cahyaningtyas (Dini) Hardini	\$800.00
0726151007; 0726151016	Betty P Bramwell	\$700.00
0726151001	Paul C and Frances P Hermanson	\$5,500.00
0726103002	Kenny and Renee Bryngelson	\$3,100.00
0726201018	Thomas S and Shelley J Wise	\$4,950.00
0726201018	John S and Cynthia L Wise	\$4,950.00
0726201012	Clarence L & Norma A Balcom (Fee Owner), Craig L Balcom (Contract Purchaser)	\$1,200.00
0726201014	Thomas J and Lonnie M Ethington	\$1,600.00
0726227010	Farmers Savings Bank	\$400.00
0726230016	Swanco Enterprises Inc.	\$300.00
0727427009	George W Gassman	\$1,200.00

relative to the Iowa River Interceptor Parallel Sewer Project, Number 59011019.

WHEREAS, the Council has fully examined same and has found same to be in the best
interests of the CITY OF MARSHALLTOWN, IOWA and that same should now be approved and
accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MARSHALLTOWN, IOWA:

Section 1. That the contract by and between the CITY OF MARSHALLTOWN, IOWA,
relative to Iowa River Interceptor Parallel Sewer Project, is hereby fully approved in all respects

and particulars and the Mayor and City Clerk are hereby authorized and directed to execute same for and on behalf of said City.

Passed this ____ day of February, 2014 and signed this ____ day of February, 2014.

JAMES L. LOWRANCE, Mayor

ATTEST:

SHARI L. COUGHENOUR, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE IOWA RIVER (WEST) INTERCEPTOR
PARALLEL SEWER PROJECT IN THE CITY OF MARSHALLTOWN, IOWA, SETTING PUBLIC
HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED
COST AND DIRECTING
PUBLICATION OF NOTICE TO BIDDERS, BEING PROJECT NUMBER 59011019

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Iowa River (West) Interceptor Parallel Sewer , Project No.59011019 , in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No.59011019, and

WHEREAS the cost of the said improvement is in excess of \$25,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law, and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. This Council does hereby order the construction of the Iowa River (West) Interceptor Parallel Sewer Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No.59011019, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of calendar days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Iowa River (West) Interceptor Parallel Sewer Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 10th day of March, 2014 , for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 10:00 o'clock A.M., local time, on the 17th day of April, 2014. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 12th day of May, 2014, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 24th day of February, 2014 and signed this _____ day of February, 2014.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Executive Summary

Sustainable Solutions LED is pleased to present **City of Marshalltown** with this analysis and proposal for an LED retrofit of the decorative street lights located on Main Street, Center Street and the Center Street viaduct in Marshalltown, Iowa. Based upon the reduced energy usage of your proposed Seesmart LED lighting, the hours your lighting is operating, your company's cost of electricity and maintenance expenses, we have calculated that you will immediately realize the following direct cost savings:

PROJECT ALONE (NO REBATES)

Total Annual Cost Savings (Comb. of Electricity Sav. & Maint.)	\$ 18,813
Annual Electricity Savings (\$.12 / kWh)	\$ 11,200
Annual Maintenance Savings	\$ 7,613
Total Cost to Retrofit	\$ 32,537
Payback Period	20.75 months
IRR Over LED Life	54.89%

When Third Party Incentives are applied:

Total Annual Cost Savings	\$ 18,813
Total Cost to Retrofit	\$ 32,537
Projected Utility Company Rebate *	\$ 11,500
Net Cost of Seesmart LED Lighting	\$ 21,037
Payback Period (with Rebate applied)	13.75 months
Note: Any utility rebates or incentives are estimates and may be contingent upon a pre-approval process required by the local utility.	

In addition to these economic savings, your Seesmart LED retrofit investment will yield the following value-added benefits:

IMPROVED ENERGY EFFICIENCY AND LIGHT QUALITY

- Energy usage related to lighting reduced by 87.61%.

REQUIRES LESS MAINTENANCE

- Long life of Seesmart LED products ensures no maintenance for 6.85 years.

REDUCED BUILDING COOLING LOADS



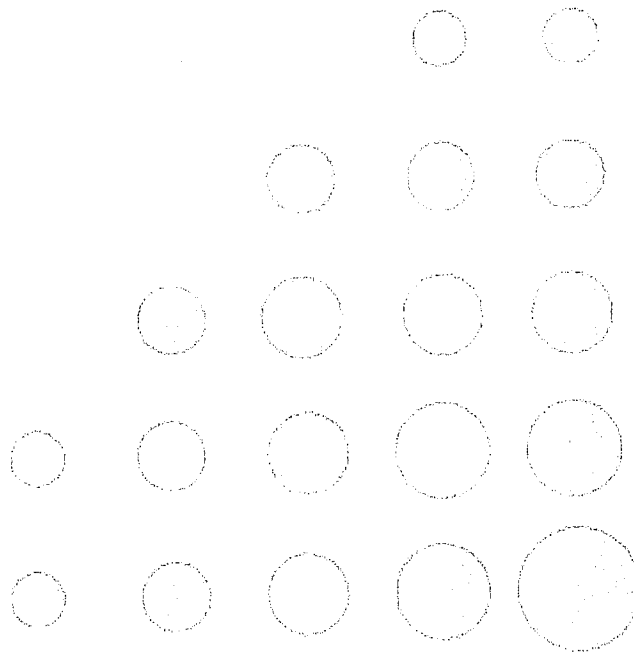
- ▶ Lower wattages and cooler operating temperatures reduce air conditioning costs.

STAY AHEAD OF GOVERNMENT REGULATION

- ▶ 100W incandescent and T12 fluorescent already phased out.

SUBSTANTIALLY LOWERS YOUR COMPANY'S CARBON FOOTPRINT

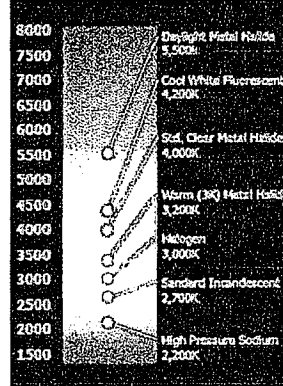
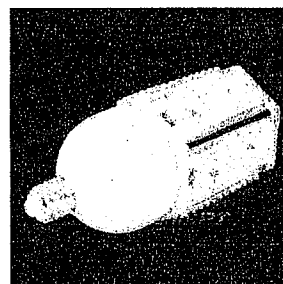
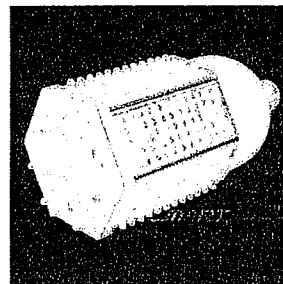
- ▶ Annual carbon footprint reduction of **62.07 tons**.





Spec Sheet

SKU#	130039
Product Name	22W Day White 277VAC Medium Base LED High Power Lamps
Description	High Power Lamps, 22W, DW, 277V, E27
Estimated Energy Cost (\$/yr)**	95
Watts (W)	22
Light Output (Lumens)	3200
Efficacy (Lumens/Watt)	145.45
Color Accuracy (CRI)	80
Color Temperature (K)	5500-6000
Lighting Angle/Type	240
Power Factor	0.95
Working Voltage	277VAC
LED Count/Type	400
Lens Reflector Style	None
Operating Temperature (F)	-40 to 122
Mount/Base Type	E27
Dimensions (inches)	8.6 L x 5.9 DIA
Weight (pounds)	2.6
Typically Replaces	150W HPS or MH
Typical Life Expectancy (L70 Hours)	30,000
Approvals / Certifications	CE RoHS
Photometric Data Available?	No
IES File Available?	No



Features

Four hundred LEDs, no UV, instant on/off, IP65 protection rating, longer life than incandescent & fluorescents, wide voltage and constant current design, solid state, high shock & vibration resistant, mercury-free, 50%+ savings in energy consumption, no noise, no flickering. The products are CE marked, RoHS compliant, and built in accordance with ETL and UL testing standards.

NOTE: The preliminary performance information provided in this notice is pending verification by an independent testing laboratory. Contact your Seesmart representative for more information about photometric and other performance testing information for this product.

** Calculation based on 3 hours/day, \$0.11/kWh. Cost depends on rates and use.

Specifications are valid as of 010-11-19 08:58:30], but are subject to change.
Confirm latest specifications prior to placing order.

Web: www.seesmartled.com | Tel: 877.578.2536
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City of Marshalltown - Street Light Conversion

Seesmart SKU	Seesmart Product Description	Seesmart Qty	Unit Price	Extended Price	Additional Hardware SKU	Additional Hardware Description	Qty	Unit Price	Extended Price	Total Price	R
130039	High Power Bulb, 22W, DW, 27V, E27	137	237.50	32,537.50						32,537.50	

Project ID:	PROJ00001147
Project Name:	City of Marshalltown - Street Light Retrofit
Facility ID:	FAC00000751
Facility Name:	City of Marshalltown - Street Light Conversion
Company:	City of Marshalltown
Contact:	Dave Daters

Product Total: \$32,537.50
 Expanded Scope (see attached):
 Subtotal (Product Total plus Expanded Scope): \$32,537.50
 Taxes: 0.00
 Shipping & Handling: TBD
 Total Cost to Retrofit: \$32,537.50

Shipping & handling is an estimate for freight service from Simi Valley, CA to the designated facility.

While an effort has been made to use accurate assumptions and factors in developing this analysis, SEESMART makes no warranty or guarantee, express or implied, (i) that the results described herein will be obtained under end-use conditions, or (ii) as to the effectiveness, safety or appropriateness of any design incorporating SEESMART LED lighting, products, uses, recommendations or advice. In no event shall SEESMART be responsible for any loss resulting from any use of this analysis.

Each client accepts full responsibility for making its own determination as to the suitability of SEESMART LED, products, recommendations, analyses, or advice for its own particular use. Each client must identify and perform all tests and analyses necessary to assure that its product and design incorporating SEESMART LED products will be safe and suitable for use under end-use conditions. Nothing in this or any other document, nor any oral recommendation or advice, shall be deemed to alter, vary, supersede, or waive any provisions of this disclaimer, unless any such modification is specifically agreed to in writing signed by SEESMART. No statement contained herein concerning a possible or suggested use of any material, product or design is intended, or should be construed, to grant any license under any patent or other intellectual property right of SEESMART or any of its subsidiaries or affiliates covering such use or design, or as a recommendation for the use of such material, product or design in the infringement of any patent or other intellectual property right.

Scope of Work

Project ID:	PROJ00001147
Project Name:	City of Marshalltown - Street Lights Retrofit
Facility ID:	FAC00000751
Facility Name:	City of Marshalltown - Street Light Conversion

Operating Hours	Area (Room - Area)	Existing Light Description	Existing Lamp Quantity	Seesmart Product Description	Seesmart Quantity	Replacement Fixture	Fixture Qty	ROI per Light
12	7	150W Fixtures	City Streets	HID - Metal Halide - 150W Med.	112	130039 - High Power Bulb, 22W, DW, 277V, E27	112	21.22
12	7	175W Fixtures	City Streets	HID - Metal Halide - 175W Magul.	25	130039 - High Power Bulb, 22W, DW, 277V, E27	25	18.93

Company:	City of Marshalltown
Contact:	Dave Daters

Existing Lighting Analysis

In order for us to accurately represent the realities of your building's current lighting conditions and costs, some assumptions regarding maintenance of lamps and ballasts are required. The below table displays those assumptions used in calculating maintenance material costs and maintenance labor costs.

All assumptions for lamp and ballast costs are based on industry standards developed from common and popular lighting supply companies

KWh Cost Used: \$0.120

Operating Hrs Days		Area (Room - Area)	Existing Fixture Description	Existing Lamp Description	Ballast/Overhead					Lamp/Overhead							
					Add'l Watts (per Ballast)	Effective Life (hours)	Ballast Cost	Disposal Cost	Labor Cost Ballasts	Time to Replace (mins)	Waits	Effective Life (hours)	Unit Cost	Disposal Cost	Labor Cost Lamps	Time to Replace (mins)	
12	7	150W Fixtures	City Streets	150W HID	HID - Metal Halide - 150W Met.	22.25	30,000	135.80	9.91	85.00	45	150	8,000	32.23	0.53	25.00	30
12	7	175W Fixtures	City Streets	175W HID	HID - Metal Halide - 175W Mogul	26.25	30,000	135.80	9.91	85.00	45	175	8,000	32.23	2.30	25.00	30

Project ID:	PROJ00001147
Project Name:	City of Marshalltown - Street Lights Retrofit
Facility ID:	FA000000751
Facility Name:	City of Marshalltown - Street Light Conversion
Company:	City of Marshalltown
Contact:	Dave Dalers

2014-__

RESOLUTION APPROVING APPLICATIONS FOR TAX ABATEMENT WITHIN
APPROVED URBAN REVITALIZATION AREAS OF THE CITY OF
MARSHALLTOWN, IOWA

WHEREAS the City of Marshalltown has heretofore adopted Ordinances designating certain Urban Revitalization Areas pursuant to provisions of Iowa Code 404; and

WHEREAS the Marshalltown City Clerk has received certain applications requesting tax abatement benefits pursuant to the provisions of the Urban Revitalization Areas involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Attached hereto are applications requesting tax abatement pursuant to previously approved and established Urban Revitalization Areas.

Section 2. The attached applications and requests for tax abatement are hereby approved and ratified.

Section 3. The City Clerk and City Administrator are hereby authorized and directed to forward these applications, along with a copy of this Resolution, to the County Assessor and furnish all things requested by him for a review and approval of these applications.

Passed this 24th day of February, 2014, and signed this __ day of February, 2014.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN URBAN REVITALIZATION APPLICATION

Pursuant to Section 404.4 of THE CODE OF IOWA, the undersigned requests approval of its application for property tax abatement in accordance with the urban revitalization tax exemption ordinance adopted by the City of Marshalltown, Iowa pursuant to Chapter 404 of THE CODE OF IOWA, and in connection therewith certifies the following:

1. NAME OF PROPERTY OWNER: Mary Edwards
2. NAME OF APPLICANT IF NOT THE PROPERTY OWNER: _____
3. MAILING ADDRESS: 1211 Faunmeadows Rd TELEPHONE # 644-753-0818
4. ADDRESS OF THE PROPERTY: 605 Grandview St.
5. BUILDING PERMIT NUMBER & DATE: # 23809 7-30-2013
6. SIDWELL PIN: 07-33-301-015 AND PROPERTY LEGAL DESCRIPTION:
Williamsburg Add Lots 13 & 14 Blk 1
7. NEW STRUCTURE: X REMODEL: _____ DESCRIBE THE IMPROVEMENTS: _____
8. FINAL COST OF THE IMPROVEMENTS: 263,000.00
9. DATE OF PROJECT COMPLETION: May 2014
10. DESCRIBE THE USE OF THIS PROPERTY ON THE EFFECTIVE DATE OF THE ORDINANCE, APRIL 30, 1997 AND IF A RENTAL PROPERTY, LIST TENANTS OCCUPYING THE PROPERTY.

11. THE APPLICATION IS FOR URBAN REVITALIZATION AREA NUMBER: 3-1
12. NUMBER OF RESIDENTIAL UNITS CONTAINED UPON COMPLETION: one

There is a \$50.00 filing fee for each tax abatement application. Multiple Residential units are charged \$50.00 per residential unit. (Single dwelling house-\$50; Duplex-\$100; Triplex-\$150; Commercial-\$50) The fee is payable at the City Clerk's office upon filing this application. The exemption schedule which the owner will qualify for is the schedule set forth in the ordinance (100% tax exemption on the actual value added by the improvements to qualified real estate, with said exemption to apply for a period of three (3) years). There is no dollar limit for qualifying properties.

The improvements made to the property are believed to have increased its actual value by at least ten (10) percent.

All improvements have been made in compliance with all applicable laws, codes and ordinances.

There has not been and there will not be a need for the relocation of persons, including families, business concerns, or others as a result of the improvements made to the property.

This application is being forwarded to the City Council of the City of Marshalltown, Iowa, on or before February 1st of the year in which the improvements included in the project are to be first assessed for taxation.

It is understood that this application, if approved by the City Council of the City of Marshalltown, Iowa, will be returned to the Office of the City Assessor on or before March 1st of the year in which the improvements included in the project are to be first assessed for taxation.

The expiration date of Urban Revitalization Areas 3-1 through 3-6 is December 31, 2013

9-13-13
Date

Mary Edwards
Authorized Signature

OWNER
Title

Revised 06-25-2008

9-13-13
9-13-13
\$50.00

CITY OF MARSHALLTOWN URBAN REVITALIZATION APPLICATION

Pursuant to Section 404.4 of THE CODE OF IOWA, the undersigned requests approval of its application for property tax abatement in accordance with the urban revitalization tax exemption ordinance adopted by the City of Marshalltown, Iowa pursuant to Chapter 404 of THE CODE OF IOWA, and in connection therewith certifies the following:

1. NAME OF PROPERTY OWNER: Bradley and Juliet Metcalf
2. NAME OF APPLICANT IF NOT THE PROPERTY OWNER: _____
3. MAILING ADDRESS: 707 W Church TELEPHONE # 641-758-1895
4. ADDRESS OF THE PROPERTY: 707 W Church Marshalltown IA 50158
5. BUILDING PERMIT NUMBER & DATE: 23740 NOV 2012
6. SIDWELL PIN: 0734227015 AND PROPERTY LEGAL DESCRIPTION:
The east 45 Feet of Lot 4 of Block 8 in Gillespie's Addition
To Marshall, Marshalltown Iowa
7. NEW STRUCTURE: ☒ REMODEL: _____ DESCRIBE THE IMPROVEMENTS:
Added 3 Stall Garage plus 2 bedroom living Area
8. FINAL COST OF THE IMPROVEMENTS: 80,000
9. DATE OF PROJECT COMPLETION: MAY 2013
10. DESCRIBE THE USE OF THIS PROPERTY ON THE EFFECTIVE DATE OF THE ORDINANCE, APRIL 30, 1997 AND IF A RENTAL PROPERTY, LIST TENANTS OCCUPYING THE PROPERTY.
Single Family Home
11. THE APPLICATION IS FOR URBAN REVITALIZATION AREA NUMBER: 3-3
12. NUMBER OF RESIDENTIAL UNITS CONTAINED UPON COMPLETION: 2

There is a \$50.00 filing fee for each tax abatement application. Multiple Residential units are charged \$50.00 per residential unit. (Single dwelling house-\$50; Duplex-\$100; Triplex-\$150; Commercial-\$50) The fee is payable at the City Clerk's office upon filing this application. The exemption schedule which the owner will qualify for is the schedule set forth in the ordinance (100% tax exemption on the actual value added by the improvements to qualified real estate, with said exemption to apply for a period of three (3) years). There is no dollar limit for qualifying properties.

The improvements made to the property are believed to have increased its actual value by at least ten (10) percent.

All improvements have been made in compliance with all applicable laws, codes and ordinances.

There has not been and there will not be a need for the relocation of persons, including families, business concerns, or others as a result of the improvements made to the property.

This application is being forwarded to the City Council of the City of Marshalltown, Iowa, on or before February 1st of the year in which the improvements included in the project are to be first assessed for taxation.

It is understood that this application, if approved by the City Council of the City of Marshalltown, Iowa, will be returned to the Office of the City Assessor on or before March 1st of the year in which the improvements included in the project are to be first assessed for taxation.

The expiration date of Urban Revitalization Areas 3-1 through 3-6 is December 31, 2013

22 Jan 14
Date

Bradley S Metcalf
Authorized Signature

Owner
Title

Revised 06-25-2008

175811
1-22-14

CITY OF MARSHALLTOWN URBAN REVITALIZATION APPLICATION

Pursuant to Section 404.4 of THE CODE OF IOWA, the undersigned requests approval of its application for property tax abatement in accordance with the urban revitalization tax exemption ordinance adopted by the City of Marshalltown, Iowa pursuant to Chapter 404 of THE CODE OF IOWA, and in connection therewith certifies the following:

1. NAME OF PROPERTY OWNER: BARBARA R BINGAMAN
2. NAME OF APPLICANT IF NOT THE PROPERTY OWNER: _____
3. MAILING ADDRESS: 210 North 4th Avenue TELEPHONE # (641) 753-6829
4. ADDRESS OF THE PROPERTY: 210 North 4th Avenue, Marshalltown
5. BUILDING PERMIT NUMBER & DATE: _____
6. SIDWELL PIN: 07-26-476-010 AND PROPERTY LEGAL DESCRIPTION:
Marshalltown Middle 60' lots 1-3 Blk 3
7. NEW STRUCTURE: _____ REMODEL: X DESCRIBE THE IMPROVEMENTS:
ADDED AN ATTACHED DOUBLE GARAGE WITH LIVING SPACE ABOVE
8. FINAL COST OF THE IMPROVEMENTS: Approx ~~\$100,000~~ \$100,000
9. DATE OF PROJECT COMPLETION: FEBRUARY 2013
10. DESCRIBE THE USE OF THIS PROPERTY ON THE EFFECTIVE DATE OF THE ORDINANCE, APRIL 30, 1997 AND IF A RENTAL PROPERTY, LIST TENANTS OCCUPYING THE PROPERTY.
Homeowner Living Space
11. THE APPLICATION IS FOR URBAN REVITALIZATION AREA NUMBER: ~~110~~ 3-4
12. NUMBER OF RESIDENTIAL UNITS CONTAINED UPON COMPLETION: N/A

There is a \$50.00 filing fee for each tax abatement application. Multiple Residential units are charged \$50.00 per residential unit. (Single dwelling house-\$50; Duplex-\$100; Triplex-\$150; Commercial-\$50) The fee is payable at the City Clerk's office upon filing this application. The exemption schedule which the owner will qualify for is the schedule set forth in the ordinance (100% tax exemption on the actual value added by the improvements to qualified real estate, with said exemption to apply for a period of three (3) years). There is no dollar limit for qualifying properties.

The improvements made to the property are believed to have increased its actual value by at least ten (10) percent.

All improvements have been made in compliance with all applicable laws, codes and ordinances.

There has not been and there will not be a need for the relocation of persons, including families, business concerns, or others as a result of the improvements made to the property.

This application is being forwarded to the City Council of the City of Marshalltown, Iowa, on or before February 1st of the year in which the improvements included in the project are to be first assessed for taxation.

It is understood that this application, if approved by the City Council of the City of Marshalltown, Iowa, will be returned to the Office of the City Assessor on or before March 1st of the year in which the improvements included in the project are to be first assessed for taxation.

The expiration date of Urban Revitalization Areas 3-1 through 3-6 is December 31, 2013

12/23/13
Date

Barbara R Bingham
Authorized Signature

OWNER
Title

CITY OF MARSHALLTOWN URBAN REVITALIZATION APPLICATION

Pursuant to Section 404.4 of THE CODE OF IOWA, the undersigned requests approval of its application for property tax abatement in accordance with the urban revitalization tax exemption ordinance adopted by the City of Marshalltown, Iowa pursuant to Chapter 404 of THE CODE OF IOWA, and in connection therewith certifies the following:

1. NAME OF PROPERTY OWNER: Larry J. Kester
2. NAME OF APPLICANT IF NOT THE PROPERTY OWNER: _____
3. MAILING ADDRESS: 2601 Leland Ct. TELEPHONE # 641-752-5791
4. ADDRESS OF THE PROPERTY: 902 Kester Rd.
5. BUILDING PERMIT NUMBER & DATE: # 23726 October 25, 2012
6. SIDWELL PIN: # 11-12-177-005 AND PROPERTY LEGAL DESCRIPTION:
Lot #12, Second Addition, Cross Country Estates
Marshalltown, IA 50158
7. NEW STRUCTURE: X REMODEL: _____ DESCRIBE THE IMPROVEMENTS:

8. FINAL COST OF THE IMPROVEMENTS: \$211,000.-
9. DATE OF PROJECT COMPLETION: July 1, 2013
10. DESCRIBE THE USE OF THIS PROPERTY ON THE EFFECTIVE DATE OF THE ORDINANCE, APRIL 30, 1997 AND IF A RENTAL PROPERTY, LIST TENANTS OCCUPYING THE PROPERTY.
Vacant Lot
11. THE APPLICATION IS FOR URBAN REVITALIZATION AREA NUMBER: 3-5
12. NUMBER OF RESIDENTIAL UNITS CONTAINED UPON COMPLETION: 1

There is a \$50.00 filing fee for each tax abatement application. Multiple Residential units are charged \$50.00 per residential unit. (Single dwelling house-\$50; Duplex-\$100; Triplex-\$150; Commercial-\$50) The fee is payable at the City Clerk's office upon filing this application. The exemption schedule which the owner will qualify for is the schedule set forth in the ordinance (100% tax exemption on the actual value added by the improvements to qualified real estate, with said exemption to apply for a period of three (3) years). There is no dollar limit for qualifying properties.

The improvements made to the property are believed to have increased its actual value by at least ten (10) percent.

All improvements have been made in compliance with all applicable laws, codes and ordinances.

There has not been and there will not be a need for the relocation of persons, including families, business concerns, or others as a result of the improvements made to the property.

This application is being forwarded to the City Council of the City of Marshalltown, Iowa, on or before February 1st of the year in which the improvements included in the project are to be first assessed for taxation.

It is understood that this application, if approved by the City Council of the City of Marshalltown, Iowa, will be returned to the Office of the City Assessor on or before March 1st of the year in which the improvements included in the project are to be first assessed for taxation.

The expiration date of Urban Revitalization Areas 3-1 through 3-6 is December 31, 2013

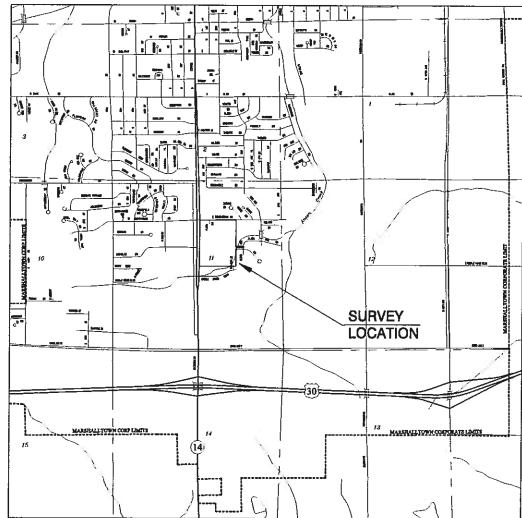
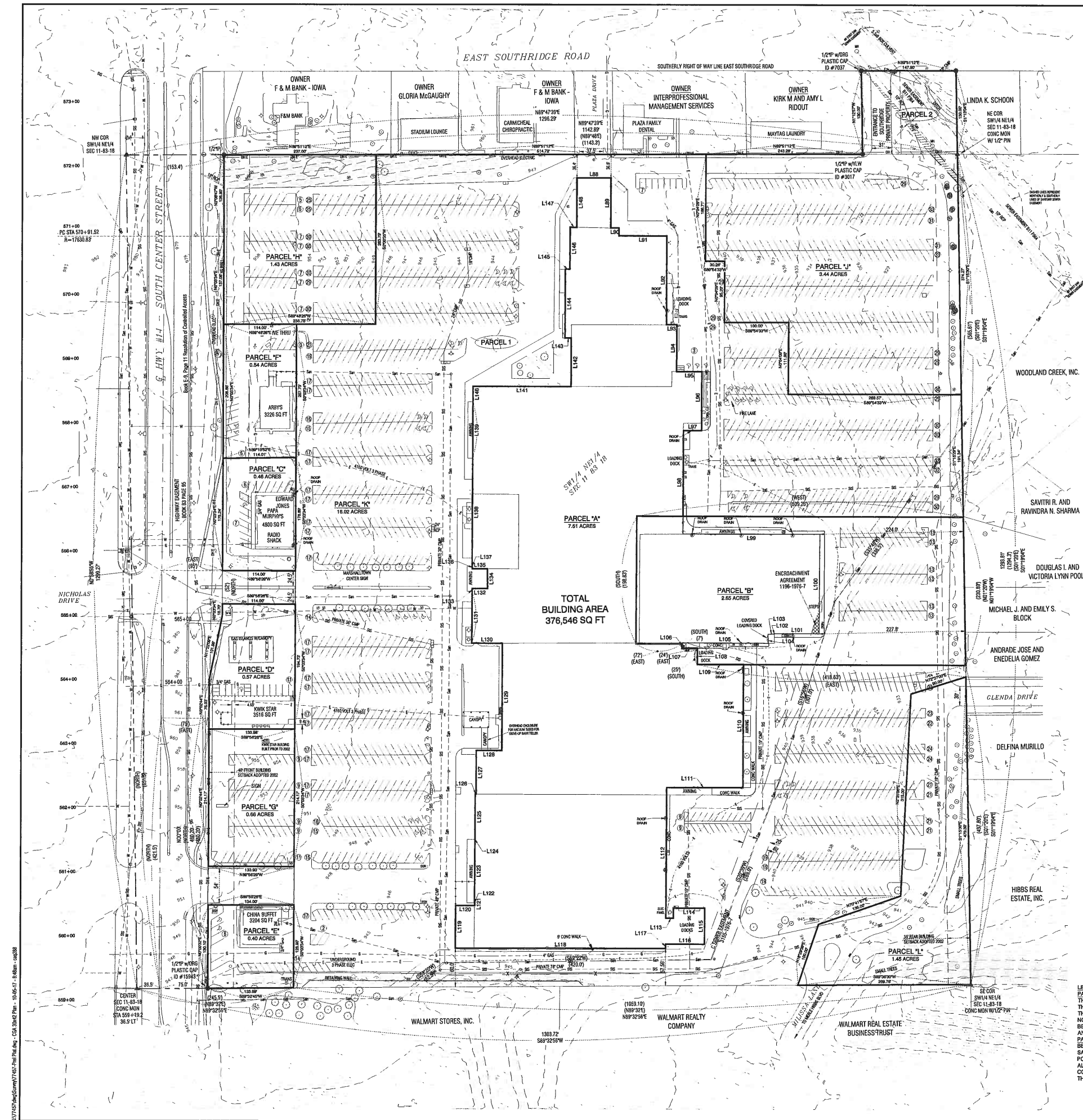
9-30-13
Date

Larry J. Kester
Authorized Signature

Owner
Title

Revised 06-25-2008

9-30-13
#173453
\$50.00



VICINITY MAP

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	53.08'	S89°56'03"E	L25	203.65'	S0°00'23"W
L2	77.77'	S0°00'40"E	L26	11.61'	S89°49'23"E
L3	12.70'	N89°58'15"E	L27	48.73'	S89°55'59"E
L4	75.36'	S89°58'54"E	L28	56.25'	S0°00'54"E
L5	138.27'	S0°00'44"W	L29	80.68'	S89°59'20"W
L6	16.22'	N80°00'00"E	L30	6.75'	S0°07'36"W
L7	72.90'	S0°00'00"E	L31	328.14'	N89°59'15"W
L8	39.00'	S89°59'52"E	L32	66.82'	N0°02'07"E
L9	50.53'	S0°00'28"W	L33	28.96'	S89°58'33"E
L10	27.97'	S89°55'06"W	L34	4.16'	S0°00'01"E
L11	161.37'	S0°00'48"W	L35	0.52'	S89°58'33"W
L12	213.39'	N89°57'41"E	L36	98.76'	N0°10'18"E
L13	155.29'	S0°08'45"W	L37	0.29'	S89°55'03"E
L14	69.57'	N89°50'32"W	L38	70.49'	N0°11'23"E
L15	0.62'	S0°55'22"E	L39	1.24'	N89°04'39"E
L16	8.85'	S89°30'33"W	L40	67.99'	N0°00'58"E
L17	14.38'	S0°37'35"E	L41	40.03'	N89°57'47"E
L18	134.15'	N89°50'09"W	L42	187.04'	N0°11'11"E
L19	7.55'	S0°23'31"W	L43	47.88'	S89°59'44"W
L20	24.16'	S89°55'29"E	L44	81.11'	N0°00'48"W
L21	25.13'	S0°02'13"W	L45	24.30'	N89°04'38"E
L22	71.80'	S89°59'30"E	L46	4.00'	N2°22'49"E
L23	162.67'	S0°00'18"W	L47	30.70'	N0°55'22"W
L24	118.87'	S89°59'24"W	L48	23.84'	N89°53'12"W

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L49	3.88'	N0°00'22"W	L69	54.22'	N0°11'54"E
L50	0.28'	N89°48'37"W	L70	36.40'	S0°08'31"W
L51	108.38'	N0°11'15"E	L71	88.80'	N89°56'19"E
L52	87.82'	N0°11'50"E	L72	28.40'	N0°08'31"E
L53	24.21'	N0°04'25"E	L73	10.00'	S89°58'19"E
L54	153.06'	N80°00'00"E	L74	8.00'	N0°08'31"E
L55	75.60'	N0°00'00"E	L75	88.80'	S89°56'19"E
L56	9.80'	N80°00'00"W	L76	60.00'	N80°00'00"E
L57	107.14'	N0°00'00"E	L77	80.00'	N0°00'00"E
L58	7.05'	N80°00'00"E	L78	80.00'	S0°00'00"E
L59	65.38'	N0°07'07"E	L79	60.00'	N80°00'00"W
L60	10.13'	S89°08'48"E	L80	65.88'	N0°37'55"W
L61	76.92'	N0°00'04"E	L81	14.38'	N89°30'04"E
L62	54.94'	S89°50'18"E	L82	15.00'	N0°00'00"E
L63	0.80'	N0°00'00"E	L83	11.00'	N80°00'00"E
L64	16.00'	N80°00'00"E	L84	14.80'	S0°00'00"E
L65	14.00'	S0°00'00"E	L85	21.18'	N89°30'04"E
L66	16.04'	N80°00'00"W	L86	65.81'	S0°30'44"E
L67	41.12'	S0°08'44"W	L87	46.44'	S89°24'48"W
L68	64.98'	N89°50'20"W			

OWNER OF RECORD:
MARSHALLTOWN CENTER IO LLC

DATE OF PREPARATION:
01/14/2017

APPLICANT INFORMATION:
MARSHALLTOWN CENTER IO LLC

ZONING INFORMATION:
RC (REGIONAL COMMERCIAL)

SITE INFORMATION:
MARSHALLTOWN CENTER
2500 SOUTH CENTER STREET
MARSHALLTOWN, IOWA 50158

LAND AREA:
PARCEL 1 = 38.89 ACRES OR 1,685,338 SQ. FT.
PARCEL 2 = 0.39 ACRES OR 16,988 SQ. FT.
TOTAL = 39.28 ACRES OR 1,702,326 SQ. FT.

BUILDING AREA = 376,546 SQ. FT.

FLOODPLAIN INFORMATION:
STORM DRAINAGE:
A) THERE IS NO ON SITE DRAINAGE RETENTION
B) THERE IS A DETENTION POND BOTH UPSTREAM AND DOWNSTREAM FROM THE SITE.

PARCEL 1
FEMA FLOOD ZONE AREA IS ZONED "C" AREA OF MINIMAL FLOODING, FIRM PANEL #19020 0004 B.
500 YEAR FLOOD CONTAINED IN CULVERT. INFORMATION OBTAINED FROM CITY ENGINEER'S OFFICE, MARSHALLTOWN, IOWA.

PARCEL 2
FIRM SHOWS THAT IT IS IN ZONE "A", FIRM PANEL #19020 0004 B. CITY OF MARSHALLTOWN CULVERT PROJECT #729 IN 1972 SHOWS 500 YEAR FLOOD CONTAINED IN BOX CULVERT.

PARKING INFORMATION:
PARKING STALLS: REGULAR SPACES HANDICAP SPACES
PARCELS A & B 1782 39
PARCEL C 25 3
PARCEL D 11 1
PARCEL E 15 2
PARCEL F 17 0

FRONT YARD SETBACK	1. 30 FEET ALONG COLLECTOR STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN. 2. 40 FEET ALONG ARTERIAL STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN. 3. 30 FEET ALONG OTHER STREETS. 4. 50 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT. 5. 35 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT. 6. CORNER LOTS: WIDTH OF YARD ON THE SIDE STREET LINE SHALL NOT BE LESS THAN HALF (1/2) THE DEPTH OF THE FRONT YARD EXCEPT IF THE SIDE YARD ABUTS AN ARTERIAL OR COLLECTOR STREET, IN WHICH CASE THE APPROPRIATE FRONT YARD SETBACK SHALL BE FOLLOWED.
REAR YARD SETBACK	NONE REQUIRED, EXCEPT ADJACENT TO A RESIDENTIAL DISTRICT, WHERE THERE SHALL BE A 35-FOOT MINIMUM SETBACK.
DISTRICT AREA	3 ACRES MINIMUM.
LOT WIDTH	NONE.
BUILDING HEIGHT	2 1/2 STORIES OR 40 FEET MAXIMUM.

LEGAL DESCRIPTION
PARCEL 1
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, ALSO DESCRIBED AS BEGINNING AT THE CENTER OF SECTION 11, T83N, R18W OF THE 5TH P.M. THENCE AT AN ASSUMED BEARING OF N89°56'W 128.27' TO THE NORTHWEST CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 11; THENCE N89°57'39"E 128.29' TO THE NORTHEAST CORNER OF SAID SW 1/4 NE 1/4; THENCE S11°04'E 129.81' TO THE SOUTHEAST CORNER OF SAID SW 1/4 NE 1/4; THENCE S89°22'56"W 130.72' TO THE POINT OF BEGINNING. PARCEL 1 CONTAINS 38.89 ACRES INCLUDING 4.01 ACRES OF PUBLIC ROAD EASEMENT.

AND
PARCEL 2
BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL CO., IOWA, THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4 87.97'; THENCE NORTH 130.72'; THENCE EAST 147.97'; THENCE SOUTH 59.49' TO THE POINT OF BEGINNING, AND THE WEST 80' OF THE SOUTH 130' OF THE NW 1/4 NE 1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL COUNTY, IOWA, ALSO DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA; THENCE S89°47'59"E 128.27' ALONG THE SOUTH LINE OF SAID SECTION 11; THENCE N89°57'12"E 78.12'; THENCE S44°53'59"W 99.46'; THENCE S11°04'E 88.43' TO THE POINT OF BEGINNING. PARCEL 2 CONTAINS 0.39 ACRES

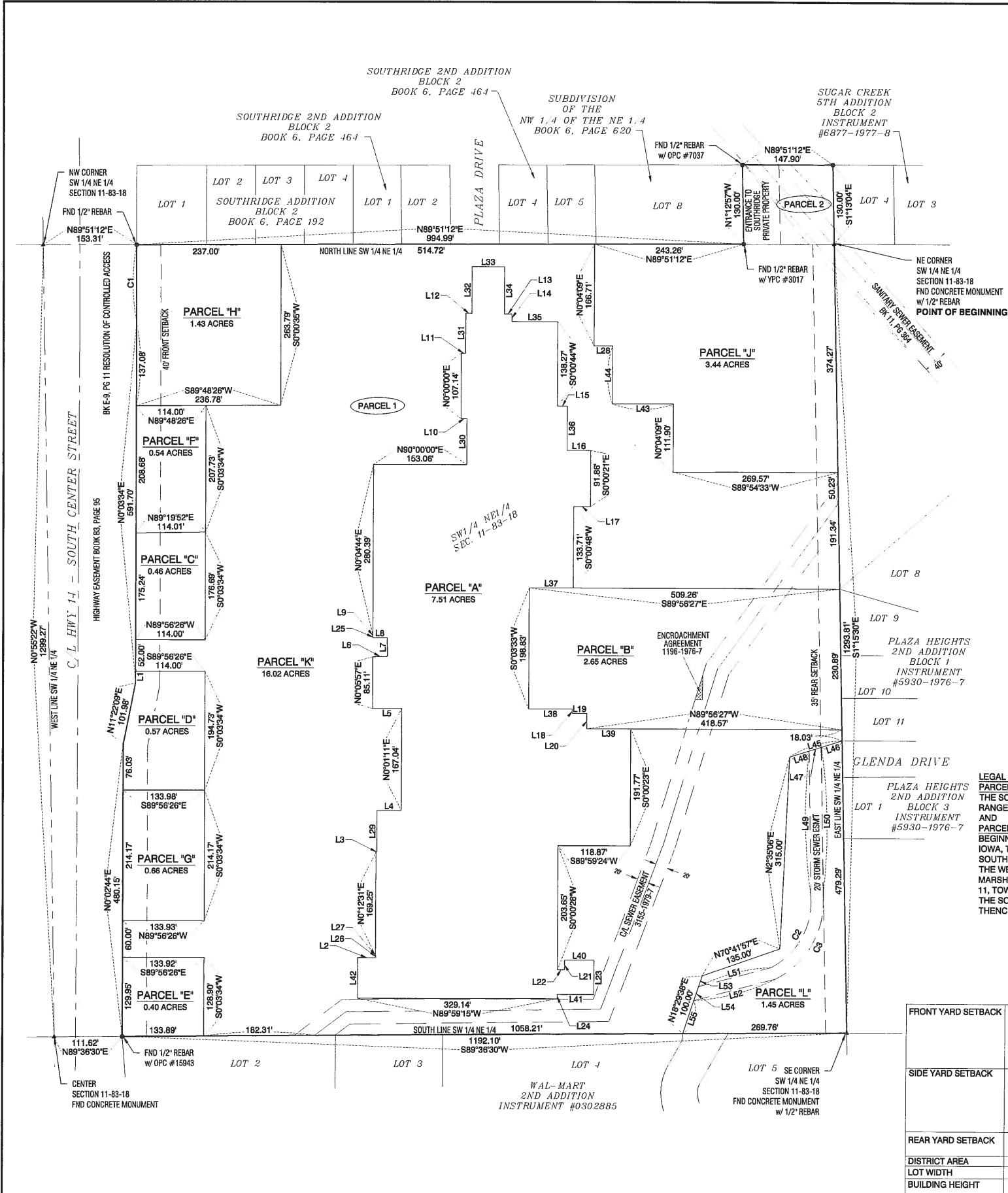
PRELIMINARY PLAT

MARSHALLTOWN MALL FIRST ADDITION
MARSHALLTOWN, IOWA

CGA
Cedar Rapids-Granger Association, Inc.
Map Scale: 1" = 100'
PROJECT NO. 77457
SHEET NO. 1 OF 1

DESIGNED BY: DATE: 7-13-2017
DRAWN BY: CAD
CHECKED BY: DATE:
APPROVED BY: DATE:

\\7457\eng\Survey\7457-Final Plat.dwg - CGA Plot - 10-05-17 - 2:33pm - cad288



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	126.90'	17630.83'	0°24'45"	N0°08'47"W	126.90'
C2	142.78'	120.86'	67°40'27"	N28°25'37"E	134.60'
C3	167.89'	140.86'	68°17'28"	N29°03'58"E	158.13'

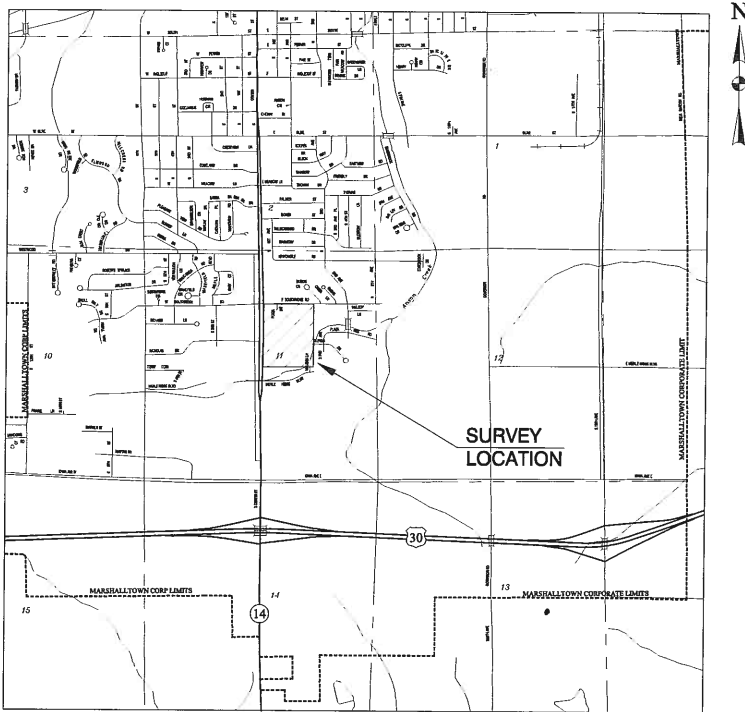
LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N0°03'34"E	18.70'
L2	S89°58'33"E	29.96'
L3	N89°04'38"E	1.24'
L4	N89°57'47"E	40.03'
L5	S89°59'44"W	47.88'
L6	N89°04'38"E	24.30'
L7	N0°55'22"W	30.70'
L8	N89°53'12"W	23.84'
L9	N89°48'37"W	0.26'
L10	N90°00'00"E	9.60'
L11	N90°00'00"E	7.05'
L12	S89°08'48"E	10.13'
L13	N89°58'15"E	12.70'
L14	S0°00'18"W	12.23'
L15	N90°00'00"E	16.20'
L16	S89°59'52"E	39.00'
L17	S89°55'06"W	27.97'
L18	S0°03'33"W	7.00'
L19	S89°58'27"E	24.00'
L20	S0°03'33"W	25.00'
L21	N0°03'49"E	15.82'
L22	S89°49'23"E	11.61'
L23	S0°00'54"E	56.25'
L24	S0°07'36"W	6.76'
L25	N0°00'22"W	3.86'
L26	N0°08'01"E	4.16'
L27	S89°58'33"W	0.52'
L28	S89°54'33"W	30.26'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L29	N0°00'58"E	67.99'
L30	N0°00'00"E	75.60'
L31	N0°07'07"E	65.39'
L32	N0°00'04"E	76.92'
L33	S89°56'03"E	53.08'
L34	S0°00'40"E	77.79'
L35	S89°58'54"E	75.36'
L36	S0°00'00"E	72.90'
L37	N89°58'27"W	72.46'
L38	S89°56'27"E	72.00'
L39	S89°56'27"E	72.14'
L40	S89°55'59"E	48.73'
L41	S89°58'20"W	60.68'
L42	N0°02'07"E	66.62'
L43	S89°54'33"W	100.00'
L44	N0°04'08"E	95.20'
L45	N72°37'00"E	90.00'
L46	N72°37'00"E	35.55'
L47	N72°37'00"E	20.85'
L48	N72°37'00"E	33.60'
L49	N0°55'29"W	237.07'
L50	N0°55'29"W	242.22'
L51	N75°04'03"E	123.60'
L52	N75°04'03"E	138.96'
L53	N18°29'38"E	18.90'
L54	N18°29'38"E	23.96'
L55	N18°29'38"E	57.14'

LEGAL DESCRIPTION
PARCEL 1
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN IN TOWNSHIP EIGHTY-THREE NORTH, RANGE EIGHTEEN WEST OF THE FIFTH P.M., MARSHALL COUNTY, IOWA.
AND
PARCEL 2
BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL CO., IOWA, THENCE WEST ALONG THE SOUTH LINE OF SAID NW1/4 NE1/4 87.9'; THENCE NORTH 130'; THENCE EAST 18.12'; THENCE SOUTHEASTERLY 99.52' TO THE EAST LINE OF SAID NW1/4 NE1/4; THENCE SOUTH 59.43' TO THE POINT OF BEGINNING, AND THE WEST 60' OF THE EAST 147.9' OF THE SOUTH 130' OF THE NW1/4 NE1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL COUNTY, IOWA. ALSO DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 15 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA; THENCE S89°47'39"W 147.90' ALONG THE SOUTH LINE OF SAID NW1/4 NE1/4; THENCE N1°12'57"W 130.00'; THENCE N89°51'12"E 79.12'; THENCE S44°57'32"W 99.46'; THENCE S1°13'04"E 59.43' TO THE POINT OF BEGINNING. PARCEL 2 CONTAINS 0.39 ACRES

FRONT YARD SETBACK	1. 30 FEET ALONG COLLECTOR STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN. 2. 40 ALONG ARTERIAL STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN. 3. 30 FEET ALONG OTHER STREETS. 4. 60 FEET IF ACROSS FROM A RESIDENTIAL DISTRICT 5. 35 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT 6. CORNER LOTS: WIDTH OF YARD ON THE SIDE STREET LINE SHALL NOT BE LESS THAN HALF (1/2) THE DEPTH OF THE FRONT YARD EXCEPT IF THE SIDE YARD ABUTS AN ARTERIAL OR COLLECTOR STREET, IN WHICH CASE THE APPROPRIATE FRONT YARD SETBACK SHALL BE FOLLOWED.
SIDE YARD SETBACK	
REAR YARD SETBACK	NONE REQUIRED, EXCEPT ADJACENT TO A RESIDENTIAL DISTRICT, WHERE THERE SHALL BE A 35-FOOT MINIMUM SETBACK.
DISTRICT AREA	3 ACRES MINIMUM.
LOT WIDTH	NONE.
BUILDING HEIGHT	2 1/2 STORIES OR 40 FEET MAXIMUM.

MARSHALLTOWN P&Z COMMISSION
MAYOR SIGNATURE
ATTEST



VICINITY MAP

OWNER OF RECORD:
MARSHALLTOWN, CENTER IO LLC
DATE OF PREPARATION:
07-28-2017

APPLICANT INFORMATION:
MARSHALLTOWN, CENTER IO LLC

ZONING INFORMATION:
RC (REGIONAL COMMERCIAL)

SITE INFORMATION:
MARSHALL TOWN CENTER
2500 SOUTH CENTER STREET
MARSHALLTOWN, IOWA 50158

LAND AREA:
PARCEL 1 = 38.69 ACRES OR 1,685,336 SQ. FT.
PARCEL 2 = 0.39 ACRES OR 16,988 SQ. FT.
TOTAL = 39.08 ACRES OR 1,702,324 SQ. FT.

BUILDING AREA = 376,546 SQ. FT.

FLOODPLAIN INFORMATION:

STORM DRAINAGE:
A) THERE IS NO ON SITE DRAINAGE RETENTION
B) THERE IS A DETENTION POND BOTH UPSTREAM AND DOWNSTREAM FROM THE SITE.

PARCEL 1
FEMA FLOOD ZONE AREA IS ZONED "C" AREA OF MINIMAL FLOODING, FIRM PANEL #190200 0004 B.
500 YEAR FLOOD CONTAINED IN CULVERT. INFORMATION OBTAINED FROM CITY ENGINEER'S OFFICE, MARSHALLTOWN, IOWA.

PARCEL 2
FIRM SHOWS THAT IT IS IN ZONE "A", FIRM PANEL #190200 0004 B. CITY OF MARSHALLTOWN CULVERT PROJECT #729 IN 1972 SHOWS 500 YEAR FLOOD CONTAINED IN BOX CULVERT.

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- () RECORDED AS

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

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.

JEREMY A. HARRIS, PLS date
Iowa License Number 22259
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal: THIS SHEET



MARSHALLTOWN MALL FIRST ADDITION
MARSHALLTOWN, IOWA

FINAL PLAT

PROJECT NO.
77457
SHEET NO.
1 OF 1

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-762-6701
www.cgaconsultants.com

DESIGNED: - DATE: -
DRAWN: CAQ DATE: 10-3-2017
CHECKED: JAH DATE: 10-3-2017
APPROVED: JAH DATE: 10-3-2017



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

Date Submitted & Fee Paid:

6/28/17

Rezoning Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.ci.marshalltown.ia.us

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.



Legal description of the property. The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.



Application fee. A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address:

2500 South Center Street

Owner:

Marshalltown Center ^{IO} ~~10~~ LLC

Mailing Address:

PO Box 3009 Fort Lee, NJ 07024

Phone:

641-752-6300

Fax:

Current Zoning Classification:

RC: Regional Commercial

Current Use:

Shopping Mall

Proposed Zoning Classification:

R4: Medium Density Residential

Proposed Use:

Multi-Family Housing

Please list the uses of surrounding properties:

Commercial, multi-family residential

Signature and Date:

Stephen Tinskey

8-28-17

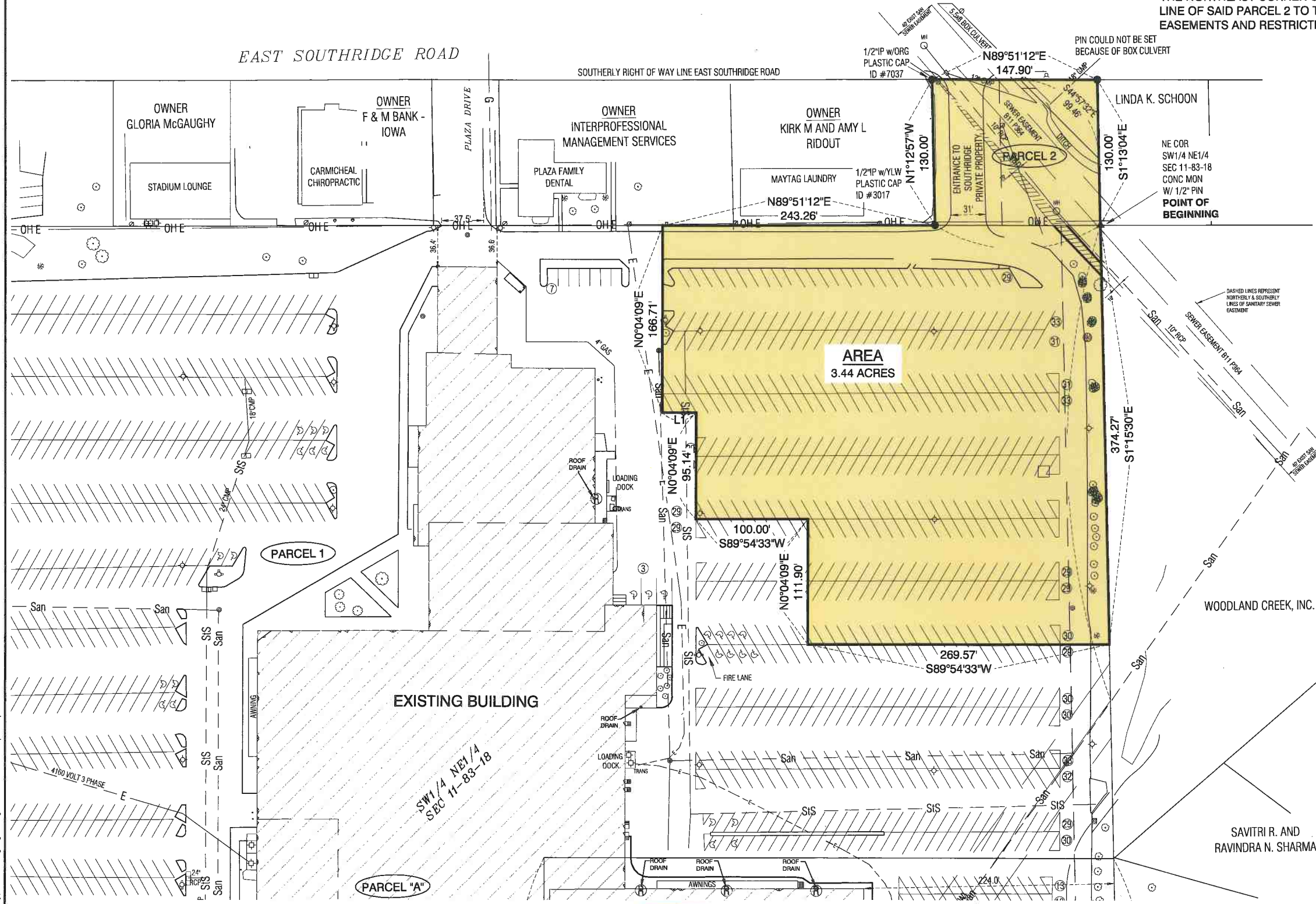
MARSHALLTOWN MALL FIRST ADDITION LEGAL DESCRIPTION

LOCATED IN PARCEL 2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF PARCEL 1 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ALL IN SECTION 11, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE, S1°15'30"E 374.27' ALONG THE EAST LINE OF SAID PARCEL 1; THENCE, S89°54'33"W 269.57'; THENCE, N0°04'09"E 111.90'; THENCE, S89°54'33"W 100.00'; THENCE, N0°04'09"E 95.14'; THENCE, S89°54'33"W 30.26'; THENCE, N0°04'09"E 166.71' TO A POINT ON THE NORTH LINE OF SAID PARCEL 1; THENCE, N89°51'12"E 243.26' ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE, N1°12'57"W 130.00' ALONG THE WEST LINE OF SAID PARCEL 2 TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE, N89°51'12"E 147.90' ALONG THE NORTH LINE OF SAID PARCEL 2 TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE, S1°13'04"E 130.00' ALONG THE EAST LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

REZONING EXHIBIT

DESCRIPTION
LOCATED IN PARCEL 2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF PARCEL 1 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ALL IN SECTION 11, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE, S1°15'30"E 374.27' ALONG THE EAST LINE OF SAID PARCEL 1; THENCE, S89°54'33"W 269.57'; THENCE, N0°04'09"E 111.90'; THENCE, S89°54'33"W 100.00'; THENCE, N0°04'09"E 95.14'; THENCE, S89°54'33"W 30.26'; THENCE, N0°04'09"E 166.71' TO A POINT ON THE NORTH LINE OF SAID PARCEL 1; THENCE, N89°51'12"E 243.26' ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE, N1°12'57"W 130.00' ALONG THE WEST LINE OF SAID PARCEL 2 TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE, N89°51'12"E 147.90' ALONG THE NORTH LINE OF SAID PARCEL 2 TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE, S1°13'04"E 130.00' ALONG THE EAST LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	S89°54'33"W	30.26'

ZONING

EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: R4-MEDIUM DENSITY RESIDENTIAL



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: CAD DATE: 7-22-2017
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

MARSHALLTOWN MALL FIRST ADDITION
MARSHALLTOWN, IOWA

REZONING EXHIBIT

PROJECT NO.
77457.04
SHEET NO.
1 OF 1

October 5, 2017

Michelle Spohnheimer
City of Marshalltown
36 North Center Street
Marshalltown, IA 50158



RE: Marshalltown Mall First Addition
 2600 South Center Street

Dear Ms. Spohnheimer:

On behalf of Marshalltown Center IO, we would like to submit a Preliminary and Final Plat application to create four (4) new parcels at what is commonly known as the Marshalltown Mall.

There will be no public improvements for this subdivision. Two lots will front Center Street (Parcels H and G), one lot will be created in the Northeast portion of the property (Parcel J), and the final lot will be created at the far Southeast corner of the property (Parcel L).

I hope your office and the Plan & Zoning Commission will look favorably on this application.

Please contact me at 641-752-6701, or stroskey@cgaconsultants.com if you have any questions.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

A handwritten signature in black ink that reads "Stephen Troskey". The signature is written in a cursive, flowing style.

Stephen T. Troskey
Project Manager

Complete the following contact information. (Please type or print clearly)

Owner Corporation Name Marshalltown Center IO	
Contact/Owner Name Ken Huge	
Owner Address 2600 South Center Street Marshalltown, IA 50158	Owner Fax
Owner Phone 641-752-6200	
Owner E-mail jken@marshalltownmall.com	

Name of Law Firm GBSBH	
Attorney Name Kevin Hitchins	
Attorney Address 102 East Church Street Marshalltown, IA 50158	Attorney Fax
Attorney Phone 641-752-4507	
Attorney E-mail kevin@gsbhlaw.com	

Engineer Firm Name Clapsaddle-Garber Associates	
Engineer Contact Person Steve Troskey	
Engineer Address 16 E Main St Marshalltown, IA 50158	
Engineer Phone 641-752-6701	Engineer Fax
Engineer E-mail stroskey@cgaconsultants.com	