



CITY OF ANAMOSA
CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, DECEMBER 22, 2025 – 6:00 P.M.

ANAMOSA LIBRARY & LEARNING CENTER

600 E. 1ST STREET, ANAMOSA, IA 52205

Zoom Meeting Link (Viewing Only)
<https://us02web.zoom.us/j/86089851793>
Meeting ID: 860 8985 1793
Passcode: Anamosa

Join by Telephone
+1 312 626 6799 US
Meeting ID: 860 8985 1793
Passcode: 7681616

*To address the City Council, please wait for the Mayor to open the floor for public comment on an agenda item.
Before speaking, approach the podium, provide your name and address, and limit comments to five (5) minutes per agenda item.
Profane, obscene, or slanderous language will not be permitted.*

- 1.0) **Roll Call**
- 2.0) **Pledge Of Allegiance**
- 3.0) **Consent Agenda (Review & Approve):**
 - a) Minutes from December 8, 2025 – Regular Session.
 - b) Current bills.
 - c) Liquor licenses.
- 4.0) **Public Hearings:**
 - 4.1) **Public Hearing** – To vacate the City easement described as the north 100 feet of the vacated 24-foot wide alley running North-South in block 32 of Scott & Skinner’s Addition to the City of Anamosa.
 - a) *Mayor opens the public hearing – Proceedings for discussion.*
 - b) *Mayor closes the public hearing.*
 - 4.2) **Resolution 2025-96** – To vacate the City easement, pursuant to Section 354.23 of the Iowa Code, described as the north 100 feet of the vacated 24-foot wide alley running North-South in block 32 of Scott & Skinner’s Addition to the City of Anamosa. **Roll Call.**
- 5.0) **Ceremony**
 - 5.1) Farewell to outgoing elected officials.
 - 5.2) Oath of Office/Swearing-in of newly elected officials.
- 6.0) **Council Action Items:**
 - 6.1) **Project Status Update** – HR Green.
 - 6.2) **Ordinance (1st Reading)** – Amending Chapter 92 (Water Rates) and Chapter 99 (Sewer Service Charges) of the Anamosa Code of Ordinances to maintain public utilities infrastructure. **Roll Call.**
 - 6.3) **Resolution 2025-97** – Authorizing the City Clerk to make necessary payment of funds, to close out an existing Fund Account, for FY2026. **Roll Call.**
 - 6.4) **Resolution 2025-98** – Approving the appointment of and setting the salary for Parks & Recreation Director for Fiscal Year ending June 30, 2026. **Roll Call.**
 - 6.5) **Review & Approve** – Site Plan for proposed Kwik Star Development, at 101 Chamber Drive.
 - 6.6) **Review & Approve** – Site Plan for proposed Walmart Addition.
 - 6.7) **Review & Approve** – Project Plans for the Downtown Façade Revitalization Project.
 - 6.8) **Review & Approve** – Repair of faulty Flygt Pump, in the amount of \$35,950.00, for the Public Utilities Department (Steve Agnitsch).
 - 6.9) **Review & Approve (Consent Agenda):** Pay requests totaling \$36,570.00.
 - a) From ECICOG, in the amount of \$1,050.00, for the Downtown Revitalization Project.
 - b) From Hawkeye Environmental, in the amount of \$3,150.00, for the Downtown Revitalization Project.
 - c) From HR Green, in the amount of \$4,870.00, for the Elm & Hickory Street Rehab Project.
 - d) From Martin Gardner Architecture, in the amount of \$27,500.00, for the Downtown Revitalization Project.
- 7.0) **City Administrator’s Report**
- 8.0) **Mayor & Council Reports**
 - 8.1) Mayor’s report
 - 8.2) Council reports
- 9.0) **Public Comment For Items Not On The Agenda**
- 10.0) **Adjournment**

STATEMENT OF COUNCIL PROCEEDINGS

December 8, 2025

The City Council of the City of Anamosa met in Regular Session on December 8, 2025, at the Anamosa Library and Learning Center at 6:00 P.M. with Mayor Rod Smith presiding. The following council members were present: Rich Crump, Kay Smith, Todd Weimer, Dan Smith, and Brooke Gombert. Absent: Teresa Tuetken. Also present were Jeremiah Hoyt, City Administrator and Kaylee Palmer, City Clerk.

Mayor Rod Smith called the meeting to order at 6:00 P.M. Roll call was taken with a quorum present.

Motion by Crump, seconded by K. Smith approving the consent agenda items: Minutes of the Regular Session 11/24/25, current bills, and liquor licenses. Roll vote: Ayes- K. Smith, Weimer, D. Smith, Gombert, Crump. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith approving Resolution 2025-93, a Resolution setting December 22, 2025, as the date for the public hearing to vacate the City easement described as the north 100 feet of the vacated 24-foot wide alley running north-south in block 32 of Scott and Skinner's Addition to the City of Anamosa. Roll vote: Ayes- Weimer, D. Smith, Gombert, Crump, K. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by Weimer approving Resolution 2025-94, a Resolution approving the TIF Debt Certification for fiscal year 2027. Roll vote: Ayes- D. Smith, Gombert, Crump, K. Smith, Weimer. Nays- none. Motion carried.

Motion by D. Smith, seconded by Crump approving Resolution 2025-95, a Resolution designating the Anamosa Journal Eureka as the official publication newspaper, in Calendar Year 2026, for the City of Anamosa. Roll vote: Ayes- Gombert, Crump, K. Smith, Weimer, D. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by Weimer approving the Consent Agenda pay requests totaling \$197,762.75. Roll vote: Ayes- D. Smith, Weimer, K. Smith, Crump, Gombert. Nays- none. Motion carried.

City Administrator's report: Hoyt wanted to let the Council know that they finished the final candidate interviews for the Parks & Recreation Director. An offer was submitted to the selected candidate and has officially been accepted. Hoyt also asked the Council to wait after the meeting for him to pass out the Strategic Planning Documents he printed off for them to review.

Mayor's report: Mayor Smith thanked the Public Works Department for cleaning the streets and stated that they look good after that much snow.

Council's report: K. Smith wanted to remind everyone that the Christmas Tree Walk is December 12th – 14th and encouraged everyone to attend the event. Santa will be present at the event on Sunday, December 14th from 1:00 p.m. to 3:00 p.m.

Mayor Smith opened the floor to public comment for items not on the agenda. No public comment was made.

Meeting adjourned at 6:11 P.M.

Rod Smith, Mayor

ATTEST:

Kaylee Palmer, City Clerk



City of Anamosa, IA

Expense Approval Report

By Fund

Post Dates 12/9/2025 - 12/22/2025

Vendor Name	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND				
Department: 000 - 000				
COLLECTION SERVICES CENTER	12/09/2025	COLLECTION SERVICES	001-000-2204	257.55
941 TAX EFT PAYMENT	12/19/2025	MEDICARE TAX	001-000-2206	-6.78
941 TAX EFT PAYMENT	12/19/2025	SOCIAL SECURITY TAX	001-000-2202	-28.92
941 TAX EFT PAYMENT	12/19/2025	FEDERAL TAX	001-000-2200	-587.11
TREASURER STATE OF IOWA	12/19/2025	STATE TAX	001-000-2201	-169.08
CITY OF ANAMOSA	12/19/2025	FLEXIBLE - CHILDCARE	001-000-2204	134.62
CITY OF ANAMOSA	12/19/2025	FLEX - MEDICAL	001-000-2204	98.46
COLLECTION SERVICES CENTER	12/19/2025	COLLECTION SERVICES	001-000-2204	257.55
CITY OF ANAMOSA	12/19/2025	FLEXIBLE - CHILDCARE	001-000-2204	134.62
CITY OF ANAMOSA	12/19/2025	FLEX - MEDICAL	001-000-2204	98.46
IPERS COLLECTIONS	12/19/2025	IPERS	001-000-2203	9,365.27
IPERS COLLECTIONS	12/19/2025	IPERS	001-000-2203	3,408.41
941 TAX EFT PAYMENT	12/19/2025	MEDICARE TAX	001-000-2206	2,365.86
941 TAX EFT PAYMENT	12/19/2025	SOCIAL SECURITY TAX	001-000-2202	10,116.06
941 TAX EFT PAYMENT	12/19/2025	FEDERAL TAX	001-000-2200	6,120.48
TREASURER STATE OF IOWA	12/19/2025	STATE TAX	001-000-2201	2,436.80
Department 000 - 000 Total:				34,002.25
Department: 110 - POLICE				
KIECK'S	12/22/2025	COAT LINER - THOMPSON	001-110-6181	160.00
KIECK'S	12/22/2025	OUTER CARRIER-MACKIE	001-110-6181	270.00
TAC 10, INC.	12/22/2025	EVIDENCE NOV25-OCT26	001-110-6490	1,727.00
TAC 10, INC.	12/22/2025	RMS NOV25-OCT26	001-110-6490	8,565.70
TAC 10, INC.	12/22/2025	MOBILE DISPATCH/NCIC NOV...	001-110-6490	2,772.00
GALL'S INC.	12/22/2025	OC SPRAY	001-110-6504	30.58
GALL'S INC.	12/22/2025	TOURNIQUET	001-110-6504	27.20
GALL'S INC.	12/22/2025	TUFF PRODUCTS GLOVE POU...	001-110-6504	19.54
GALL'S INC.	12/22/2025	CASE G7	001-110-6504	35.69
GALL'S INC.	12/22/2025	SHIPPING	001-110-6504	9.76
GALL'S INC.	12/22/2025	OC SPRAY POUCH	001-110-6504	12.74
GALL'S INC.	12/22/2025	DOUBLE PISTOL MAG POUCH	001-110-6504	15.29
GALL'S INC.	12/22/2025	ULTRA INNER DUTY BELT	001-110-6504	33.62
GALL'S INC.	12/22/2025	DANEER BOOTS	001-110-6181	200.01
AUXIANT	12/22/2025	SELF FUNDED INS	001-110-6155	123.85
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	001-110-6370	271.60
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	AIR FILTER/CABIN FILTER	001-110-6474	60.59
LYNCH DALLAS, P.C.	12/22/2025	CONTRACT LEGAL SERVICES - ...	001-110-6411	200.00
LYNCH DALLAS, P.C.	12/22/2025	NUISANCE ENFORCEMENT LE...	001-110-6411	336.00
JONES COUNTY SHERIFF	12/22/2025	COVERAGE 10/13-10/19	001-110-6010	1,400.00
JONES COUNTY SHERIFF	12/22/2025	COVERAGE 10/20-10/26	001-110-6010	910.00
JONES COUNTY SHERIFF	12/22/2025	HRS OVER 40 10/13-10/19	001-110-6010	1,550.00
TAUKE MOTORS INC	12/22/2025	WATER LEAK/REPLACE COOL...	001-110-6474	589.40
GALL'S INC.	12/22/2025	ROGUE TACTICAL BOOTS	001-110-6181	222.76
MICHAELS CLOTHING	12/22/2025	PATCHES	001-110-6181	5.00
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	CABIN AIR FILTER	001-110-6474	21.24
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	PANEL AIR ELEMENT	001-110-6474	33.04
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	LUBE	001-110-6474	9.39
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	LUBE/FLOOR DRY	001-110-6474	25.38
ROBERTS, BENJAMIN	12/19/2025	PAYROLL CHECK	001-110-6010	2,359.37
AUXIANT	12/22/2025	SELF FUNDED INS	001-110-6155	47.50
Department 110 - POLICE Total:				22,044.25
Department: 210 - ROADS, BRIDGES, SIDEWALKS				
AUXIANT	12/22/2025	SELF FUNDED INS	001-210-6155	99.93

Expense Approval Report

Post Dates: 12/9/2025 - 12/22/2025

Vendor Name	Post Date	Description (Item)	Account Number	Amount
AUXIANT	12/22/2025	SELF FUNDED INS	001-210-6155	179.90
AUXIANT	12/22/2025	SELF FUNDED INS	001-210-6155	57.00
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				336.83
Department: 610 - CITY COUNCIL				
ANAMOSA CHAMBER OF CO...	12/09/2025	HOTEL/MOTEL GRANT	001-610-6479	6,000.00
JONES COUNTY TOURISM	12/09/2025	HOTEL/MOTEL GRANT	001-610-6479	6,000.00
Department 610 - CITY COUNCIL Total:				12,000.00
Department: 612 - CITY ADMINISTRATOR				
AUXIANT	12/22/2025	SELF FUNDED INS	001-612-6155	9.50
Department 612 - CITY ADMINISTRATOR Total:				9.50
Department: 622 - SUPPORT ADMINISTRATION				
ANAMOSA JOURNAL-EUREKA	12/22/2025	LEGALS	001-622-6414	137.45
ANAMOSA JOURNAL-EUREKA	12/22/2025	LEGALS	001-622-6414	116.40
MCALIER	12/22/2025	WATER/RENTAL	001-622-6530	29.00
ENCOMPASS	12/22/2025	IT SERVICES	001-622-6480	5,125.00
ANAMOSA JOURNAL-EUREKA	12/22/2025	LEGALS	001-622-6414	147.15
AUXIANT	12/22/2025	SELF FUNDED INS	001-622-6155	467.88
AUXIANT	12/22/2025	SELF FUNDED INS	001-622-6155	28.50
Department 622 - SUPPORT ADMINISTRATION Total:				6,051.38
Department: 640 - CITY ATTORNEY				
LYNCH DALLAS, P.C.	12/22/2025	GENERAL LEGAL SERVICES - CI...	001-640-6455	178.50
LYNCH DALLAS, P.C.	12/22/2025	HR LEGAL SERVICES - CITY HALL	001-640-6455	18.50
LYNCH DALLAS, P.C.	12/22/2025	COLLECTIVE BARGAINING LEG...	001-640-6455	2,475.00
Department 640 - CITY ATTORNEY Total:				2,672.00
Department: 650 - CITY HALL				
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	001-650-6370	156.43
Department 650 - CITY HALL Total:				156.43
Fund 001 - GENERAL FUND Total:				77,272.64
Fund: 015 - FIRE SERVICE				
Department: 150 - FIRE DEPARTMENT				
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	015-150-6370	527.07
JONES COUNTY ENGINEER	12/22/2025	FUEL-GAS	015-150-6551	28.56
JONES COUNTY ENGINEER	12/22/2025	FUEL-DIESEL	015-150-6551	166.27
Department 150 - FIRE DEPARTMENT Total:				721.90
Fund 015 - FIRE SERVICE Total:				721.90
Fund: 041 - LIBRARY FUND				
Department: 410 - LIBRARY				
AMAZON CAPITAL SERVICES	12/15/2025	ADULT BOOKS	041-410-6501	39.38
AMAZON CAPITAL SERVICES	12/15/2025	AMAZON PRIME MEMBERSHIP	041-410-6535	9.99
AMAZON CAPITAL SERVICES	12/15/2025	YOUTH BOOK	041-410-6501	9.72
AMAZON CAPITAL SERVICES	12/15/2025	YOUTH BOOK	041-410-6501	6.99
MAQUOKETA VALLEY ELECTRI...	12/10/2025	PHONE/FAX	041-410-6373	105.18
AMAZON CAPITAL SERVICES	12/15/2025	HOLIDAY LIGHTS	041-410-6540	14.99
AMAZON CAPITAL SERVICES	12/15/2025	DVDS	041-410-6501	73.89
AMAZON CAPITAL SERVICES	12/15/2025	SWITCH GAME CASE	041-410-6531	19.99
AMAZON CAPITAL SERVICES	12/15/2025	TEEN BOOKS	041-410-6501	107.15
AMAZON CAPITAL SERVICES	12/15/2025	YOUTH BOOKS	041-410-6501	220.67
AMAZON CAPITAL SERVICES	12/15/2025	YOUTH BOOKS	041-410-6501	15.53
AMAZON CAPITAL SERVICES	12/15/2025	LAMINATING SHEETS	041-410-6535	7.94
CENTURYLINK	12/15/2025	PHONE	041-410-6373	95.37
AMAZON CAPITAL SERVICES	12/15/2025	TEEN BOOKS	041-410-6501	104.68
AMAZON CAPITAL SERVICES	12/15/2025	LARGE PRINT	041-410-6501	18.60
AMAZON CAPITAL SERVICES	12/15/2025	ADULT BOOKS	041-410-6501	292.27
AMAZON CAPITAL SERVICES	12/15/2025	YOUTH BOOKS	041-410-6501	238.99
JOHNSON CONTROLS	12/15/2025	FIRE ALARM SYSTEM	041-410-6475	3,192.97
GRAYBILL COMMUNICATIONS	12/15/2025	QUARTERLY ALARAM MONIT...	041-410-6455	42.00
AMAZON CAPITAL SERVICES	12/15/2025	YOUTH BOOK	041-410-6501	6.16

Expense Approval Report

Post Dates: 12/9/2025 - 12/22/2025

Vendor Name	Post Date	Description (Item)	Account Number	Amount
U.S. CELLULAR	12/15/2025	HOTSPOTS	041-410-6373	88.47
AUXIANT	12/22/2025	SELF FUNDED INS	041-410-6155	32.96
AMAZON CAPITAL SERVICES	12/15/2025	ADULT BOOKS	041-410-6501	180.02
VISA	12/15/2025	HINGES-FRONT DOOR	041-410-6475	235.40
VISA	12/15/2025	GO DADDY-DOMAIN HOSTING	041-410-6480	206.27
VISA	12/15/2025	GRILLED CHEESE SUPPLIES	041-410-6537	52.75
AMAZON CAPITAL SERVICES	12/15/2025	HOLIDAY PROGRAM SUPPLIES...	041-410-6537	29.73
AUXIANT	12/22/2025	SELF FUNDED INS	041-410-6155	1,336.32
AUXIANT	12/22/2025	SELF FUNDED INS	041-410-6155	28.50
TUMBLEWEED PRESS INC	12/15/2025	TUMBLEBOOKS RENEWAL	041-410-6725	475.00
Department 410 - LIBRARY Total:				7,287.88
Fund 041 - LIBRARY FUND Total:				7,287.88

Fund: 043 - PARKS & RECREATION

Department: 430 - RECREATION

GLOBAL PAYMENTS INTEGRA...	12/22/2025	PROCESSING FEES	043-430-6471	152.50
FAREWAY STORES, INC.	12/22/2025	TREE WALK SUPPLIES	043-430-6490	32.80
AUXIANT	12/22/2025	SELF FUNDED INS	043-430-6155	9.50
Department 430 - RECREATION Total:				194.80
Fund 043 - PARKS & RECREATION Total:				194.80

Fund: 044 - AQUA COURT

Department: 440 - AQUA COURT

BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	044-440-6370	48.61
Department 440 - AQUA COURT Total:				48.61
Fund 044 - AQUA COURT Total:				48.61

Fund: 046 - LAWRENCE COMMUNITY CENTER FUND

Department: 460 - LAWRENCE COMMUNITY CENTER

PRIMUS COMPANIES, INC	12/22/2025	NEW DOORS-BILLING APP 3	046-460-6475	3,304.62
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	046-460-6370	958.06
HOMETOWN PEST SOLUTIONS	12/22/2025	PEST CONTROL	046-460-6452	55.00
DELANCEY ELECTRIC CO.	12/22/2025	CHANGE OUT GFI	046-460-6475	160.00
Department 460 - LAWRENCE COMMUNITY CENTER Total:				4,477.68
Fund 046 - LAWRENCE COMMUNITY CENTER FUND Total:				4,477.68

Fund: 110 - ROAD USE TAX

Department: 210 - ROADS, BRIDGES, SIDEWALKS

IOWA PRISON INDUSTRIES	12/22/2025	ROAD CLOSED SIGN	110-210-6512	257.50
IOWA PRISON INDUSTRIES	12/22/2025	REFURBISHED SIGNS	110-210-6512	81.60
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				339.10

Department: 211 - Public Services - community betterment

JOHN DEERE FINANCIAL	12/22/2025	HY-GARD LOW VIS	110-211-6470	-28.70
JOHN DEERE FINANCIAL	12/22/2025	HY-GARD LOW VIS	110-211-6470	-26.76
JOHN DEERE FINANCIAL	12/22/2025	HY-GARD LOW VIS	110-211-6470	90.33
HOUSBY HEAVY EQUIPMENT	12/22/2025	CUTTING EDGE	110-211-6470	511.48
HOTSY CLEANING SYSTEMS	12/22/2025	NOZZLE HI-LOW	110-211-6530	281.19
CARQUEST OF MONTICELLO	12/22/2025	MILLER TIP	110-211-6530	22.89
C.J. COOPER & ASSOCIATES, I...	12/22/2025	PRE-EMPLOYMENT QUERY	110-211-6412	15.00
HOTSY CLEANING SYSTEMS	12/22/2025	UNLOADER VALVE	110-211-6530	418.29
DAKOTA SUPPLY GROUP	12/22/2025	PURPLE SPRAY PAINT	110-211-6543	72.00
CROWLEY REPAIR	12/22/2025	TIRE REPAIR	110-211-6474	60.00
WEBER STONE COMPANY	12/22/2025	STREET SAND	110-211-6544	521.36
MORTON SALT, INC	12/22/2025	BULK SAFE-T-SALT	110-211-6544	3,043.10
SCHERRMAN'S IMPLEMENT	12/22/2025	HOSE	110-211-6470	140.70
MORTON SALT, INC	12/22/2025	BULK SAFE-T-SALT	110-211-6544	8,795.23
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	GREASE	110-211-6474	74.90
LINN CO-OP OIL CO.	12/22/2025	DIESEL FUEL	110-211-6551	2,189.30
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	110-211-6370	334.28
FAREWAY STORES, INC.	12/22/2025	SPRING WATER	110-211-6553	298.80
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	FUEL FILTERS	110-211-6470	26.08

Expense Approval Report

Post Dates: 12/9/2025 - 12/22/2025

Vendor Name	Post Date	Description (Item)	Account Number	Amount
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	FUEL FILTER	110-211-6470	26.08
CARQUEST OF MONTICELLO	12/22/2025	DEGREASER	110-211-6530	26.99
LAWSON PRODUCTS, INC.	12/22/2025	STEEL FLAT WASHER	110-211-6530	59.04
JOHN DEERE FINANCIAL	12/22/2025	BATTERY	110-211-6530	76.99
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	DIESEL EXHAUST FLUID	110-211-6551	348.99
CROWLEY REPAIR	12/22/2025	BEARINGS	110-211-6470	95.86
LINN CO-OP OIL CO.	12/22/2025	DIESEL FUEL	110-211-6551	911.16
CENTRAL IOWA DISTRIBUTING	12/22/2025	BLACK TRASH CAN LINERS	110-211-6553	216.00
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	WASHER FLUID	110-211-6474	159.99
Department 211 - Public Services - community betterment Total:				18,760.57
Fund 110 - ROAD USE TAX Total:				19,099.67

Fund: 121 - LOCAL OPTION TAX 35%

Department: 210 - ROADS, BRIDGES, SIDEWALKS

DELANCEY ELECTRIC CO.	12/22/2025	OUTLET REPAIR MAIN ST	121-210-6371	225.00
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				225.00
Fund 121 - LOCAL OPTION TAX 35% Total:				225.00

Fund: 122 - LOCAL OPTION TAX 65%

Department: 210 - ROADS, BRIDGES, SIDEWALKS

MAQUOKETA VALLEY ELECTRI...	12/15/2025	ROUNDAABOUT STREET LIGHTS	122-210-6372	66.68
MAQUOKETA VALLEY ELECTRI...	12/15/2025	INDUSTRIAL PARK LIGHTS	122-210-6372	78.71
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				145.39

Department: 410 - LIBRARY

MIDWEST TAPE LLC	12/15/2025	HOOPLA	122-410-6725	211.30
KONICA PREMIER FINANCE	12/15/2025	COPIER LEASE	122-410-6727	239.73
Department 410 - LIBRARY Total:				451.03
Fund 122 - LOCAL OPTION TAX 65% Total:				596.42

Fund: 125 - TAX INCREMENT FUND

Department: 599 - ECONOMIC ASSISTANCE

FAREWAY STORES, INC	12/22/2025	TIF REBATE - FAREWAY STORE	125-599-6489	14,045.00
BLUE MAX ENTERPRISES INC	12/22/2025	TIF REBATE - BLUE MAX	125-599-6490	5,413.00
RICKLEFS/DOUG	12/22/2025	TIF REBATE - CHAMBER DRIVE ...	125-599-6492	16,495.00
NOVA HOLDINGS	12/22/2025	TIF REBATE - MEADOW RIDGE...	125-599-6494	26,410.00
BLUTRACK	12/22/2025	TIF REBATE - 122 DAVIDSON B...	125-599-6495	15,302.00
BY DESIGN LLC	12/22/2025	TIF REBATE - BY DESIGN	125-599-6496	56,873.00
Department 599 - ECONOMIC ASSISTANCE Total:				134,538.00
Fund 125 - TAX INCREMENT FUND Total:				134,538.00

Fund: 200 - DEBT SERVICE FUND

Department: 623 - DEBT ADMINISTRATION

UMB BANK, N.A.	12/22/2025	GO BOND INTEREST	200-623-6854	6,345.00
UMB BANK, N.A.	12/22/2025	GO BOND INTEREST	200-623-6805	36,485.00
Department 623 - DEBT ADMINISTRATION Total:				42,830.00
Fund 200 - DEBT SERVICE FUND Total:				42,830.00

Fund: 600 - WATER FUND

Department: 810 - 810

WATER SOLUTIONS UNLIMITED	12/22/2025	HMO/BLEACH	600-810-6501	5,932.43
WEBER STONE COMPANY	12/22/2025	1" ROCK	600-810-6782	1,787.76
AUXIANT	12/22/2025	SELF FUNDED INS	600-810-6155	7.02
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	600-810-6370	139.02
J&R SUPPLY	12/22/2025	REPAIR WRAPS	600-810-6782	1,982.00
JOHN DEERE FINANCIAL	12/22/2025	TUBING/HOSE BARBS	600-810-6455	32.94
CHEM RIGHT LABORATORIES ...	12/22/2025	DEC BAC TEST	600-810-6470	110.00
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	FUEL FILTER	600-810-6455	5.07
US POSTMASTER	12/22/2025	POSTAGE DEC BILLING	600-810-6508	431.84
AUXIANT	12/22/2025	SELF FUNDED INS	600-810-6155	19.00
Department 810 - 810 Total:				10,447.08
Fund 600 - WATER FUND Total:				10,447.08

Expense Approval Report

Post Dates: 12/9/2025 - 12/22/2025

Vendor Name	Post Date	Description (Item)	Account Number	Amount
Fund: 610 - WASTEWATER FUND				
Department: 815 - 815				
RECREATIONAL MOTOR SPOR...	12/22/2025	OCT SHIPPING	610-815-6431	115.67
RECREATIONAL MOTOR SPOR...	12/22/2025	NOV SHIPPING	610-815-6431	113.81
TEST INC / QC ANALYTICAL SE...	12/22/2025	OCT TESTING	610-815-6479	1,238.00
ARNOLD MOTOR SUPPLY, LLP	12/22/2025	TAILGATE ACTUATOR	610-815-6474	98.89
ALTORFER MACHINERY CO	12/22/2025	ROSEMARY GEN REPAIR	610-815-6474	846.64
CHEMSEARCH	12/22/2025	ECOSTORM	610-815-6501	165.00
CROWLEY REPAIR	12/22/2025	SKID LOADER TIRES	610-815-6470	1,975.00
CORE & MAIN LP	12/22/2025	TESTING SUPPLIES	610-815-6501	308.14
LINN CO-OP OIL CO.	12/22/2025	GAS	610-815-6551	439.69
BLACK HILLS ENERGY	12/15/2025	GAS UTILITY	610-815-6370	1,411.62
ALTORFER MACHINERY CO	12/22/2025	WWTP GEN REPAIR	610-815-6470	357.00
FAREWAY STORES, INC.	12/22/2025	PAPER TOWELS/AMMONIA	610-815-6530	57.92
HELLE FARM EQUIPMENT	12/22/2025	DEF FILTER SKID LOADER	610-815-6470	180.29
JOHN DEERE FINANCIAL	12/22/2025	BIBS	610-815-6510	75.99
US POSTMASTER	12/22/2025	POSTAGE DEC BILLING	610-815-6508	431.85
AUXIANT	12/22/2025	SELF FUNDED INS	610-815-6155	9.50
Department 815 - 815 Total:				7,825.01
Fund 610 - WASTEWATER FUND Total:				7,825.01
Grand Total:				305,564.69

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	77,272.64	49,803.71
015 - FIRE SERVICE	721.90	527.07
041 - LIBRARY FUND	7,287.88	7,287.88
043 - PARKS & RECREATION	194.80	162.00
044 - AQUA COURT	48.61	48.61
046 - LAWRENCE COMMUNITY CENTER FUND	4,477.68	958.06
110 - ROAD USE TAX	19,099.67	334.28
121 - LOCAL OPTION TAX 35%	225.00	0.00
122 - LOCAL OPTION TAX 65%	596.42	596.42
125 - TAX INCREMENT FUND	134,538.00	0.00
200 - DEBT SERVICE FUND	42,830.00	42,830.00
600 - WATER FUND	10,447.08	596.88
610 - WASTEWATER FUND	7,825.01	1,852.97
Grand Total:	305,564.69	104,997.88

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-2200	FIT HOLDING	5,533.37	5,533.37
001-000-2201	SIT HOLDING	2,267.72	2,267.72
001-000-2202	FICA HOLDING	10,087.14	10,087.14
001-000-2203	IPERS HOLDING	12,773.68	12,773.68
001-000-2204	PEDC HOLDING	981.26	981.26
001-000-2206	MEDICARE HOLDING	2,359.08	2,359.08
001-110-6010	SALARIES, REGULAR FULL..	6,219.37	2,359.37
001-110-6155	SELF FUNDED HEALTH INS	171.35	171.35
001-110-6181	ALLOWANCE, UNIFORM	857.77	0.00
001-110-6370	UTILITIES, GAS	271.60	271.60
001-110-6411	PROFESSIONAL SERVICES...	536.00	0.00
001-110-6474	MAINTENANCE, VEHICLE	739.04	0.00
001-110-6490	SOFTWARE MAINT CON...	13,064.70	0.00
001-110-6504	EQUIPMENT, SMALL	184.42	0.00
001-210-6155	SELF FUNDED HEALTH INS	336.83	336.83
001-610-6479	CONTRIBUTIONS TO OUT...	12,000.00	12,000.00
001-612-6155	SELF FUNDED HEALTH INS	9.50	9.50
001-622-6155	SELF FUNDED HEALTH INS	496.38	496.38
001-622-6414	PUBLIC NOTICES	401.00	0.00
001-622-6480	IT Services/Computer Ma..	5,125.00	0.00
001-622-6530	SUPPLIES, OPERATIONS	29.00	0.00
001-640-6455	CONTRACTS, GEN. CITY ...	2,672.00	0.00
001-650-6370	UTILITIES, GAS	156.43	156.43
015-150-6370	UTILITIES, GAS	527.07	527.07
015-150-6551	VEHICLE FUEL EXPENSES	194.83	0.00
041-410-6155	SELF FUNDED HEALTH INS	1,397.78	1,397.78
041-410-6373	UTILITIES, TELEPHONE	289.02	289.02
041-410-6455	GENERAL CONTRACTS	42.00	42.00
041-410-6475	MAINTENANCE, BLDGS &..	3,428.37	3,428.37
041-410-6480	MAINT. CONTRACT CO...	206.27	206.27
041-410-6501	BOOKS AND PERIODOCA...	1,314.05	1,314.05
041-410-6531	SUPPLIES, LIBRARY	19.99	19.99
041-410-6535	SUPPLIES, OFFICE	17.93	17.93
041-410-6537	SUPPLIES,CHILDRENS PR...	82.48	82.48
041-410-6540	SUPPLIES, BLDGS. & GR...	14.99	14.99
041-410-6725	MATERIALS & BOOKS	475.00	475.00
043-430-6155	SELF FUNDED HEALTH INS	9.50	9.50
043-430-6471	RECREATION SOFTWARE	152.50	152.50
043-430-6490	EVENT EXPENSES	32.80	0.00
044-440-6370	UTILITIES, GAS	48.61	48.61

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
046-460-6370	UTILITIES, GAS	958.06	958.06
046-460-6452	CONTRACT SERVICES	55.00	0.00
046-460-6475	MAINTENANCE, BLDGS &...	3,464.62	0.00
110-210-6512	TRAFFIC SIGNS AND MA...	339.10	0.00
110-211-6370	UTILITIES, GAS	334.28	334.28
110-211-6412	MEDICAL AND PYSICALS	15.00	0.00
110-211-6470	MAINTENANCE, EQUIP...	835.07	0.00
110-211-6474	MAINTENANCE, VEHICLE	294.89	0.00
110-211-6530	SUPPLIES, OPERATIONS	885.39	0.00
110-211-6543	SUPPLIES, STREET MAIN...	72.00	0.00
110-211-6544	SUPPLIES, SNOW & ICE R...	12,359.69	0.00
110-211-6551	VEHICLE FUEL EXPENSES	3,449.45	0.00
110-211-6553	MISCELLANEOUS SUPPLI...	514.80	0.00
121-210-6371	STREET/TRAFFIC LIGHTS	225.00	0.00
122-210-6372	ELECTRIC UTILITIES, ST L...	145.39	145.39
122-410-6725	EQUIPMENT	211.30	211.30
122-410-6727	MAINTENANCE EQUIPM...	239.73	239.73
125-599-6489	TIF REBATE FAREWAY S...	14,045.00	0.00
125-599-6490	TIF REBATE - BLUE MAX	5,413.00	0.00
125-599-6492	TIF REBATE-CHAMBER D...	16,495.00	0.00
125-599-6494	TIF REBATE 0 2018 HOUS...	26,410.00	0.00
125-599-6495	TIF REBATE - BLUE TRACK	15,302.00	0.00
125-599-6496	TIF REBATE - BY DESIGN	56,873.00	0.00
200-623-6805	2.2 MIL GO BOND PRINC...	36,485.00	36,485.00
200-623-6854	INTEREST 1,750,000 GO ...	6,345.00	6,345.00
600-810-6155	SELF FUNDED HEALTH INS	26.02	26.02
600-810-6370	UTILITIES, GAS	139.02	139.02
600-810-6455	MAINTENANCE, EQUIP...	38.01	0.00
600-810-6470	PROF. SERVICES - TESTI...	110.00	0.00
600-810-6501	CHEMICALS	5,932.43	0.00
600-810-6508	SUPPLIES, POSTAGE	431.84	431.84
600-810-6782	WATER SYSTEM IMPRO...	3,769.76	0.00
610-815-6155	SELF FUNDED HEALTH INS	9.50	9.50
610-815-6370	UTILITIES, GAS	1,411.62	1,411.62
610-815-6431	SHIPPING	229.48	0.00
610-815-6470	MAINTENANCE, EQUIP...	2,512.29	0.00
610-815-6474	MAINTENANCE, VEHICLE	945.53	0.00
610-815-6479	PROF. SERVICES - TESTI...	1,238.00	0.00
610-815-6501	CHEMICALS	473.14	0.00
610-815-6508	SUPPLIES, POSTAGE	431.85	431.85
610-815-6510	SAFETY EQUIPMENT	75.99	0.00
610-815-6530	OPERATIONS SUPPLIES	57.92	0.00
610-815-6551	FUEL EXPENSE	439.69	0.00
Grand Total:		305,564.69	104,997.88

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	305,564.69	104,997.88
Grand Total:	305,564.69	104,997.88

CITY OF ANAMOSA

APPROVAL FORM FOR LIQUOR AND BEER LICENSE APPLICATION

Class _____ Beer/Liquor
Sunday: Yes _____ No _____
New/Renewal/Amended
Circle Appropriate Info.

NAME OF APPLICANT: LeeAnn Boone, Berndlocks LLC
TRADE NAME (DBA): Berndlocks Emporium
STREET ADDRESS: 600 E Main (for Chamber Dinner)
PHONE (BUSINESS): 319-29-0405 **HOME (OR CELL):** 319-821-0071

The undersigned have by the signatures of the officials noted below, certify that the above mentioned structure conforms to all laws within the jurisdictional limits of enforcement of said officials and may receive approval of this application.

ANAMOSA POLICE DEPARTMENT:

The above named applicant(s) is approved by this department to have a beer and/or liquor license at the above location.

[Signature] 12/17/2025
Police Chief Date

Leave form at City Hall after Fire and Health signatures are complete.

ANAMOSA FIRE DEPARTMENT:

Fire Inspection Fee -- \$35.00, includes two inspections. Each inspection after that will be \$25 each.
(Make check out to: City of Anamosa)

[Signature] 12/16/25
Fire Chief (or designee) Date
Phone: 319-462-4434 for appointment

JONES COUNTY ENVIRONMENTAL HEALTH DEPARTMENT: (If applicable)

The above mentioned structure and business is in compliance with the Jones County Board of Health Regulations.

[Signature] 12-15-2025
Jones County Environmental Health Official Date
Phone: 319-462-4715 for appointment

PLEASE RETURN FORM TO MOLLY HEFFLEFINGER AT CITY HALL WHEN COMPLETED

Received at City Hall 12/18/25 for the 12/22/25 Council Meeting



PLANNING & ZONING COMMISSION – RECOMMENDATION TO VACATE

On Monday, December 1, 2025, the Anamosa Planning & Zoning Commission conducted a review of the City Easement, located on the property described as **The north 100 feet of the vacated 24-foot wide alley running North-South in Block 32 of Scott & Skinner's Addition to the City of Anamosa** (former alley adjacent to 611 E. 1st Street) and is hereby making recommendation to the Anamosa City Council, that the easement for perpetual public use be vacated.

This report was approved for submission by the Planning & Zoning Commission on: December 1, 2025

A blue ink signature, likely of the Planning & Zoning Commission Chair, written over a horizontal line.

Planning & Zoning Commission Chair

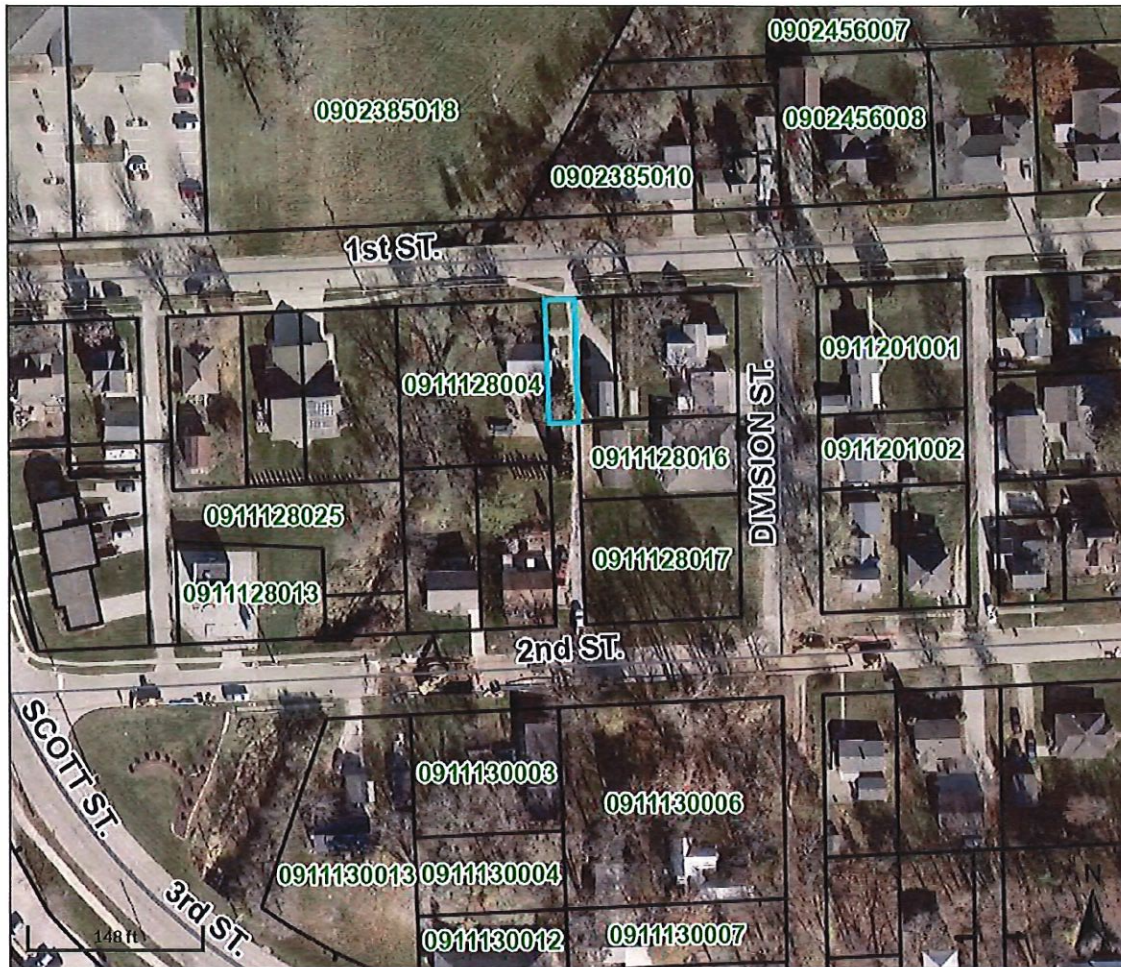
Attest:

A blue ink signature, likely of Jeremiah Hoyt, written over a horizontal line.

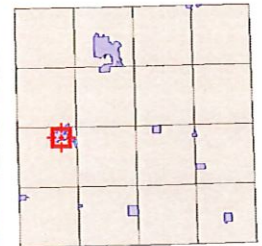
Jeremiah Hoyt, Zoning Administrator



Jones County, IA



Overview



Legend

- Parcels
- Cartography
- Major Roads
- Road Centerline

Parcel ID	0911128027	Alternate ID	n/a	Owner Address	EVERSON, BARRY D & TERI B
Sec/Twp/Rng	n/a	Class	R		611 E 1ST ST
Property Address		Acreage	n/a		ANAMOSA, IA 52205
District	ANACO				
Brief Tax Description	N 100' OF 24' WIDE VAC ALLEY BLK 32 S & S ADD				
	(Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 12/5/2025
Last Data Uploaded: 12/5/2025 5:15:58 PM

Developed by SCHNEIDER
GEOSPATIAL

RESOLUTION NO. 2025-96

RESOLUTION TO VACATE THE CITY EASEMENT, PURSUANT TO SECTION 354.23 OF THE IOWA CODE, DESCRIBED AS THE NORTH 100 FEET OF THE VACATED 24-FOOT WIDE ALLEY RUNNING NORTH-SOUTH IN BLOCK 32 OF SCOTT & SKINNER’S ADDITION TO THE CITY OF ANAMOSA.

WHEREAS, the City of Anamosa has received a request to vacate the City easement, described as the north 100 feet of the vacated 24-foot wide alley running North-South in Block 32 of Scott & Skinner’s Addition to the City of Anamosa; and,

WHEREAS, the City has no interest in maintaining this easement; and,

WHEREAS, the Planning & Zoning Commission met on December 1, 2025 and recommended that this City-easement be vacated; and,

WHEREAS, a public hearing is being held in consideration of this matter and notification of said public hearing was published in accordance with the State Code of Iowa; and,

WHEREAS, no objections were voiced at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the City of Anamosa does hereby vacate the City easement, described as the north 100 feet of the vacated 24-foot wide alley running North-South in Block 32 of Scott & Skinner’s Addition to the City of Anamosa.

Councilmember _____ introduced this Resolution and moved for its adoption.

Councilmember _____ seconded the motion to adopt.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this 22nd day of December, 2025.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK



▶ 8710 Earhart Lane SW
Cedar Rapids, IA 52404
Main 319.841.4000 + **Fax** 713.965.0044
▶ HRGREEN.COM

To: Jeremiah Hoyt, City of Anamosa

From: HR Green

Subject: Anamosa Project Status

Date: December 19, 2025

1. 3rd Street Sidewalk Extension

- Check Plans were submitted to the Iowa DOT and to the City on 12/02/25.

2. Sidewalk Program

- GIS Dashboard has been created by HR Green and is being adjusted with Tiger Eye's assistance.
- A preliminary Sidewalk Assessment and Repair Policy was provided to the City for review.

3. Water Treatment Plant Aerator Replacement

- Scheduling a Preconstruction Meeting with Woodruff Construction.

4. Sewer in Alley between Ford and N Huber

- Construction is nearly complete. HR Green is working with the contractor to finish remaining items and open Cedar St. back up prior to the Substantial completion date of December 31, 2025.

5. City GIS

- GIS Services
 - Continued maintenance of GIS Database.

6. Sanitary Sewer Rehab Near Elm St. & Hickory St.

- Construction contract awarded to Boomerang Corp. Insurance and bonds are approved and a Notice to Proceed will be submitted for council approval in January. Construction is slated for spring 2026.

7. City of Anamosa Master Services Agreement

- Kwik Star Site Plan, Stormwater, and Traffic Study Review & Coordination with Kwik Trip, Shive-Hattery, and the City.
- Sundstop site plan review and coordination with the City and HR Green Traffic Engineers.
- Future project summaries and cost estimates.

ORDINANCE NO. 969

ORDINANCE AMENDING CHAPTER 92 (WATER RATES) AND CHAPTER 99 (SEWER SERVICE CHARGES) OF THE ANAMOSA CITY CODE TO MAINTAIN PUBLIC UTILITIES INFRASTRUCTURE

WHEREAS, the City of Anamosa is obligated by State and Federal law to comply with safe drinking water standards and to operate a water treatment facility in compliance with State and Federal mandates; and,

WHEREAS, the City is required to maintain water and sewer rates that are adequate to generate sufficient revenues to finance operational expenses, previously incurred debt, capital equipment costs, and required debt coverage ratios; and,

WHEREAS, the City's water and sewer rate schedule ended on December 1, 2024 and a new rate schedule must be designated; and,

WHEREAS, the City Council has determined that the new rate schedule must be increased to meet its financial obligations.

BE IT ORDAINED, THEREFORE, that the existing rate schedules in Chapter 92 of the City Code be repealed and amended to:

MONTHLY BASE RATES

User Type	February 1, 2026	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029
Residential	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
Commercial	\$11.00	\$12.00	\$13.00	\$14.00	\$15.00
Industrial	\$306.00	\$312.12	\$318.36	\$324.73	\$331.22

MONTHLY VOLUMETRIC RATES

User Type	Volume (cubic feet)	Rate Per Cubic Foot				
		Feb. 1, 2026	Jul. 1, 2026	Jul. 1, 2027	Jul. 1, 2028	Jul. 1, 2029
Residential	0 – 100 CF	\$0.090	\$0.094	\$0.098	\$0.102	\$0.106
	101 – 750 CF	\$0.100	\$0.104	\$0.108	\$0.112	\$0.118
	751 – 1,500 CF	\$0.110	\$0.114	\$0.118	\$0.124	\$0.130
	1,501 + CF	\$0.120	\$0.124	\$0.128	\$0.134	\$0.140
Commercial	0 – 500 CF	\$0.090	\$0.094	\$0.098	\$0.102	\$0.106
	501 – 3,750 CF	\$0.100	\$0.104	\$0.108	\$0.112	\$0.118
	3,751 – 7,500 CF	\$0.110	\$0.114	\$0.118	\$0.124	\$0.130
	7,501 + CF	\$0.120	\$0.124	\$0.128	\$0.134	\$0.140
Industrial	0 – 900,000 CF	\$0.090	\$0.094	\$0.098	\$0.102	\$0.106
	900,001 – 1,000,000 CF	\$0.100	\$0.104	\$0.108	\$0.112	\$0.118
	1,000,001 – 1,100,000 CF	\$0.110	\$0.114	\$0.118	\$0.124	\$0.130
	1,100,001 + CF	\$0.120	\$0.124	\$0.128	\$0.134	\$0.140

ORDINANCE NO. 969

**ORDINANCE AMENDING CHAPTER 92 (WATER RATES) AND CHAPTER 99
(SEWER SERVICE CHARGES) OF THE ANAMOSA CITY CODE TO MAINTAIN
PUBLIC UTILITIES INFRASTRUCTURE**

BE IT FURTHER ORDAINED that the existing rate schedules in Chapter 99 of the City Code be repealed and amended to:

MONTHLY BASE RATES

User Type	February 1, 2026	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029
Residential	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00
Commercial	\$11.00	\$12.00	\$13.00	\$14.00	\$15.00
Industrial	*	*	*	*	*

* In lieu of a base rate, industrial users shall pay \$0.03 per cubic foot for wastewater discharge in excess of the volume of water used by the industrial user, regardless of source.

MONTHLY VOLUMETRIC RATES

User Type	Volume (cubic feet)	Rate Per Cubic Foot				
		Feb. 1, 2026	Jul. 1, 2026	Jul. 1, 2027	Jul. 1, 2028	Jul. 1, 2029
Residential	0 – 100 CF	\$0.090	\$0.094	\$0.098	\$0.102	\$0.106
	101 – 750 CF	\$0.100	\$0.104	\$0.108	\$0.112	\$0.118
	751 – 1,500 CF	\$0.110	\$0.114	\$0.118	\$0.124	\$0.130
	1,501 + CF	\$0.120	\$0.124	\$0.128	\$0.134	\$0.140
Commercial	0 – 500 CF	\$0.090	\$0.094	\$0.098	\$0.102	\$0.106
	501 – 3,750 CF	\$0.100	\$0.104	\$0.108	\$0.112	\$0.118
	3,751 – 7,500 CF	\$0.110	\$0.114	\$0.118	\$0.124	\$0.130
	7,501 + CF	\$0.120	\$0.124	\$0.128	\$0.134	\$0.140
Industrial	0 – 900,000 CF	\$0.090	\$0.094	\$0.098	\$0.102	\$0.106
	900,001 – 1,000,000 CF	\$0.100	\$0.104	\$0.108	\$0.112	\$0.118
	1,000,001 – 1,100,000 CF	\$0.110	\$0.114	\$0.118	\$0.124	\$0.130
	1,100,001 + CF	\$0.120	\$0.124	\$0.128	\$0.134	\$0.140

ORDINANCE NO. 969

**ORDINANCE AMENDING CHAPTER 92 (WATER RATES) AND CHAPTER 99
(SEWER SERVICE CHARGES) OF THE ANAMOSA CITY CODE TO MAINTAIN
PUBLIC UTILITIES INFRASTRUCTURE**

Councilmember _____ introduced this Ordinance and moved for its first reading.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

First Reading: _____

Second Reading: _____

Third Reading: _____

Possible Waiver of 2nd and 3rd Readings

Councilmember _____ moved for the waiving of subsequent readings.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

ORDINANCE NO. 969
ORDINANCE AMENDING CHAPTER 92 (WATER RATES) AND CHAPTER 99
(SEWER SERVICE CHARGES) OF THE ANAMOSA CITY CODE TO MAINTAIN
PUBLIC UTILITIES INFRASTRUCTURE

I certify that the foregoing was published as Ordinance No. _____, on the _____ day of _____, _____

City Clerk

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

RESOLUTION NO. 2025-97

AUTHORIZING THE CITY CLERK TO MAKE NECESSARY PAYMENT OF FUNDS, TO CLOSE OUT AN EXISTING FUND ACCOUNT, FOR FY 2026.

WHEREAS, the Anamosa City Council must authorize transfers of funds and direct the City Clerk to record the same in the appropriate manner; and,

WHEREAS, the Anamosa City Council previously approved Resolution 2025-84, authorizing \$8,880.17 to be paid to Jones County, to close the Jones County Emergency Response Team (JCERT) fund; and,

WHEREAS, an additional fund balance was identified, requiring authorization to pay an additional \$6,400.32, to be paid to Jones County to close this fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the City Clerk is authorized to make the necessary payment of funds, and record the same, in the appropriate manner as below:

Fund To	Amount To	Fund From	Amount From	Reason
Jones County (external payable)	<u>\$6,400.32</u>	General Fund 001	<u>\$6,400.32</u>	Close Fund/Payable
Total Payable To	<u><u>\$6,400.32</u></u>	Total Payable From	<u><u>\$6,400.32</u></u>	

Councilmember _____ introduced this Resolution and moved for its adoption.

Councilmember _____ seconded the motion to adopt.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this 22nd day of December, 2025.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

Saturday, December 6, 2025

Marshall Webber

[REDACTED]
Owatonna, MN 55060

Dear Marshall,

On behalf of the City of Anamosa, I would like to thank you for applying for the position of Parks & Recreation Director. I am pleased to extend to you a conditional offer of employment, contingent upon a satisfactory criminal history check and approval of the Anamosa City Council.

The Parks & Recreation Director position is subject to the general terms and conditions of employment outlined in the Personnel Policy Manual for the City of Anamosa. This position is an "at-will" position and the City of Anamosa retains the right to terminate your employment at any time. All employees are subject to a 90-180 day probationary period.

The Parks & Recreation Director is a full-time, salaried, FLSA Exempt position. The starting salary for this full-time position will be \$48,960.00/year. Upon completing the required probationary period and receiving a satisfactory performance evaluation, the wage for this position will be increased to \$50,428.80/year. In addition, the general benefits offered to full-time employees by the City of Anamosa will apply to this position. Tentatively, you are scheduled to begin employment anytime between Tuesday, December 23, 2025 and Tuesday, January 20, 2026.

Sincerely,



Jeremiah Hoyt
City Administrator, City of Anamosa

CONFIDENTIAL:

This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law.

RESOLUTION NO. 2025-98

**APPROVING THE APPOINTMENT OF AND SETTING THE SALARY FOR PARKS & RECREATION
DIRECTOR FOR FISCAL YEAR ENDING JUNE 30, 2026.**

WHEREAS, the Parks & Recreation Director position was vacated in September 2025; and,

WHEREAS, the designated hiring committee interviewed five (5) qualified candidates to fill this vacancy; and,

WHEREAS, a Conditional Offer of Employment was extended to the selected candidate, for appointment to the vacant Parks & Recreation Director position; and,

WHEREAS, the Conditional Offer of Employment is now forwarded onto the City Council for their review and consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the City of Anamosa hereby appoint the following applicant to the position of Parks & Recreation Director, and set the following salary, effective upon beginning employment:

Position	Employee Name	Annual Starting Salary
Parks & Recreation Director	Marshall Webber	\$48,960.00/year

MAY IT BE FURTHER RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the above-named employee receive a wage increase, to \$50,428.80/year, upon completing the required probationary period and receiving a satisfactory performance evaluation.

Councilmember _____ introduced this Resolution and moved for its adoption.

Councilmember _____ seconded the motion to adopt.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this 22nd day of December, 2025.


ROD SMITH, MAYOR

ATTEST:


KAYLEE PALMER, CITY CLERK



MEMO

To: Kaylee Palmer, City Clerk City of Anamosa

From: Melissa Clow HR Green

Cc: Jeremiah Hoyt, City Administrator, Trent Kastenschmidt, Kwik Trip, Kacie Bonjour, Kwik Trip, Wendy Banasik,

Subject: Kwik Star #1929

Date: November 25, 2025

We acknowledge the electronic receipt of Submittal #1 documents for the Kwik Star #1929 plan of improvement documents: 1929 Submittal Cover Letter.pdf, 1929 Anamosa Kwik Star Site Plan Application.pdf, Plat of Survey.pdf, Public Watermain Easement Agreement – Anamosa 1929.pdf, 2025-1107_Civil and Landscape Plans_Anamosa.pdf, 2025-1107 Kwik Trip – Anamosa, IA – Stormwater Report.pdf, 1929 Anamosa Sign Plan.pdf, and Visuals including Building 3D Elevation.pdf, Dumpster Elevation.pdf, and Gas Canopy 3D Elevation.pdf. These documents were received by Jeremiah Hoyt of the City of Anamosa and Melissa Clow of HR Green on Sunday, November 9, 2025. HR Green's reviews are to determine compliance with the Iowa Statewide Design and Specifications (SUDAS), the Code of Ordinances of the City of Anamosa, Iowa, the Zoning and Subdivision Regulations and State Statute, and in a manner consistent with that degree of care and skill ordinarily exercised by engineers and surveyors currently practicing under similar circumstances. HR Green's review did not include an examination of submitted documents as to their overall style or presentation, field verification of existing conditions, elevation grades and topography as shown on the plans, and verification of the submittal or the issuance of permits from any other governmental regulatory agency. HR Green disclaims responsibility for any errors, or omissions. The developer, their engineer, and their surveyor are not relieved of any responsibility for the correctness of the existing field conditions and design of public or private improvements because of our review, or subsequent approval of the plat, plans, or specifications by the municipality. HR Green's comments on the documents received are as follows:

1929 Submittal Cover Letter:

Plat of Survey, Parcel 2025-73:

1. Label Bennett Drive as Private

Public Watermain Easement Agreement:

1929 Anamosa Kwik Star Site Plan Application:

Site Development Plans for Kwik Star #1929 (Graphic):

1. All Sheets should refer to the most recent edition of SUDAS and list standard Iowa One Call phone number and email address stamp.
2. Sheet C000 Cover Sheet (SUDAS Section 1D-1, A., 4.)
 - a. If provided by the City of Anamosa, show a jurisdiction file/project number.
 - b. Provide a Jurisdiction Authority signature box.
 - c. Provide the total number of sheets.

- d. Provide a general note to construct the project according to the SUDAS Specifications and any supplemental specifications from the jurisdiction. *Anamosa does not have approved Supplementals yet, but certain design information is included in the City of Anamosa Code of Ordinances.
3. Title Block (SUDAS Section 1D-1, A. 5.)
- a. Verify that the information required as a part of the title block has been provided.
 - b. The Project Name is shown on the Title Sheet as Kwik Star #1929. The name as shown in the title block is Convenience Store #1929. Please make sure the project name is the same throughout the plan set.
4. Sheet C020 Alta Survey
- a. The existing storm structure shown at the SE corner of Chamber Drive and IA64 is a Traffic structure. The Beehive noted is located at the end of the PCC flume. This is shown correctly on Sheet C300. This beehive is also connected to the beehive to the east with a 30" RCP storm sewer.
 - b. The sanitary sewer leaves the Sewer MH on the NW side of the site to the north – verify invert elevations. The existing sanitary sewer also is not depicted correctly on the south side of the site.
5. Sheet C021 Plat of Survey: No comments
6. Sheet C030 Demo Plan: No comments
7. Sheet C100: Site Keynote Plan
- a. Show the new trail location on the site plan and provide a sidewalk on the east side of Chamber Drive connecting to the new trail to the north property line.
 - b. Provide the revised traffic analysis. This should include consideration for pedestrian presence on the proposed 10 trail and its impact on signal timings at the corner of Chamber Drive and IA64.
8. Sheet C180 Site Dimension Plan
- a. Per the Anamosa Code Chapter 165.13 Zoning Regulations, C-2 Arterial Commercial District:
 - i. Bulk Regulations, Minimum Rear Yard Requirements state, "If adjacent to a residential district, the rear yard shall be equal to the minimum rear yard required in the adjacent district, but in no instance less than 30 feet, unless bordering with an alley, in which case it shall be 15 feet". The minimum rear yard is noted as 15 feet, but should be 30 feet.
 - b. Per the Anamosa Code Chapter 167.07 Scope of Site Plan Review, 1. Traffic and parking layout, G., Site to site access along cross access easements and/or frontage roads should be provided where feasible so as to minimize curb cuts. The northern-most access is directly adjacent to Bennett Drive (private, zoned M-1 Light Industrial). Has Kwik Star investigated the possibility of an easement to allow for the northern-most access to be provided to Bennett Drive?
 - c. Per the Anamosa Code Chapter 167.07, 2. Landscaping:
 - i. Size of buffer (living material) between Commercial and Industrial – no less than 50 feet wide (B., (3)). There is 22.4 feet provided between the property line and the back of curb.
 - d. Per the Anamosa Code Chapter 167.14 Building Standards, 2., A., No structures as defined under Chapter 165 within this district shall use non-colored sheet metal, corrugated, or flat metal to cover its exterior walls or roof.

- e. Per SUDAS Section 5L-3, Access Locations, Spacing, Turn Lanes and Medians:
 - i. In commercial areas, driveways should be directly across from each other (Table 5L-3.05).
 - ii. Provide a minimum intersection clearance of 75' for a C/I area on a local road, measured from the back of curb or edge of traveled way from the intersecting road to the adjacent driveway near edge (Table 5L-3.05).
 - iii. There is no minimum driveway spacing recommended for a C/I area on a local road. Please use the recommended minimum driveway spacing for a C/I area of 100' for a collector Road (Table 5L-3.05).
 - iv. On major roadways, the corner clearance should be at least as long as the stopping sight distance so that vehicles turning corners can make safe stops when encountering entering traffic (C.6, Additional Access Spacing Considerations).
 - v. Per Section 5L-4, the maximum Commercial Driveway width is 32-feet with a maximum right-turn radius of 20' – the current driveway width is noted as 35'. The Commercial Property has more than 150-feet of frontage and a second access point will be allowed on Chamber Drive. This property is also located on a corner, and it is recommended that the 3rd access be moved from Chamber Drive to Bennett Drive on the north side of the property. Sight Distance requirements shall be met.
 - f. Per SUDAS Section 5L-4, Driveway Design Criteria
 - i. Verify that the driveway widths, right turn radius, minimum acute angle and minimum pavement thickness meets the requirements of Table 5L-4.01 in SUDAS Section 5L-4, Access Management.
 - ii. Commercial properties having more than 150 feet of frontage are allowed a maximum of two access locations (C., 3., c.).
 - iii. Consider the use of and offset radius and driveway taper (F., 4.) due to the absence of a right turn lane on Chamber Drive.
 - g. Provide a sidewalk on the west side of the site per the City of Anamosa request to provide connectivity to the proposed trail (Summer 2026) along IA64.
9. Sheet C181 Site Circulation Plan
- a. Is it possible for the WB-67 to enter the site without crossing the centerline of Chamber Drive and entering the oncoming traffic lane? Provide the City with the frequency of deliveries.
10. Sheet C200 Grading Plan
- a. Note 2 must refer to Iowa One Call at 1-800-292-8989 or www.iowaonecall.com for contact prior to excavation for underground utility locations.
 - b. Note 12 should refer to the following slopes for accessible routes:
 - i. Sidewalk cross-slopes shall not exceed 2.0% with a target value of 1.5%.
 - c. Per SUDAS Section 2010, 1.08, D., a., Note 13 should state that landscape areas shall be re-vegetated with a minimum of 8-inches of topsoil.
 - d. Label the driveway slope and provide an accessible sidewalk through driveway aprons per SUDAS Figure 5L-4.02.
11. Sheet C201 Accessibility Plan
- a. Note 1 should refer to the Department of Justice, Americans with Disabilities Act Accessibilities Guidelines" (ADAAG) as referred to in SUDAS Section 12-A, A. 1.
12. Sheet C202 Accessibility Plan
- a. Note 1 should refer to the Department of Justice, Americans with Disabilities Act Accessibilities Guidelines" (ADAAG) as referred to in SUDAS Section 12-A, A. 1.

13. Sheet C300 Storm Sewer Plan

- a. The beehive structure at the SE corner of the property is not shown. Please provide this information and its connection to the existing beehive at the SW corner of the property.
- b. The existing sanitary sewer on the west side of the site flows from the south to the north. Please revise the direction of the flow arrows.
- c. Verify that invert drops are being designed per Section 2C03, G., 6.
- d. Storm Sewer notes:
 - i. Refer to SUDAS specifications and City of Anamosa.
 - ii. Contact Iowa One Call, 1-800-292-8989, www.iowaonecall.com, at least 48 hours before excavation, excluding weekends and holidays.
 - iii. Comply with SUDAS Specifications for all storm sewer pipe, fittings, castings and structures.
- e. Please provide the drainage schedule that provides the structure types for the storm sewer structures. The only schedule found on the plans provides information for four (4) clean out structures.
- f. Specify the dimensions and depth of the rip-rap to be provided at the outlets – on this sheet or another sheet – that corresponds to detail 4/501.

14. Sheet C400 Utility Plan

- a. Utility Plan Note 1., refer to SUDAS Specifications and City of Anamosa.
- b. Note 2, refer to Iowa One Call, 1-800-292-8989, www.iowaonecall.com, at least 48 hours before excavation, excluding weekends and holidays.
- c. Note 6, Comply with SUDAS Specifications for all storm sewer pipe, fittings, castings and structures.
- d. Note 15 states that manhole castings in green areas are to be one foot above finished ground elevation. In the City's experience, this will cause issues with mowing and maintenance. It is preferred that the manhole castings be flush with proposed finished surface grade.
- e. Keynote I, specify that the 18" separation should be maintained between the bottom of the water main and the top of the storm and sanitary sewers.
- f. The existing sanitary sewer on the west side of the site flows from the south to the north. Please revise the direction of the flow arrows.

15. Sheet C401 Utility Notes and Details: No Comments

16. Sheet C500 Site Plan Details

- a. Use SUDAS Figures where possible.

17. Sheet C501 Site Plan Details

- a. Detail 1/501 states "See Grading Plan for Rim Elevation". The rim elevation is shown on sheet C300 Storm Sewer Plan.
- b. Use SUDAS Figures where possible.

18. Sheet C502 SUDAS Details: No Comments

19. Sheet C503 SUDAS Details: No Comments

20. Sheet C600 Erosion Control Plan: No Comments

21. Sheet C601 Erosion Control Plan: No Comments

22. Sheet C602 Erosion Control Notes: No Comments

23. Sheet C603 Erosion Control Details: No Comments

24. Sheet C700 Landscaping Plan:

- a. Per 167.07, 3, A., (5), create a landscape setback between road and parking. New developments within a C-2 or Industrial Zonings, landscaping shall be required and setback at least five feet from right-of-way. It appears that this has been done along Chamber Drive, but not for the full frontage along IA64.

25. Sheet C701 Landscape Details

- a. Per the Anamosa Code Chapter 167.16, 3., E., the size, grading, and condition of the proposed landscape materials shall be specified according to American Association of Nurserymen Standards.
- b. Per the Anamosa Code Chapter 167.16, 3., J., provide documentation to show that loading spaces and all above-ground utility structures and ground mounted mechanical equipment has been adequately screened, including building mounted utility and mechanical equipment.
- c. Note 1 must refer to Iowa One Call at 1-800-292-8989 or www.iowaonecall.com for contact prior to installation of any plants or landscaping materials.
- d. Note 20 shall specify and install sod and seed per SUDAS specifications. Sodding and seeding before or after these dates are done at the Contractor's risk.
- e. Verify that underground electrical service to site lighting does not interfere with the landscape installation.

26. Sheet C800 Photometric Site Plan

- a. Show the property line on this sheet.

Site Plan (Written)

A written site plan was not provided, but the required information is provided in the Graphic Site Plan.

Traffic Analysis

The traffic analysis was submitted by Kwik Trip on August 22, 2025 to the City of Anamosa, HR Green, and the Iowa DOT. After a coordination meeting with the Iowa DOT, HR Green's review was completed and comments provided back to Kwik Trip on October 17, 2025. A resubmittal of the Traffic Analysis is expected to address the provided City and DOT comments.

Stormwater Management Report, Kwik Trip Store #1929, Anamosa, IA

Per City of Anamosa Code, 167.05 STORM WATER MANAGEMENT PLAN. Those developments that are applicable under this chapter shall be required to retain/detain storm water run-off on their site with a controlled outlet. Water shall not flow from the site at a rate greater than what was there prior to the development or not greater than what standards are adopted by the City Council or in absence thereof, the City Engineer's recommendation. The Storm Water Management Plan should be compatible with the Site Plan as submitted with the Preliminary Plat and Final Plat.

The Storm Water Management Report has been provided by Kwik Trip and reviewed by HR Green. Please clarify the following:

1. For the channel protection volume orifice, is there any concern with the 3" orifice clogging? Is there a maintenance plan that will be followed for cleaning out this structure?
2. Some of the parking lot structure rim elevations appear to be lower than the top of the detention basin berm (822). In the event of a rainfall event higher than the 100-year, is the engineer and

developer comfortable with the possibility of these structures surcharging or stormwater ponding in these areas?

3. What, if any, provisions are being implemented to protect downstream areas to the west when basin overtopping and surcharging occurs?
4. What, if any, calculations were performed on the riprap aprons in the detention basin to ensure that they are large enough to handle discharge without eroding the bottom of the basin?

Please review Iowa SUDAS Chapter 2G-1 - General Information for Detention Practices, Section F - Detention Facilities Requirements. Clarification of the following items is required:

1. 3:1 slope is generally acceptable for detention basin slopes, although SUDAS recommends 4:1 for mowing safety. The slopes will be seeded with wetland grass, so there is little concern about stabilization of the steeper than recommended slope. Is mowing of the detention basin slopes anticipated, and if so, has this been discussed with the client?
2. The stormwater basin has a flat bottom as opposed to the 2% minimum as required. Detention basins that have no cross-slope can sometimes struggle with siltation or creation of mini-pools that don't drain. It is recommended that a cross-slope be added to mitigate this issue.
3. Per this section, freeboard should be a minimum of 1 foot above the controlled emergency spillway. The outlet structure is considered to have an acceptable emergency spillway with the grated otop. With that said, the Q100 elevation is listed at 821.12 and the top of basin is 822. This only provides 0.88' of freeboard. It is recommended that the top of detention pond be raised to at least 822.12 to follow this guidance.

Anamosa IA Sign Plan

1. Provide information about the #20 Kwik Star Freestanding High Rise Sign.

Visuals including Building 3D Elevation, Dumpster Elevation, and Gas Canopy 3D Elevation:
No Comments.

This plan review was performed by HR Green, Inc. on behalf of the City of Anamosa. Every effort has been made to identify all code deficiencies, however; failure to identify a code deficiency during plan review does not alleviate any obligation to comply with all applicable code provisions. If you have any questions concerning items in this review, please contact me at 319-841-4157 or melissa.clow@hrgreen.com.



MEMO

To: Kaylee Palmer, City Clerk City of Anamosa

From: Melissa Clow HR Green

Cc: Jeremiah Hoyt, City Administrator, Trent Kastenschmidt, Kwik Trip, Kacie Bonjour, Kwik Trip, Wendy Banasik,

Subject: Kwik Star #1929

Date: December 18, 2025

We acknowledge the electronic receipt of Submittal #2 documents for the Kwik Star #1929 plan of improvement documents: 12.12.25_Kwik Star Anamosa_Comment Response Letter.docx, 1929 Anamosa, IA HR Combo 80H 300sf 120125.pdf, 1929 Plat of Survey.pdf, 1929 Sign Plan.pdf, 2025-1107 Kwik Trip - Anamosa, IA - Stormwater Report.pdf, 2025-1212 Kwik Trip - Anamosa, IA - Stormwater Report.pdf, 2025-1212 Kwik Trip_Anamosa, IA_Civil and Landscape Plans.pdf, Public Watermain Easement Agreement - Anamosa 1929.pdf, and a visuals folder including Building 3D Elevation.pdf, Dumpster Elevation.pdf, and Gas Canopy 3D Elevation.pdf. These documents were received by Jeremiah Hoyt of the City of Anamosa and Melissa Clow of HR Green on Friday, December 12, 2025. HR Green's reviews are to determine compliance with the Iowa Statewide Design and Specifications (SUDAS), the Code of Ordinances of the City of Anamosa, Iowa, the Zoning and Subdivision Regulations and State Statute, and in a manner consistent with that degree of care and skill ordinarily exercised by engineers and surveyors currently practicing under similar circumstances. HR Green's review did not include an examination of submitted documents as to their overall style or presentation, field verification of existing conditions, elevation grades and topography as shown on the plans, and verification of the submittal or the issuance of permits from any other governmental regulatory agency. HR Green disclaims responsibility for any errors, or omissions. The developer, their engineer, and their surveyor are not relieved of any responsibility for the correctness of the existing field conditions and design of public or private improvements because of our review, or subsequent approval of the plat, plans, or specifications by the municipality.

All comments that are struck-through have been addressed. Responses provided by Kwik Star are in *Red Italics*. Additional comments by HR Green are in *blue text* to be addressed. HR Green's comments on the documents received are as follows:

12.12.25_Kwik Star Anamosa_Comment Response Letter:

Plat of Survey, Parcel 2025-73:

1. ~~Label Bennett Drive as Private.~~ *Survey has been updated accordingly.*
2. The parcel number has been updated from 2025-73 to 20226-03.

Public Watermain Easement Agreement:

No comments

1929 Anamosa Kwik Star Site Plan Application:

No comments

Site Development Plans for Kwik Star #1929 (Graphic):

1. ~~All Sheets should refer to the most recent edition of SUDAS and list standard Iowa One Call phone number and email address stamp.~~ *All sheets have been updated with the most recent edition of SUDAS and standard Iowa One Call number and email address.* Note 1 of the General Construction Notes and the Paving and Striping Notes on Sheet C401 does still refer to 2024 SUDAS Specifications instead of 2025 or the most recent.
2. Sheet C000 Cover Sheet (SUDAS Section 1D-1, A., 4.)
 - a. ~~If provided by the City of Anamosa, show a jurisdiction file/project number.~~ *Jurisdiction file/project number has not been received. A place holder for the file/project number has been added to the cover sheet.*
 - b. ~~Provide a Jurisdiction Authority signature box.~~ *Jurisdiction Authority signature box has been added to the cover sheet.*
 - c. ~~Provide the total number of sheets.~~ *Total number of sheets has been added to the cover sheet.*
 - d. ~~Provide a general note to construct the project according to the SUDAS Specifications and any supplemental specifications from the jurisdiction. *Anamosa does not have approved Supplementals yet, but certain design information is included in the City of Anamosa Code of Ordinances.~~ *Note has been added as note 5 under the notes section of the cover sheet.*
3. Title Block (SUDAS Section 1D-1, A. 5.)
 - a. ~~Verify that the information required as a part of the title block has been provided.~~ *Title block has been updated to include requirements from SUDAS section above.*
 - b. ~~The Project Name is shown on the Title Sheet as Kwik Star #1929. The name as shown in the title block is Convenience Store #1929. Please make sure the project name is the same throughout the plan set.~~ *The project name on the title block has been updated to match the cover sheet title.*
4. Sheet C020 Alta Survey
 - a. ~~The existing storm structure shown at the SE corner of Chamber Drive and IA64 is a Traffic structure. The Beehive noted is located at the end of the PCC flume. This is shown correctly on Sheet C300. This beehive is also connected to the beehive to the east with a 30" RCP storm sewer.~~ *The structure has been updated accordingly.*
 - b. ~~The sanitary sewer leaves the Sewer MH on the NW side of the site to the north—verify invert elevations. The existing sanitary sewer also is not depicted correctly on the south side of the site.~~ *Sanitary sewer has been updated accordingly.*
5. Sheet C021 Plat of Survey: No comments
6. Sheet C030 Demo Plan: No comments
7. Sheet C100: Site Keynote Plan
 - a. ~~Show the new trail location on the site plan and provide a sidewalk on the east side of Chamber Drive connecting to the new trail to the north property line.~~ *The future trail has been added to the construction plans. A sidewalk connection along Chamber Drive has been added to the extent of the south property line.* Please add a radius or angle to the corners of the sidewalk around the power pole. The existing overhead electric easement will need to be amended for the addition of a public sidewalk.
 - b. ~~Provide the revised traffic analysis. This should include consideration for pedestrian presence on the proposed 10 trail and its impact on signal timings at the corner of Chamber Drive and IA64.~~ *Traffic Study has been resubmitted, and comments are included in this memo under the Traffic Analysis Heading.*
8. Sheet C180 Site Dimension Plan

- a. Per the Anamosa Code Chapter 165.13 Zoning Regulations, C-2 Arterial Commercial District:
 - i. ~~Bulk Regulations, Minimum Rear Yard Requirements state, "If adjacent to a residential district, the rear yard shall be equal to the minimum rear yard required in the adjacent district, but in no instance less than 30 feet, unless bordering with an alley, in which case it shall be 15 feet". The minimum rear yard is noted as 15 feet but should be 30 feet.~~ *Site plan and the site data table have been updated accordingly.*
- b. Per the Anamosa Code Chapter 167.07 Scope of Site Plan Review, 1. Traffic and parking layout, G., Site to site access along cross access easements and/or frontage roads should be provided where feasible so as to minimize curb cuts. The northern-most access is directly adjacent to Bennett Drive (private, zoned M-1 Light Industrial). Has Kwik Star investigated the possibility of an easement to allow for the northern-most access to be provided to Bennett Drive? *Due to the existing and proposed grades on the north side of the site, a drive connection to Bennett Drive is not feasible.*
- c. Per the Anamosa Code Chapter 167.07, 2. Landscaping:
 - i. Size of buffer (living material) between Commercial and Industrial – no less than 50 feet wide (B., (3)). There is 22.4 feet provided between the property line and the back of curb. *Noted. No site revises were made to accommodate this.*
- d. ~~Per the Anamosa Code Chapter 167.14 Building Standards, 2., A., No structures as defined under Chapter 165 within this district shall use non-colored sheet metal, corrugated, or flat metal to cover its exterior walls or roof.~~ *Noted.*
- e. Per SUDAS Section 5L-3, Access Locations, Spacing, Turn Lanes and Medians:
 - i. In commercial areas, driveways should be directly across from each other (Table 5L-3.05). *Driveways align with the driveways across Chamber Dr. Drives do somewhat align with driveways across Chamber Drive and it does appear to be difficult to match up with the existing drives exactly and meet other access requirements of the City and SUDAS.*
 - ii. ~~Provide a minimum intersection clearance of 75' for a C/I area on a local road, measured from the back of curb or edge of traveled way from the intersecting road to the adjacent driveway near edge (Table 5L-3.05).~~ *The southernmost drive is ±87' from the intersection, see sheet C180 for spacing.*
 - iii. There is no minimum driveway spacing recommended for a C/I area on a local road. Please use the recommended minimum driveway spacing for a C/I area of 100' for a collector Road (Table 5L-3.05). *Driveways are spaced at a minimum of 100' apart, see sheet C180 for spacing. There is less than 100' separation provided between the northernmost access drive and Bennett Drive (private).*
 - iv. On major roadways, the corner clearance should be at least as long as the stopping sight distance so that vehicles turning corners can make safe stops when encountering entering traffic (C.6, Additional Access Spacing Considerations). *Proposing a right-in only lane into the site closest to the corner, smaller than the existing condition corner full entrance. Please provide the stopping sight distance v. provided corner clearance.*
 - v. Per Section 5L-4, the maximum Commercial Driveway width is 32-feet with a maximum right-turn radius of 20' – the current driveway width is noted as 35'. The Commercial Property has more than 150-feet of frontage and a second access point will be allowed on Chamber Drive. This property is also located on a corner, and it is recommended that the 3rd access be moved from Chamber Drive to Bennett Drive on the north side of the property. Sight Distance requirements shall be met. *See sheet C181 for the site circulation plan. The extended driveways are required for the truck turning movements*

for grocery and fuel deliveries. A drive connection to Bennett Drive is not feasible due to the existing and proposed grades. Is delivery possible from the driver side of the trailer or only from the passenger side? Do the fuel trucks access the site in the same manner?

- f. Per SUDAS Section 5L-4, Driveway Design Criteria
 - i. ~~Verify that the driveway widths, right turn radius, minimum acute angle and minimum pavement thickness meets the requirements of Table 5L-4.01 in SUDAS Section 5L-4, Access Management.~~ *Driveways meet the requirements with the exception being the width. The expanded driveway width is needed for truck turning movements.*
 - ii. Commercial properties having more than 150 feet of frontage are allowed a maximum of two access locations (C., 3., c.). *Three driveways are needed for site movement. The southernmost drive has been updated to a right-in only lane.*
 - iii. Consider the use of and offset radius and driveway taper (F., 4.) due to the absence of a right turn lane on Chamber Drive. *A right-in only lane has been provided.*
 - g. ~~Provide a sidewalk on the west side of the site per the City of Anamosa request to provide connectivity to the proposed trail (Summer 2026) along IA64.~~ *Sidewalk with a future walk connection has been provided on the west side of the site.*
9. Sheet C181 Site Circulation Plan
- a. Is it possible for the WB-67 to enter the site without crossing the centerline of Chamber Drive and entering the oncoming traffic lane? Provide the City with the frequency of deliveries. *The WB-67 will most likely travel north on Chamber Drive, the crossing movement is necessary to make the turn into the site. Deliveries happen every day, whether its grocery or fuel deliveries. A maximum of 2 and a minimum of 1 delivery daily.*
10. Sheet C200 Grading Plan
- a. ~~Note 2 must refer to Iowa One Call at 1-800-292-8989 or www.iowaonecall.com for contact prior to excavation for underground utility locations.~~ *Note 2 has been revised, see grading plan notes.*
 - b. ~~Note 12 should refer to the following slopes for accessible routes:~~
 - i. ~~Sidewalk cross slopes shall not exceed 2.0% with a target value of 1.5%.~~ *Note 12 has been revised accordingly, see grading plan notes.*
 - c. ~~Per SUDAS Section 2010, 1.08, D., a., Note 13 should state that landscape areas shall be re-vegetated with a minimum of 8-inches of topsoil.~~ *Note 13 has been revised accordingly, see grading plan notes.*
 - d. Label the driveway slope and provide an accessible sidewalk through driveway aprons per SUDAS Figure 5L-4.02. *Driveway slope labeled. Accessible sidewalk provided through the driveway. Verify that the cross slope on the sidewalk crossing the southernmost driveway is less than 2.0% for ADA Accessibility.*
11. Sheet C201 Accessibility Plan
- a. ~~Note 1 should refer to the Department of Justice, Americans with Disabilities Act Accessibilities Guidelines” (ADAAG) as referred to in SUDAS Section 12-A, A. 1.~~ *Noted accordingly, see accessibility plan.*
12. Sheet C202 Accessibility Plan
- a. ~~Note 1 should refer to the Department of Justice, Americans with Disabilities Act Accessibilities Guidelines” (ADAAG) as referred to in SUDAS Section 12-A, A. 1.~~ *Noted accordingly, see accessibility plan.*
13. Sheet C300 Storm Sewer Plan

- a. The beehive structure at the SE corner of the property is not shown. Please provide this information and its connection to the existing beehive at the SW corner of the property.
Survey limits did not extend to the beehive at the southeast corner of the property.
- b. The existing sanitary sewer on the west side of the site flows from the south to the north. Please revise the direction of the flow arrows. *Sanitary has been revised accordingly.*
- c. Verify that invert drops are being designed per Section 2C03, G., 6. *Invert drops have been updated per design criteria.*
- d. Storm Sewer notes:
 - i. ~~Refer to SUDAS specifications and City of Anamosa.~~ *Noted accordingly, see storm sewer plan.*
 - ii. ~~Contact Iowa One Call, 1-800-292-8989, www.iowaonecall.com, at least 48 hours before excavation, excluding weekends and holidays.~~ *Noted accordingly, see storm sewer plan.*
 - iii. ~~Comply with SUDAS Specifications for all storm sewer pipe, fittings, castings and structures.~~ *Noted accordingly, see storm sewer plan.*
- e. Please provide the drainage schedule that provides the structure types for the storm sewer structures. The only schedule found on the plans provides information for four (4) clean out structures. *Drainage schedule provided for the storm sewer structures, see storm sewer plan. Please add the detail that applies to each storm structure to the structure schedule.*
- f. Specify the dimensions and depth of the rip-rap to be provided at the outlets – on this sheet or another sheet – that corresponds to detail 4/501. *Dimensions and notes have been added to the rip-rap, see storm sewer plan. Refer to SUDAS detail 9040.110 for minimum depth of the rip-rap, Length and Width to supplement detail 4/501.*

14. Sheet C400 Utility Plan.

- a. ~~Utility Plan Note 1., refer to SUDAS Specifications and City of Anamosa.~~ *Noted accordingly, see utility plan.*
- b. ~~Note 2, refer to Iowa One Call, 1-800-292-8989, www.iowaonecall.com, at least 48 hours before excavation, excluding weekends and holidays.~~ *Noted accordingly, see utility plan.*
- c. ~~Note 6, Comply with SUDAS Specifications for all storm sewer pipe, fittings, castings and structures.~~ *Noted accordingly, see utility plan.*
- d. ~~Note 15 states that manhole castings in green areas are to be one foot above finished ground elevation. In the City's experience, this will cause issues with mowing and maintenance. It is preferred that the manhole castings be flush with proposed finished surface grade.~~ *Noted accordingly, see utility plan.*
- e. ~~Keynote I, specify that the 18" separation should be maintained between the bottom of the water main and the top of the storm and sanitary sewers.~~ *Noted accordingly, see utility plan.*
- f. ~~The existing sanitary sewer on the west side of the site flows from the south to the north. Please revise the direction of the flow arrows.~~ *Sanitary Sewer has been noted accordingly, see utility plan.*
- g. *If possible, locate SSMH 2 outside of the sidewalk pavement.*

15. Sheet C401 Utility Notes and Details: No Comments.

16. Sheet C500 Site Plan Details

- a. ~~Use SUDAS Figures where possible.~~ *SUDAS figures have been used where possible. Client has prototypical site details as well.*

17. Sheet C501 Site Plan Details

- a. ~~Detail 1/501 states “See Grading Plan for Rim Elevation”. The rim elevation is shown on sheet C300 Storm Sewer Plan.~~ *Details have been updated accordingly.*
 - b. Use SUDAS Figures where possible. *SUDAS figures have been used where possible. Client has prototypical site details as well.*
18. Sheet C502 SUDAS Details: No Comments
19. Sheet C503 SUDAS Details: No Comments
20. Sheet C600 Erosion Control Plan: No Comments
21. Sheet C601 Erosion Control Plan: No Comments
22. Sheet C602 Erosion Control Notes: No Comments
23. Sheet C603 Erosion Control Details: No Comments
24. Sheet C700 Landscaping Plan:
- a. ~~Per 167.07, 3, A., (5), create a landscape setback between road and parking. New developments within a C-2 or Industrial Zonings, landscaping shall be required and setback at least five feet from right-of-way. It appears that this has been done along Chamber Drive, but not for the full frontage along IA64.~~ *Proposed landscape has been updated on Landscape Plan and showing plantings set 5' back from the right-of-way along frontage of IA64.*
 - b. *E. Maintenance Strip (Typ.) is the same hatch as the Rock Mulch (Typ.) in the Landscape Legend and the Rip-Rap Hatch.*
25. Sheet C701 Landscape Details
- a. ~~Per the Anamosa Code Chapter 167.16, 3., E., the size, grading, and condition of the proposed landscape materials shall be specified according to American Association of Nurserymen Standards.~~ *Information has been included in landscape notes, see Landscape Details sheet.*
 - b. ~~Per the Anamosa Code Chapter 167.16, 3., J., provide documentation to show that loading spaces and all above-ground utility structures and ground mounted mechanical equipment has been adequately screened, including building mounted utility and mechanical equipment.~~ *Documentation has been updated to show our Landscape Plan sheet and plantings have been shown around these areas.*
 - c. ~~Note 1 must refer to Iowa One Call at 1-800-292-8989 or www.iowaonecall.com for contact prior to installation of any plants or landscaping materials.~~ *Information has been included in landscape notes, see Landscape Details sheet.*
 - d. ~~Note 20 shall specify and install sod and seed per SUDAS specifications. Sodding and seeding before or after these dates are done at the Contractor's risk.~~ *Information has been included in landscape notes, see Landscape Details sheet.*
 - e. ~~Verify that underground electrical service to site lighting does not interfere with the landscape installation.~~ *Information has been included in landscape notes, see Landscape Details sheet.*
 - f. *Verify that the trees and other plantings will not impact or overhang the sidewalk.*
26. Sheet C800 Photometric Site Plan
- a. Show the property line on this sheet. *Noted – to be updated accordingly. Will forward the photometric plan upon receipt.*

Site Plan (Written)

A written site plan was not provided, but the required information is provided in the Graphic Site Plan. *Noted.*

Traffic Analysis

The traffic analysis was submitted by Kwik Trip on August 22, 2025 to the City of Anamosa, HR Green, and the Iowa DOT. After a coordination meeting with the Iowa DOT, HR Green's review was completed and comments provided back to Kwik Trip on October 17, 2025. A resubmittal of the Traffic Analysis was provided to the City of Anamosa and HR Green on Friday, November 14, 2025.

Page 10: ~~Is this 1.2% growth an average of all adjacent road segments? What years or volumes were used in that calculation?~~ *The DOT traffic counts were utilized.*

Page 16: ~~Anamosa has a sidewalk improvement project planned for along Hwy 64 and potentially up Chamber Dr. Neighborhood to north has sidewalk facilities, connectivity to them would be beneficial to pedestrians and site.~~ *Corrected.*

Page 18:

- a. ~~SUDAS provides minimum intersection clearance guidance of 75ft, minimum spacing between driveways is what's adjudicated to Anamosa.~~ *The minimum spacing provided is greater than 75ft.*
- b. ~~How does MSA numbers compare to ITE Trip Generation calculations?~~ *Reference provided in study.*
- c. ~~Either provide equations used from study or reference where in study equation is located.~~ *Reference provided in study.*
- d. ~~SUDAS only allows 2 for size of site.~~ *There are two(2) full-access drives and one right-turn-only for inbound traffic proposed.*

Page 19: ~~On pg 10, background growth was stated at 1.2%, which should be used to adjust 2025 volumes to 2045.~~ *1.2% background growth is referenced & used to adjust 2025 volumes to 2045.*

Page 20, Figure 10 Study Intersections – AM Peak Hour Pass-by Trips:

- a. ~~95% (72 of 76) pass-by trips are going to come from SB Chambers Dr? That's 70% of that direction's existing traffic.~~
- b. ~~And only 4 of 149 NB Chambers Dr traffic will be pass-by trips?~~
- c. ~~Pass-by trip allocation should be more balanced and also applied to Hwy 64 traffic volumes as well.~~

The changes to the turning movements reflect a more balanced reflection of pass-by trips. This addresses all 3 comments made on this page.

Page 22: ~~See comment on Figure 10, applies for PM pass-by tips as well.~~ *The changes to the turning movements reflect a more balanced reflection of pass-by trips.*

Page 33: ~~LOS is improving after adding additional trips to network. Review of Appendix 4 shows signal timing changes occurring. While they should be conducted, there is no mention in write-up that those modifications will be required to maintain intersection operations to the level shown in analysis.~~ *No further comments after review of updated LOS tables.*

Stormwater Management Report, Kwik Trip Store #1929, Anamosa, IA

Per City of Anamosa Code, 167.05 STORM WATER MANAGEMENT PLAN. Those developments that are applicable under this chapter shall be required to retain/detain storm water run-off on their site with a controlled outlet. Water shall not flow from the site at a rate greater than what was there prior to the development or not greater than what standards are adopted by the City Council or in absence thereof, the City Engineer's recommendation. The Storm Water Management Plan should be compatible with the Site Plan as submitted with the Preliminary Plat and Final Plat.

The Storm Water Management Report has been provided by Kwik Trip and reviewed by HR Green. Please clarify the following:

1. For the channel protection volume orifice, is there any concern with the 3" orifice clogging? Is there a maintenance plan that will be followed for cleaning out this structure? *Iowa Stormwater Management Manual (ISWMM) Chapter 3 – Section 6 states that if the calculated orifice size is less than 3" to meet the required discharge rate of the CPv event, then a 3" orifice may be used. The calculated orifice size for the CPv event was 2.25", therefore 3" was chosen. Please provide a maintenance plan for cleaning out this structure.*
2. ~~Some of the parking lot structure rim elevations appear to be lower than the top of the detention basin berm (822). In the event of a rainfall event higher than the 100-year, is the engineer and developer comfortable with the possibility of these structures surcharging or stormwater ponding in these areas?~~ *In rainfall events that are larger than the design event, parking inlets may surcharge. Overflow route from the parking lot is to the west towards Chamber Drive and south to the existing ditch along IA-64.*
3. What, if any, provisions are being implemented to protect downstream areas to the west when basin overtopping and surcharging occurs? *The basin is designed to detain the 100-yr design storm and maintain 0.85' of freeboard from the top berm. An overflow grate will activate in events larger than the 100-yr event at an elevation of 821.5. If surcharging or overtopping occurs, the overflow routes are the same as existing conditions. In existing conditions, the Theisen's property sheet flows onto Chamber Drive and to the IA-64 ditch. The proposed pond offers increased control over existing conditions. Please provide a better-defined emergency overflow route from the basin, directing water to flow into the existing ditch south of the site rather than toward Chamber Drive and the intersection to the west.*
4. What, if any, calculations were performed on the riprap aprons in the detention basin to ensure that they are large enough to handle discharge without eroding the bottom of the basin? *The rip-rap detail is a client standard detail. Size of riprap and length have been provided on the storm sewer plan. Per comments on the storm sewer plan, SUDAS requires a length, width and thickness of riprap be provided.*

Please review Iowa SUDAS Chapter 2G-1 - General Information for Detention Practices, Section F - Detention Facilities Requirements. Clarification of the following items is required:

1. ~~3:1 slope is generally acceptable for detention basin slopes, although SUDAS recommends 4:1 for mowing safety. The slopes will be seeded with wetland grass, so there is little concern about stabilization of the steeper than recommended slope. Is mowing of the detention basin slopes anticipated, and if so, has this been discussed with the client?~~ *The client is aware of the 3:1 cross slope.*

2. ~~The stormwater basin has a flat bottom as opposed to the 2% minimum as required. Detention basins that have no cross slope can sometimes struggle with siltation or creation of mini pools that don't drain. It is recommended that a cross slope be added to mitigate this issue.~~ *There are existing site constraints for the basin design. The ponding volume is needed for rate control. The bottom of the pond has been seeded with wetland grass seed mix, see Landscaping Plan.*
3. Per this section, freeboard should be a minimum of 1 foot above the controlled emergency spillway. The outlet structure is considered to have an acceptable emergency spillway with the grated overtop. With that said, the Q100 elevation is listed at 821.12 and the top of basin is 822. This only provides 0.88' of freeboard. It is recommended that the top of detention pond be raised to at least 822.12 to follow this guidance. *The basin is designed to detain the 100-yr design storm and maintain 0.85' of freeboard from the top berm. An overflow grate will activate in events larger than the 100-yr event at an elevation of 821.5. If surcharging or overtopping occurs, the overflow routes are the same as existing conditions. In existing conditions, the Theisen's property sheet flows onto Chamber Drive and to the IA-64 ditch. The proposed pond offers increased control over existing conditions.* Please refer to the response provided above requesting a better-defined emergency overflow route. This could allow for the full 1.0' of freeboard to be provided.
4. What is the spill prevention/response plan to maintain stormwater quality in the event of a fuel spill?

Anamosa IA Sign Plan

1. ~~Provide information about the #20 Kwik Star Freestanding High Rise Sign.~~ *Included in sign plan.* The sign meets the requirements of Section 165.23(9) and (11). Please note all requirements for restrictions on flashing and strobing features, maintenance, and closure of business.

Visuals including Building 3D Elevation, Dumpster Elevation, and Gas Canopy 3D Elevation:
No Comments.

Recommendation

With the understanding from the developer that the remaining review comments will be addressed, there is no reason to deny approval of the Kwik Star #1929 Site Plan and supporting documents.

This plan review was performed by HR Green, Inc. on behalf of the City of Anamosa. Every effort has been made to identify all code deficiencies, however; failure to identify a code deficiency during plan review does not alleviate any obligation to comply with all applicable code provisions. If you have any questions concerning items in this review, please contact me at 319-841-4157 or melissa.clow@hrgreen.com.

WHEN RECORDED RETURN TO:
Kwik Trip, Inc.
Legal Department
P.O. Box 2107
La Crosse, WI 54602-2107

Legal Description:
See Exhibit B

Preparer Information: Attorney Lara Czajkowski Higgins P.O. Box 2107, La Crosse, Wisconsin 54602-2107 (608) 793-6209

PUBLIC WATERMAIN EASEMENT AGREEMENT

THIS PUBLIC WATERMAIN EASEMENT AGREEMENT (“Agreement”), dated _____, 2025, is entered into by and between Kwik Trip, Inc., a Wisconsin corporation (“Grantor”) and the City of Anamosa, an Iowa municipal corporation (“Grantee”) for the purpose of a watermain easement. The following statements are a material part of this Agreement:

WHEREAS, Grantor is the owner of the real property legally described on Exhibit A, which is attached hereto and incorporated herein (“Grantor’s Property”); and

WHEREAS, Grantor is willing to grant Grantee a watermain easement over, under, and across the portion of Grantor’s Property legally described and depicted on Exhibit B, which is attached hereto and incorporated herein (“Easement Property”), pursuant to the terms and conditions contained in this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are acknowledged, the following grants, agreements and covenants are made:

1. **GRANT OF EASEMENT**. Grantor hereby grants and conveys to Grantee, for the benefit of Grantee and the general public, a permanent, non-exclusive watermain easement to maintain, repair and/or replace the watermain that runs under, through, and across the Easement Property (“Easement”).

2. **ACCESS**. Grantee shall be permitted reasonable access to the Easement Property with the right of ingress and egress over and across the Easement Property and adjacent lands of Grantor’s Property for the purpose of exercising the rights granted to Grantee in this Agreement, provided, however, Grantee shall not unreasonably interfere with Grantor’s business operations or access thereto.

3. **CONSTRUCTION/MAINTENANCE/COSTS**. Grantee shall be responsible for any future and ongoing maintenance, repair and/or replacement of the watermain at Grantee’s sole cost and expense.

4. **INDEMNITY.** Each party ("Indemnifying Party") shall indemnify, defend and hold harmless the other party, its officers, directors, agents and employees from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including but not limited to, liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of the Easement Property by the Indemnifying Party or its agents, employees, guests, invitees, contractors, or subcontractors.

5. **RESERVATION OF RIGHTS AND RESTRICTIONS.**

- a. All right, title, and interest in and to the Easement Property are reserved to Grantor.
- b. Grantee's use of the Easement Property shall not unreasonably interfere with, or adversely affect Grantor's use and enjoyment of Grantor's Property, including the Easement Property.
- c. Grantor reserves the right to utilize Grantor's Property, including the Easement Property, in any manner and for any purpose that will not materially interfere with the rights granted to Grantee in this Agreement.
- d. Following any entry upon the Easement Property by Grantee or its agents for the purposes set forth in this Agreement, Grantee agrees to promptly restore the surface to the condition existing immediately prior to such entry by Grantee or its agents.

6. **REPRESENTATIONS AND WARRANTIES.** Grantor hereby represents and warrants that it has good and indefeasible fee simple title to Grantor's Property, that Grantor has the full right, power, and lawful authority to grant the Easement, and that Grantee and Grantee's successors shall and may peaceably have, hold, and enjoy the Easement.

7. **RUNNING OF BENEFITS.** All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the heirs, assigns, licensees, invitees, successors, tenants, employees and personal representatives of the owners of their respective properties.

8. **AMENDMENTS OR TERMINATION.** This Agreement may be modified, amended or terminated by a document executed by both parties, or their successors or assigns, as the case may be, and the consent of no other party shall be required. Any such document shall be duly recorded in the office of the Recorder of Jones County, Iowa.

9. **DEFAULT AND REMEDIES.** In the event of a default by any party, the non-defaulting party may seek any and all legal and equitable remedies.

10. **NO WAIVER OF RIGHTS.** The failure by any party to insist upon the strict performance of, or to seek remedy of, any one of the terms or conditions of this Agreement or to exercise any right, remedy or election set forth herein or permitted by law or in equity shall not constitute or be construed as a waiver or relinquishment for the future of such term, condition, right, remedy or election, but such option shall continue and remain in full force and effect. All rights or remedies of the parties specified in this Agreement and all other rights or remedies that they may have at law, in equity or otherwise

shall be distinct, separate and cumulative rights or remedies, and no one of them, whether exercised or not, shall be deemed to be in exclusion of any other right or remedy of the parties.

11. **NOTICES.** Notices given under this Agreement shall be in writing and shall be sent to each party at the address set forth below and shall be deemed given and effective when delivered in person to the other party or sent by nationally recognized overnight carrier (e.g., Federal Express); or three (3) business days after being deposited in the U.S. Mail, postage prepaid, sent by registered or certified mail to the other party's address for notices set forth below:

Kwik Trip, Inc.
Attn: Legal Department
1626 Oak Street
La Crosse, WI 54602-2107

City of Anamosa
Attn: _____
107 South Ford Street
Anamosa, IA 52205

12. **TIME IS OF THE ESSENCE.** The parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

13. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the State of Iowa, without regard to the conflicts of law provisions and principles thereof. Any action to enforce this Agreement shall be venued in the state or federal courts in the State of Iowa.

14. **COUNTERPARTS.** This Agreement may be executed in separate counterparts, each of which shall be deemed to be an original, and all of such counterparts shall together constitute one and the same instrument.

[Signature Pages Follow]

GRANTOR:

KWIK TRIP, INC.

By: _____

Name: _____

Its: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

I, the undersigned, a Notary Public in and for said State, hereby certifies that _____, the _____ of Kwik Trip, Inc. has signed the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, they executed the same voluntarily for and as the act of said corporation.

Dated this ____ day of _____, 2025.

Notary Public, State of Wisconsin
My commission: _____

GRANTEE:

CITY OF ANAMOSA

By: _____

Name: _____

Its: _____

By: _____

Name: _____

Its: _____

STATE OF IOWA)
) ss.
COUNTY OF JONES)

I, the undersigned, a Notary Public in and for said State, hereby certifies that _____ and _____, the _____ and _____ respectively, of the City of Anamosa has signed the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily for and as the act of said municipal corporation.

Dated this ____ day of _____, 2025.

Notary Public, State of Iowa
My commission: _____

EXHIBIT A

GRANTOR'S PROPERTY

To be finalized

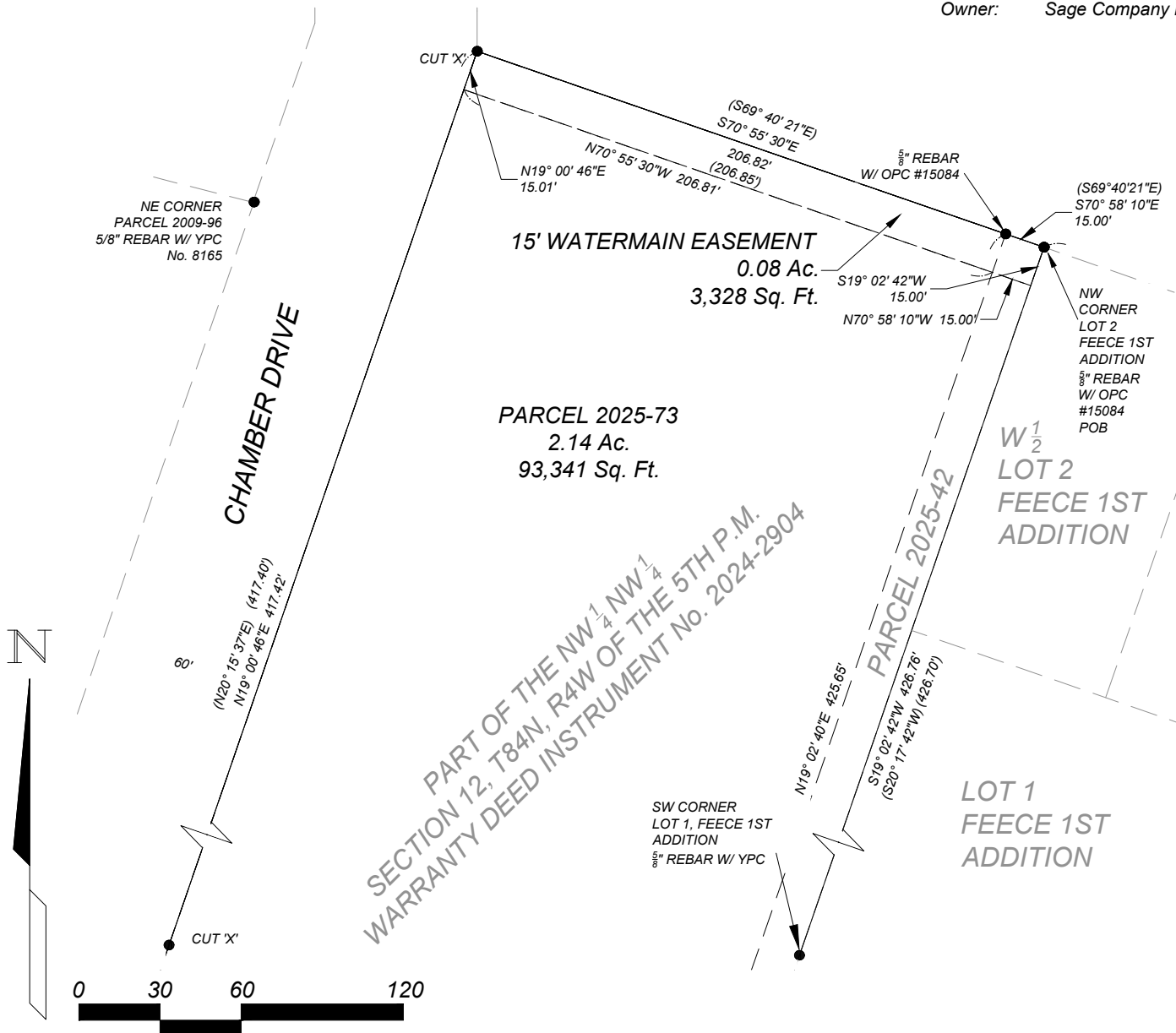
EXHIBIT B

EASEMENT PROPERTY

[See Attached]

EXHIBIT B
15' WATERMAIN EASEMENT

Parcel ID 0912102001
Address: 101 CHAMBER DR
City: ANAMOSA, IA
Zip: 50115
Owner: Sage Company LLC



POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

POT POINT OF TERMINATION

● FOUND 5/8" REBAR
OR AS LABELED

() RECORDED AS

UE UTILITY EASEMENT

YPC YELLOW PLASTIC CAP

DATE OF SURVEY: 5/24/25

LEGAL DESCRIPTION -15' WATER MAIN EASEMENT

A part of the NW 1/4 NW 1/4 of Section 12, Township 84 North, Range 4, West of the 5th Principal Meridian, City of Anamosa, Jones County, Iowa, described as follows:

Beginning at the NW Corner of Lot 2 of Feece 1st Addition to said City;
thence S19°02'42"W along the west line of said Feece 1st Addition, 15.00 feet;
thence N70°58'10"W, 15.00 feet;
thence N70°55'30"W, 206.81 feet;
thence N19°00'46"E, 15.01 feet;
thence S70°55'30"E, 206.82 feet;
thence S70°58'10"E, 15.00 feet to the Point of Beginning, containing 0.08 acres.

Project No.
507125-16



Drawing Title:

EXHIBIT A

15' WATERMAIN EASEMENT



SITE PLAN REVIEW COMMITTEE - REPORT

ANAMOSA CODE OF ORDINANCE 167.03 SITE PLAN REVIEW COMMITTEE. The review of Site Plans will consist of an administrative review by the Zoning/Building Administrator and the Director of Public Works. Said review will be forwarded onto the Planning & Zoning Commission for recommendation, then the City Council for final approval.

PROJECT:

KWIK STAR

DATE OF REVIEW:

11/25/25

1. Forms and Fees

Site Plan Review fee received? ☐

Notes:

2. New Construction Gross Floor Area – 2,500 square feet or greater

(Requires committee review if checked) ☒

Notes:

3. New Construction Size – 2 acres or greater

(Requires storm water management plan and traffic analysis if checked) ☒

Notes:

4. Storm Water Management Plan

Plan included ☒

Notes:

SITE PLAN REVIEW COMMITTEE - REPORT

5. Traffic Analysis

Analysis included ☒

Notes:

6. Traffic and Parking Layout

	Y	N
Dangerous traffic movements minimized?	☒	☐
Efficient traffic flow?	☒	☐
Optimum parking spaces?	☒	☐
Optimum loading area?	☒	☐
Separate loading/delivery areas from pedestrian movement?	☒	☐
Sufficient access for emergency vehicles?	☒	☐
Site to site access along cross access easements/frontage roads (curb cuts)	☒	☐

Notes:

- TWO POINTS OF INGRESS/EGRESS PER SUDAS.
- SHOULD BE SUFFICIENT DISTANCE FROM HWY 64 INTERSECTION

7. Landscaping

	Y	N
Maintain existing mature trees and shrubs?	☒	☐
Buffer adjacent incompatible uses; sufficient size?	☒	☐
50 feet of living material between commercial and residential?	☒	☐
50 feet of living material between commercial and industrial?	☒	☐
100 feet of living material between industrial and residential?	☒	☐
Combination of living and manmade screening?	☒	☐
Screens unsightly activities from public view (living or manmade)?	☒	☐
Large expanses of paving broken up with plant material?	☒	☐
Shade trees on City's approved list?	☒	☐
Landscaped island every 20 parking spaces?	☒	☐
Aesthetically pleasing landscaping design?	☒	☐
Hardy plant materials and landscaping design for Anamosa's climate?	☒	☐
Can be properly maintained/replaced when necessary?	☒	☐

Notes:

SITE PLAN REVIEW COMMITTEE - REPORT

8. Specific District Guidelines - Commercial

	Y	N
Separate parking for service vehicles from shoppers' cars?	☒	☐
Service/Loading area screened from residential area and public ROW?	☒	☐
Signs and light poles in landscaped areas where possible?	☒	☐
Stacking room at driveway/street intersection where possible?	☒	☐
Landscape setback between road and parking (C-2/Industrial=5ft.)?	☒	☐
Retention ponds an open space asset?	☒	☐
Lighting on property in a pleasing/compatible manner?	☒	☐

Notes:

9. Specific District Guidelines - Industrial

	Y	N
Landscape setback or screening between road and parking?	☐	☐
Retention ponds an open space asset?	☐	☐
Landscaping in front of fence screening of outdoor storage?	☐	☐
Large planted medians at park entry?	☐	☐
Absent dogleg intersections?	☐	☐
Screen and berm from adjacent non-industrial uses and zoning districts?	☐	☐
Lighting on property in a pleasing/compatible manner?	☐	☐

Notes:

10. Zoning Exceptions and/or Variances

Zoning exception required? ☐
 Zoning variance required? ☐

Date of ZBA Meeting _____

Approved by ZBA ☐

Notes:

N/A

SITE PLAN REVIEW COMMITTEE - REPORT

11. Site Plan – Graphic

	Y	N
Complete property dimensions?	☒	☐
Location/grade/dimensions of proposed streets, ROW's, easements, etc.?	☒	☐
Parking and traffic circulation plan?	☒	☐
Location and dimensions of buildings and major structures?	☒	☐
Existing and proposed property contours taken at regular intervals (2'-5')?	☒	☐
Depicts nature/location/size of significant natural and landscaping features?	☒	☐
Location map or drawing at appropriate scale/in relation to adjacent property	☒	☐
Additional graphic information as required?	☒	☐

- SEE NOTES

Notes:

- WATER MAIN ON SOUTH, PARALLEL TO HWY 64 LOCATED?

12. Site Plan – Written

	Y	N
Legal description and address?	☒	☐
Name, address, and phone of property owner?	☒	☐
Name, address, and phone of developers/contractors?	☒	☐
Proposed uses?	☒	☐
Number and types of dwelling units?	☒	☐
Number and types of structures/buildings?	☒	☐
Total area of the property?	☒	☐
Number of dwelling units per acre?	☒	☐
Total floor area of each building?	☒	☐
Proposed landscaping plan?	☒	☐
Existing zoning classifications?	☒	☐
Existing and proposed type and number of parking spaces?	☒	☐
A photometric plan showing proposed light levels (in foot candles)?	☒	☐

N/A

N/A

N/A

Notes:

SITE PLAN REVIEW COMMITTEE - REPORT

13. Landscape Plan Review

	Y	N
Landscape Plan provided?	☒	☐
North point and scale?	☒	☐
Topographic and final grading information (for planting/slope requirements)?	☒	☐
Location, size, and surface of materials of all structures and parking areas?	☒	☐
Location, size, and type of all utilities and structures (to avoid hazards)?	☒	☐
Location, type, size and quantity of proposed landscape materials?	☒	☐
Location, size, common name of existing plant materials retained on site?	☒	☐
Mature sizes of plant materials drawn to scale and called out?	☒	☐
Location of all trees 10" caliper or larger, measured 10" above ground level?	☒	☐
Location of all significant stands of trees on site?	☒	☐
Documentation showing loading spaces and utilities adequately screened?	☒	☐

Notes:

14. Landscape Design Elements

Landscape design elements (12 requirement in 167.17)	☒
Minimum tree coverage (167.18)	☒
New plant material (167.19)	☒
Maintenance (167.20)	☒
	☐

Notes:

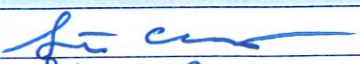
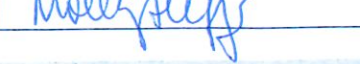
SITE PLAN REVIEW COMMITTEE - REPORT

Recommendations:

- TWO DRIVEWAYS/ENTRANCES - INCREASE DISTANCE FROM CHAMBER DR / Hwy 64 INTERSECTION
- NOTE: WATER MAIN TO SOUTH OF DEVELOPMENT, ALONG HWY 64.
- DISTANCE FROM FUEL TANK TO PROPERTY LINE? - 65 FT. REQUIRED FROM WATER MAIN.
- CONSIDERATION GIVEN TO LANDSCAPING AND DEVELOPMENT ON SOUTH SIDE AND HOW IT RELATES TO 3RD ST. SIDEWALK EXPANSION PROJECT.

APPROVAL AND AUTHORITY TO PROCEED

The Site Plan Review Committee has conducted an administrative review of this project and is forwarding our recommendations to the City Council for approval.

Name	Title	Date
	Utilities Superintendent	11-25-25
	Streets Dept	11-25-25
	Deputy City Clerk	11-25-25

Zoning/Building Administrator:

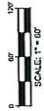


Date:

11/25/25

OVERALL SITE PLAN

(IMAGE BASED ON GOOGLE MAPS AERIAL)



PROPERTY LINE

APPROXIMATE LOCATION OF EXISTING PICKUP AREA

PROPOSED C/O EXPANSION AREA

APPROXIMATE LOCATION OF PROPOSED PICKUP AREA

Pickup

NEW WALMART BLUE HEAD SIGN WITH BREAK-AWAY POST

Pickup

RELOCATED WALMART BLUE PICKUP RIGHT SIGN WITH NEW BREAK-AWAY POST

NEW WALMART BLUE PICKUP LEFT SIGN WITH BREAK-AWAY POST

Pickup

EXISTING WALMART BLUE PICKUP RIGHT SIGN TO BE REMOVED AND RELOCATED. BREAK-AWAY POST TO BE REMOVED.

Pickup

RELOCATED WALMART BLUE PICKUP LEFT SIGN AND NEW WALMART BLUE PICKUP AHEAD SIGN WITH NEW BREAK-AWAY POST

Pickup

Pickup

EXISTING WALMART BLUE PICKUP BREAK-AWAY POST TO BE REMOVED.

US HIGHWAY 151

115TH ST

GRANT WOOD DR

NOTES:
BFA ENGINEERING'S SCOPE OF WORK FOR REVISED SITE PLAN INCLUDES DESIGN AND IMPROVEMENTS WHICH ARE LIMITED ONLY TO HIGHLIGHTED AREAS. ORIGINAL PROVIDED SITE PLAN WAS DESIGNED BY OTHERS AND/OR AERIAL PHOTO TAKEN FROM GOOGLE.
PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO SCALE. REFERENCE DETAILS FOR LOCATION OF SIGNAGE.
ACTUAL SITE FEATURES MAY BE DIFFERENT THAN THOSE SHOWN ON THIS AERIAL PHOTO, INCLUDING BUT NOT LIMITED TO PARKING, UTILITIES, LANDSCAPING, LIGHTING, SIDEWALKS, ETC.
PICKUP DIRECTIONAL SIGNAGE HAS ALREADY BEEN INSTALLED ON THIS SITE. CONTRACTOR SHALL REMOVE EXISTING SIGNAGE AND INSTALL NEW WALMART BLUE SIGNAGE. NEW WALMART BLUE SIGNS, POSTS, AND BASES ARE REQUIRED. THERE ARE EXISTING SIGN POSTS THAT ARE TO BE REMOVED.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND AGENCIES TO ENSURE PROPER INSTALLATION OF SIGNAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES.

PICKUP EXTENSION SIGN SCHEDULE	DESCRIPTION	QUANTITY
WAITING SPACES LEFT	15 X 24	1
WAITING SPACES RIGHT	15 X 24	1
WAITING SPACES AHEAD	15 X 24	1
EXISTING WAITING	15 X 24	1
PICKUP LEFT PHARMACY RIGHT	15 X 24	1
PICKUP RIGHT PHARMACY LEFT	15 X 24	1
STOP THANKS FOR ORDERING	15 X 24	1
PICKUP PHOTOS	15 X 24	1
RELOCATED SIGN	15 X 24	1
VERTICAL PICKUP	15 X 24	1
PICKUP LEFT	15 X 24	1
PICKUP RIGHT	15 X 24	1
PICKUP AHEAD	15 X 24	1
PICKUP BANNER AND MOUNTING	24 X 60	1
ADDITIONAL PICKUP SIGN WITH	24 X 60	1

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES.

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1-SDS
101 115th St.
Anamosa, Iowa County, Iowa
Walmart, Inc. 2608 SE J Street
Bentleyville, AR 72716
#00646-278

6/3/25
Shel Brown



SITE PLAN REVIEW COMMITTEE - REPORT

ANAMOSA CODE OF ORDINANCE 167.03 SITE PLAN REVIEW COMMITTEE. The review of Site Plans will consist of an administrative review by the Zoning/Building Administrator and the Director of Public Works. Said review will be forwarded onto the Planning & Zoning Commission for recommendation, then the City Council for final approval.

PROJECT:

WALMART ADDITION

DATE OF REVIEW:

12/16/25

1. Forms and Fees

Site Plan Review fee received? ☐

Notes:

2. New Construction Gross Floor Area – 2,500 square feet or greater

(Requires committee review if checked) ☒

Notes:

- NEW ADDITION MAY BE ENCLOSED WITHIN CURRENT GARDEN CENTER, BUT TECHNICALLY WILL = TOTAL CONSTRUCTION AREA OF 2,500 SQ FT OR GREATER
- EIGHT ADDITIONAL PARKING SPOTS, WITHIN EXISTING PARKING

3. New Construction Size – 2 acres or greater

(Requires storm water management plan and traffic analysis if checked) ☐

Notes:

N/A

4. Storm Water Management Plan

Plan included ☐

Notes:

N/A

SITE PLAN REVIEW COMMITTEE - REPORT

5. Traffic Analysis

Analysis included ☐

Notes:

N/A

6. Traffic and Parking Layout

	Y	N
Dangerous traffic movements minimized?	☒	☐
Efficient traffic flow?	☒	☐
Optimum parking spaces?	☒	☐
Optimum loading area?	☒	☐
Separate loading/delivery areas from pedestrian movement?	☒	☐
Sufficient access for emergency vehicles?	☒	☐
Site to site access along cross access easements/frontage roads (curb cuts)	☒	☐

Notes:

N/A

7. Landscaping

	Y	N
Maintain existing mature trees and shrubs?	☐	☐
Buffer adjacent incompatible uses; sufficient size?	☐	☐
50 feet of living material between commercial and residential?	☐	☐
50 feet of living material between commercial and industrial?	☐	☐
100 feet of living material between industrial and residential?	☐	☐
Combination of living and manmade screening?	☐	☐
Screens unsightly activities from public view (living or manmade)?	☐	☐
Large expanses of paving broken up with plant material?	☐	☐
Shade trees on City's approved list?	☐	☐
Landscaped island every 20 parking spaces?	☐	☐
Aesthetically pleasing landscaping design?	☐	☐
Hardy plant materials and landscaping design for Anamosa's climate?	☐	☐
Can be properly maintained/replaced when necessary?	☐	☐

Notes:

N/A

SITE PLAN REVIEW COMMITTEE - REPORT

8. Specific District Guidelines - Commercial

	Y	N
Separate parking for service vehicles from shoppers' cars?	☒	☐
Service/Loading area screened from residential area and public ROW?	☒	☐
Signs and light poles in landscaped areas where possible?	☒	☐
Stacking room at driveway/street intersection where possible?	☒	☐
Landscape setback between road and parking (C-2/Industrial=5ft.)?	☒	☐
Retention ponds an open space asset?	☒	☐
Lighting on property in a pleasing/compatible manner?	☒	☐

Notes:

N/A

9. Specific District Guidelines - Industrial

	Y	N
Landscape setback or screening between road and parking?	☐	☐
Retention ponds an open space asset?	☐	☐
Landscaping in front of fence screening of outdoor storage?	☐	☐
Large planted medians at park entry?	☐	☐
Absent dogleg intersections?	☐	☐
Screen and berm from adjacent non-industrial uses and zoning districts?	☐	☐
Lighting on property in a pleasing/compatible manner?	☐	☐

Notes:

10. Zoning Exceptions and/or Variances

Zoning exception required?	☐
Zoning variance required?	☐
	☐
Approved by ZBA	☐

Date of ZBA Meeting _____

Notes:

SITE PLAN REVIEW COMMITTEE - REPORT

11. Site Plan – Graphic

	Y	N
Complete property dimensions?	☒	☐
Location/grade/dimensions of proposed streets, ROW's, easements, etc.?	☒	☐
Parking and traffic circulation plan?	☒	☐
Location and dimensions of buildings and major structures?	☒	☐
Existing and proposed property contours taken at regular intervals (2'-5')?	☒	☐
Depicts nature/location/size of significant natural and landscaping features?	☒	☐
Location map or drawing at appropriate scale/in relation to adjacent property	☒	☐
Additional graphic information as required?	☒	☐

Notes:

N/A

12. Site Plan – Written

	Y	N
Legal description and address?	☒	☐
Name, address, and phone of property owner?	☒	☐
Name, address, and phone of developers/contractors?	☒	☐
Proposed uses?	☒	☐
Number and types of dwelling units?	☒	☐
Number and types of structures/buildings?	☒	☐
Total area of the property?	☒	☐
Number of dwelling units per acre?	☒	☐
Total floor area of each building?	☒	☐
Proposed landscaping plan?	☒	☐
Existing zoning classifications?	☒	☐
Existing and proposed type and number of parking spaces?	☒	☐
A photometric plan showing proposed light levels (in foot candles)?	☒	☐

Notes:

N/A

SITE PLAN REVIEW COMMITTEE - REPORT

13. Landscape Plan Review

	Y	N
Landscape Plan provided?	☐	☐
North point and scale?	☐	☐
Topographic and final grading information (for planting/slope requirements)?	☐	☐
Location, size, and surface of materials of all structures and parking areas?	☐	☐
Location, size, and type of all utilities and structures (to avoid hazards)?	☐	☐
Location, type, size and quantity of proposed landscape materials?	☐	☐
Location, size, common name of existing plant materials retained on site?	☐	☐
Mature sizes of plant materials drawn to scale and called out?	☐	☐
Location of all trees 10" caliper or larger, measured 10" above ground level?	☐	☐
Location of all significant stands of trees on site?	☐	☐
Documentation showing loading spaces and utilities adequately screened?	☐	☐

Notes:

N/A

14. Landscape Design Elements

Landscape design elements (12 requirement in 167.17)	☐
Minimum tree coverage (167.18)	☐
New plant material (167.19)	☐
Maintenance (167.20)	☐
	☐

Notes:

N/A

1. $\frac{1}{2} \log 2$

Recommendations:

NONE/RECOMMEND TO APPROVE AS PLANNED.

APPROVAL AND AUTHORITY TO PROCEED

The Site Plan Review Committee has conducted an administrative review of this project and is forwarding our recommendations to the City Council for approval.

Name	Title	Date
	Utilities Superintendent	12-17-25
	Street Super	12-17-25
	Deputy City Clerk	12-17-25

Zoning/Building Administrator:  Date: 12/17/25

QUOTATION

TO: City of Anamosa, IA.

DATE: 12/9/25

ATTN: Steve

RE: WO 6663

MVP is pleased to offer the following quotation to repair one (1) Flygt Pump Model #3202.095, Serial #1740021 to include the following:

Impeller, suction cover, bearings, seal, o-ring kit, seal holder cover, spring, glycol and shop labor.

TOTAL PRICE \$35,950.00

Delivery time – 2 to 3 weeks

For one (1) New Flygt Pump Model #3202.830, 72HP, 460 Volt, 3 Phase, 4" Discharge, 50' Cable, FLS, Explosion Proof.

TOTAL PRICE \$88,665.00 + Frt.

Delivery time – 16 to 18 weeks

If you have any further questions regarding this quotation, please contact me at the above listed number.

Respectfully Submitted:

Shellie Cabana

Shellie Cabana

Email: shellie@misvalpump.com

Proceed with repair: _____
Do not repair: _____
New Pump: _____
Date/PO#: _____



EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

Invoice

Date	Invoice #
11/30/2025	11493

700 16th Street NE, Suite 301
Cedar Rapids, IA 52402

Phone #	Fax #
319-289-0057	319-365-9981

Bill To
CITY OF ANAMOSA 107 S FORD STREET ANAMOSA IA 52205

Approved by:


Quantity	Description	Rate	Amount
14	DOWNTOWN REVITALIZATION CDBG 25-DTR-002 ADMINISTRATION	75.00	1,050.00
Please remit payment within 30 days.		Total	\$1,050.00

INVOICE

Hawkeye Environmental, LLC
814 Wood Lily Rd
Solon, IA 52333-9431

steve@hawkeyeenv.com
+1 (319) 551-4441
www.hawkeyeenvironmental.com



Bill to

Derek Lumsden
Jones County Economic Development
107 S Ford St
Anamosa, IA 52205

Ship to

Derek Lumsden
Jones County Economic Development
107 S Ford St
Anamosa, IA 52205

Invoice details

Invoice no.: 09285401
Terms: Net 30
Invoice date: 12/15/2025
Due date: 01/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/18/2025	ASSR	Asbestos Survey / Sampling / Reporting	1	\$1,400.00	\$1,400.00
2.		ABB	Asbestos Bulk Sample Analysis 600/R-93/116	1	\$1,750.00	\$1,750.00

Total **\$3,150.00**

Note to customer

Asbestos survey, sampling, analysis and reporting
11 Properties, City of Anamosa - Facade Phase 3
Per Proposal



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Steve Agnitsch
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

December 17, 2025
Project No: 2403955-0000
Invoice No: 196727
Invoice Total: \$4,870.00

Project 2403955-0000 Anamosa, IA - Elm St & Hickory St Sanitary Sewer
Sanitary Sewer Rehabilitation Near Elm St and Hickory St
Design & Bidding Services

Send Invoice to Jeremiah Hoyt at jeremiah.hoyt@anamosa-ia.org and copy Kaylee Palmer at kaylee.palmer@anamosa-ia.org

Professional Services Through December 05, 2025

Fee

Total Fee	48,700.00		
Percent Complete	95.00	Total Earned	46,265.00
		Previous Fee Billing	41,395.00
		Current Fee Billing	4,870.00
		Total Fee	4,870.00

Billing Limits

	Current	Prior	To-Date
Total Billings	4,870.00	41,395.00	46,265.00
Limit			48,700.00
Remaining			2,435.00

Total this Invoice **\$4,870.00**



City of Anamosa
107 South Ford Street
Anamosa, IA 52205

December 08, 2025
Project No: 2400220
Invoice No: 2500419

Project 2400220 Anamosa Downtown Revitalization Facade Project-Phase 3

Professional Services from November 01, 2025 to November 30, 2025

Task 300 Construction Documents

Fee

Total Fee 55,000.00

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Construction Documents	100.00	55,000.00	50.00	27,500.00
		Total Earned		27,500.00
		Previous Fee Billing		0.00
		Current Fee Billing		27,500.00

Total Fee 27,500.00

Total this Task \$27,500.00

Total this Invoice \$27,500.00

Outstanding Invoices

Number	Date	Balance
2500371	11/10/2025	9,239.50
Total		9,239.50