

To: City Council
From: Matt Muckler, City Administrator
Date: May 8, 2016 Weekly Council Update

Fehr-Graham Update on Park Project: Please find attached to this week's Update a monthly status report on the park project in Pedersen Valley. The topographical survey on the property is near completion. Nate Kass, with Fehr-Graham is requesting to schedule the first project workshop meeting later this month. Fehr-Graham is expecting to have the major elements from the master plan roughed in and the major design challenges identified this month. This project workshop meeting could take place as a Council Work Session if requested by the Mayor or member of City Council. Otherwise, we will likely schedule a meeting during regular working hours, perhaps Thursday morning June 2nd. Please contact me if you have a preference on how this meeting is scheduled or how often you would like to receive updates from Fehr-Graham at Council Meetings.

Meadows Subdivision – Part 2: As scheduled, the third reading of the zoning request from KLM for six lots in the Meadows Subdivision – Part 2 will appear on the May 16th City Council agenda. KLM has also requested that the following items appear on the May 16th agenda for the Council's consideration and potential approval: 1) a street grade variance, 2) a subdivider's agreement, and 3) the preliminary plat. I will be contacting Council Members in the next 48 hours for feedback on when the Council would like to have this information appear before the Council for possible action.

The preliminary plat is attached to this week's Update. The subdivider's agreement is still being developed. On Friday May 6th, representatives from KLM approached city staff with a request for the City to share some expenses related to street and stormwater improvements on Sullivan Street where the Meadows Subdivision will connect to Pedersen Valley.

Safety Committee: The safety committee will start to take shape this week. Dean Schade, Senior Loss Control Representative with the Iowa Municipalities Workers' Compensation Association will meet with City Administrator Matt Muckler, Finance Director Gordon Edgar, the City's liability insurance agent Kyle Austen and the City's safety consultant Jose Gongora to review the City's loss history and safety policies. Further discussion including Public Works Director Matt Goodale and Safety & Facilities Coordinator Paul O'Neil will be held concerning the City Safety Committee. Dean will also tour the City's water and wastewater facilities and meet with Chief Mike Horihan to discuss police policies and procedures.

The information provided is one-way communication and should not be discussed among you as this could be a violation of the open meeting law.

MONTHLY PROJECT STATUS REPORT
Work Completed in April 2016
Pedersen Valley Park
Project No. 16-072

SCOPE		SCHEDULE UPDATE	
Task/Item	% Complete	Target	Actual
1.0 Topographic Survey	95%	5/27/16	
2.0 Construction Plans	0%	2/1/17	
2.1 Preliminary Plans	0%	11/15/16	
2.2 Check Plans	0%	12/15/16	
2.3 Final Plans	0%	2/1/17	
3.0 Site Assessments & Permits	10%	2/1/17	
4.0 Project Coordination	5%	2/1/17	
5.0 Construction Services	0%	11/1/17	
5.1 Bid Letting	0%	3/28/17	
5.2 Construction	0%	11/1/17	

SUMMARY OF WORK DONE LAST MONTH

- Coordination with subconsultants
- Contact pipeline, obtain available information
- Begin field work and surveying
- Soil borings

FORECAST OF WORK TO BE COMPLETED NEXT MONTH

- Complete wetland delineation
- Complete soil boring report
- Complete field work (survey wetland boundary)
- Begin preliminary design
- Schedule first work session with client to discuss project concepts, general design, and challenges identified to date

PROBLEMS ENCOUNTERED/RECOMMENDED SOLUTIONS

- None at this time

ACTION NEEDED BY CITY

- 1st work session date

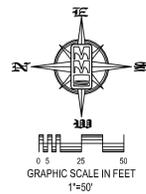
OVERALL PROJECT STATUS

The project is tracking on schedule and progress is satisfactory.

PRELIMINARY PLAT

THE MEADOWS SUBDIVISION - PART 2

WEST BRANCH, IOWA



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
KLM INVESTMENTS, INC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

LEGAL DESCRIPTION
BEGINNING AT THE NORTHEAST CORNER OF THE MEADOWS SUBDIVISION - PART ONE, WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S79°28'59"E, ALONG THE NORTH LINE OF SAID THE MEADOWS SUBDIVISION - PART ONE, 369.96 FEET; THENCE S14°37'27"E, ALONG SAID NORTH LINE, 41.90 FEET; THENCE S67°25'19"W, ALONG SAID NORTH LINE, 200.62 FEET; THENCE S22°34'41"E, ALONG SAID NORTH LINE, 20.16 FEET; THENCE S67°25'19"W, ALONG SAID NORTH LINE, 174.26 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE N32°15'55"W, 472.62 FEET; THENCE N61°03'30"E, 271.17 FEET; THENCE S28°56'30"E, 23.66 FEET; THENCE N61°03'30"E, 68.43 FEET; THENCE S88°48'29"E, 80.24 FEET; THENCE S15°39'23"E, 32.45 FEET; THENCE N77°42'45"E, 246.77 FEET; THENCE N86°46'30"E, 234.27 FEET; THENCE S86°03'04"E, 75.92 FEET, TO A POINT ON THE WEST LINE OF PEDERSEN VALLEY, PART FOUR, WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S00°51'21"W, ALONG SAID WEST LINE, 300.23 FEET, TO SAID POINT OF BEGINNING, CONTAINING 7.75 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING IS R-1 RESIDENTIAL
ALL ADJACENT PROPERTIES ARE R-1 ZONING
PROPOSED ZONING IS LISTED IN THE FOLLOWING TABLE:

LOTS 20 THROUGH 29, 36 THROUGH 40
R-1 RESIDENTIAL
R-1 RESIDENTIAL REQUIREMENTS
MINIMUM LOT AREA 7,700 SF
MINIMUM SETBACK FRONTAGE 70 FEET
FRONT YARD SETBACK 25 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET

LOTS 30 THROUGH 35
R-2 RESIDENTIAL
R-2 RESIDENTIAL REQUIREMENTS
MINIMUM LOT AREA 8,400 SF
MINIMUM SETBACK FRONTAGE 70 FEET
FRONT YARD SETBACK 25 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET

REQUESTED VARIANCES:
1. A MAXIMUM OF 8% STREET GRADE FOR SULLIVAN STREET IS REQUESTED.
2. THE REQUIRED MID-BLOCK CROSSING ON SULLIVAN STREET IS REQUESTED TO NOT BE REQUIRED DUE TO STREET GRADES ON SULLIVAN STREET.



7.75 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

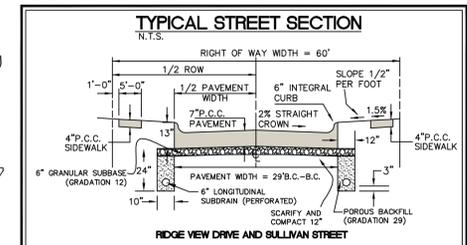
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net



STANDARD LEGEND AND NOTES

—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	EXISTING RIGHT-OF-WAY LINES
—	CENTER LINES
—	EXISTING CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	PROPOSED EASEMENT LINES
—	EXISTING EASEMENT LINES
—	BENCHMARK
—	RECORDED DIMENSIONS
—	CURVE SEGMENT NUMBER
—	22-1
—	PRO-P
—	POWER POLE
—	POWER POLE W/DROP
—	POWER POLE W/TRANS
—	POWER POLE W/LIGHT
—	GUY POLE
—	LIGHT POLE
—	SANITARY MANHOLE
—	FIRE HYDRANT
—	WATER VALVE
—	DRAINAGE MANHOLE
—	CURB INLET
—	FENCE LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	WATER LINES
—	ELECTRICAL LINES
—	TELEPHONE LINES
—	GAS LINES
—	CONTOUR LINES (1' INTERVAL)
—	PROPOSED GROUND
—	EXISTING TREE LINE
—	EXISTING DECIDUOUS TREE & SHRUB
—	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



Date	Revision
03-29-16	PER CITY REVIEW -JDM
04-12-16	PER CITY REVIEW -PVA
04-19-16	REVISED LOTS 36-40 PER CLIENT -JDM

PRELIMINARY PLAT

THE MEADOWS SUBDIVISION - PART 2
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	02-12-16
Designed by:	PVA
Drawn by:	JDM
Checked by:	GDM
Project No.:	IOWA CITY 8815003
Field Book No.:	
Scale:	1"=50'
Sheet No.:	1
of:	1