

**City of Hills**

**Council Members**

Bruce Endris  
Steve Harris  
Merle Hill  
Thom Kirkpatrick  
Cathy Knebel

201 N 1<sup>st</sup> St P O Box 345  
Hills, Iowa 52235-0345  
Phone 319-679-3197  
Fax 319-679-3097  
[www.hills-ia.org](http://www.hills-ia.org)

**Mayor**

Tim Kemp  
City Administrator  
Cathy Fitzmaurice-Hill  
Deputy Clerk  
Donna Hicks

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Hills City Council  
Regular Meeting  
Hills Fire Department Meeting Room @ 7:00 PM  
October 27, 2014

- **Consent Agenda:**
  - Minutes from meeting October 13, 2014
  - Bills from October 13 - October 27
- **Public Discussion**
- **New Business**
  - Discussion and possible action on filling vacancy on the Planning and Zoning Commission
  - Discussion and possible action on filling vacancy on the Board of Appeals
  - Discussion and possible action to refer Hills Commercial Park Annexation, Zoning and Preliminary Plat request to P & Z Commission
- **Previous Business**
  - Discussion and possible action on Water utility
- **Council Action List, Comments, Concerns, Reports**
  - Mayor
  - Attorney
  - City Administrator
    - Water
    - Maintenance
    - Fire Department
    - Clerk Office
- **Adjournment**

Hills City Council  
Meeting  
October 13, 2014  
7:00 PM  
Hills Fire Station Meeting Room

The regular Hills City Council meeting was called to order by Mayor Tim Kemp at 7:00 PM on Monday, October 13, 2014 at the Hills Fire Station Meeting Room.

Council members present were: Cathy Knebel, Bruce Endris, Merle Hill and Thom Kirkpatrick. Absent: Steve Harris

A motion was made by Kirkpatrick and seconded by Knebel to approve the consent agenda of the minutes and bills. Ayes: 4. Motion passed.

**Public Discussion:**

There were no comments from the public.

**Council Meeting**

**New Business:**

Resolution 2014- 33 was presented approving and authorizing the Mayor to sign Contractor's Application for Payment No. 4 to the Contract with Maguire Iron Inc for Hills Municipal Water System – Division 2. A motion was made by Knebel and seconded by Endris to accept this resolution. Roll Call was held. Ayes – 4. Resolution passed.

A discussion was held with regard to a contract proposal from Terracon Consultants, Inc. to complete the soil borings for the wastewater improvement project at a cost of \$6,750 for Base Scope, \$500 for Optional Scope and \$20 per foot for extending borings if necessary up to a maximum cost of \$900. A motion was made by Kirkpatrick and seconded by Endris to accept the contract. Ayes -4. Motion carried.

Resolution 2014-34 was presented setting employee wages for deputy city clerk for fiscal year 2014-15 beginning October 1, 2014 through June 30, 2015 at \$10.00 per hour. A motion was made by Knebel and seconded by Hill to accept this resolution. Roll Call was held. Ayes – 4. Resolution passed.

Resolution 2014-35 was presented approving and authorizing the Mayor to sign Contractor's Application for Payment No. 3 to the contract with Dave Schmitt Construction Co Inc for Hills Municipal Water System – Division 1. A motion was made by Kirkpatrick and seconded by Endris to accept this resolution. Roll Call was held. Ayes – 4. Resolution passed.

Resolution 2014-36 was presented authorizing the Mayor to execute Change Order No. 6 to the Contract with Dave Schmitt Construction Co Inc for Hills Municipal Water System – Division 1. A motion was made by Hill and seconded by Kirkpatrick to accept this resolution. Roll Call was held. Ayes – 4. Resolution passed.

**Old Business:**

Updates were provided by Shaun Kukuzke with Schmitt to the water project. The testing of the well has not yet passed and another flushing will be completed. The possible contamination test on Lassie is waiting on DNR requirements. Drilling will begin this week at north RR site and then into north field to complete main work on North Side. The house crews will begin work again after Thanksgiving. The block for the building site should be coming soon to begin that work and it is anticipated that the building will be completed on time. The line to the Hills Elementary School will be completed as possible but the connection to the school will wait until after school is out for the year. The hydrant at the end of Brady St. was discussed in regard to possible hindrance with fire trucks. It was determined that the hydrant should stay at that location but remove the fence to allow easier access to the hydrant.

Steve Troyer provided updates to the Wastewater improvement project. The Antidegradation Analysis has been noticed for comment and after 30 days will be submitted to DNR. Facility plan will be submitted by the end of October. There are 6 options to consider with the least expensive involving expanding to the Iowa River not Olds Mans Creek at a possible cost of 3 million.

**REPORTS:**

**Attorney:** No report.

**Fire Chief:** Fire chief Van Nevel updated the council number of calls in the City.

**Maintenance:** No report

**Sewer:** No report.

**Administrator:** Cathy reported that the Community Meeting for the LOST vote has been set for October 22, 2014 at 7:00 **Mayor:** No Report

**Clerk:** - No report

A motion was made by Hill and seconded by Kirkpatrick to adjourn the meeting at 7:55PM . Ayes: 4 Motion passed.

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Tim Kemp, Mayor

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Cathy Fitzmaurice-Hill, Administrator

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
HILLS BANK & TRUST GENERAL								
47876	1	10/27/14	10/27/14	1135 ADVANCED ELECTRICAL SERVICE BALL PARK PARKING LIGHTS	453.53	001	001-430-6320	1
				INVOICE TOTAL	453.53			
				VENDOR TOTAL	453.53			
1139 ALLIANT UTILITIES								
OCT14	1	10/27/14	10/27/14	4916015906002 1\2 FIRE D	80.40	001	001-150-6371	1
	2			4916014001001 STREET LIG	826.96	001	001-230-6371	1
	3			4916015906002 1\2 FIRE D	80.41	001	001-650-6371	1
	8			4916015907001 SIREN	26.18	001	001-650-6371	1
	9			4916015865001 MAINT BLDG	126.35	001	001-650-6371	1
	10			4916015019501 SIGN LIGHT	18.02	001	001-650-6371	1
	11			491601488201 BALL PARK	139.46	001	001-650-6371	1
				INVOICE TOTAL	1,297.78			
				VENDOR TOTAL	1,297.78			
1263 FELD FIRE								
0268437-IN	1	10/27/14	10/27/14	BAUER BREATHING AIR	600.00	001	001-150-6399	1
				INVOICE TOTAL	600.00			
				VENDOR TOTAL	600.00			
1068 I WIRELESS								
OCT214	1	10/27/14	10/27/14	CELL PHONE	69.06	001	001-650-6373	1
				INVOICE TOTAL	69.06			
				VENDOR TOTAL	69.06			
1071 IMWCA								
INV55718	1	10/27/14	10/27/14	AUDIT PREMIUM	94.00	001	001-650-6160	1
				INVOICE TOTAL	94.00			
				VENDOR TOTAL	94.00			
1088 IOWA ONE CALL								
165346	1	10/27/14	10/27/14	FAXES	32.40	001	001-650-6373	1
				INVOICE TOTAL	32.40			
				VENDOR TOTAL	32.40			
1122 MENARDS								
76340	1	10/27/14	10/27/14	PAINT SUPPLIES CITY OFFI	52.63	001	001-650-6310	1
				INVOICE TOTAL	52.63			
				VENDOR TOTAL	52.63			
1349 IOWA OFFICE SUPPLY INC								
300611	1	10/27/14	10/27/14	COPIER	156.27	001	001-650-6504	1
				INVOICE TOTAL	156.27			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL ACCOUNT	CK SQ
					VENDOR TOTAL	156.27	
171889	1	10/27/14	10/27/14	1203 STUTSMAN INC VEHICLE REPAIRS	130.00	001 001-150-6332	1
					INVOICE TOTAL	130.00	
					VENDOR TOTAL	130.00	
OCT14	1	10/15/14	10/15/14	1219 VISA IEMSA CONFERENCE	226.34	001 001-150-6240	1
	2			I DRIVE	199.50	001 001-650-6419	1
					INVOICE TOTAL	425.84	
					VENDOR TOTAL	425.84	
					GENERAL	3,311.51	
					ROAD USE TAX		
172260	1	10/27/14	10/27/14	1203 STUTSMAN INC SEPT FUEL	119.36	110 110-210-6331	1
					INVOICE TOTAL	119.36	
					VENDOR TOTAL	119.36	
					ROAD USE TAX	119.36	
					WATER		
OCT14	5	10/27/14	10/27/14	1139 ALLIANT UTILITIES 4916016300502 OK PUMP HO	138.12	600 600-810-6371	1
					INVOICE TOTAL	138.12	
					VENDOR TOTAL	138.12	
OCT14	1	10/27/14	10/27/14	1348 STEVE FLAKE WAGES	400.00	600 600-810-6010	1
					INVOICE TOTAL	400.00	
					VENDOR TOTAL	400.00	
					WATER	538.12	
					SEWER		
OCT14	4	10/27/14	10/27/14	1139 ALLIANT UTILITIES 4916015217001 3RD LIFT S	287.95	610 610-815-6371	1
	6			4916014431501 LAGOON	645.23	610 610-815-6371	1
	7			4916016300702 OK LIFT ST	50.91	610 610-815-6371	1
					INVOICE TOTAL	984.09	
					VENDOR TOTAL	984.09	
					1287 KEYSTONE LABORATORIES		

pg 4

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
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				1287 KEystone LABORATORIES				
1x08882	1	10/27/14	10/27/14	TESTS	78.38	610	610-815-6380	1
				INVOICE TOTAL	78.38			
1x09040	1	10/27/14	10/27/14	TESTS	25.20	610	610-815-6380	1
				INVOICE TOTAL	25.20			
1x09090	1	10/27/14	10/27/14	TESTS	61.38	610	610-815-6380	1
				INVOICE TOTAL	61.38			
				VENDOR TOTAL	164.96			
				SEWER	1,149.05			
				HILLS BANK & TRUST TOTAL	5,118.04			
				TOTAL MANUAL CHECKS	.00			
				TOTAL E-PAYMENTS	.00			
				TOTAL PURCH CARDS	.00			
				TOTAL ACH PAYMENTS	.00			
				TOTAL OPEN PAYMENTS	5,118.04			
				GRAND TOTALS	5,118.04			

CITY OF HILLS  
BALANCE SHEET  
CALENDAR 10/2014, FISCAL 4/2015

*Council  
Report*

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CASH - GEN	105,230.73	317,586.68
001-000-1115	CASH - FIRE TOWNSHIP CONTRIB		153,566.00
110-000-1110	CASH - RUT	6,387.43	344,236.70-
121-000-1110	CASH - LOST		818.20
600-000-1110	CASH - WATER	48,004.00-	127,883.24-
610-000-1110	CASH - SEWER	6,185.87	220,428.91
670-000-1110	CASH - GARBAGE	409.23	18,340.26
	CASH TOTAL	70,209.26	238,620.11
001-000-1160	CD - 10151413		40,000.00
001-000-1161	CD - 10151405		55,000.00
001-000-1163	CD - 10180420		140,000.00
001-000-1165	CD - 10155919 (FIRE)		11,000.00
001-000-1166	CD - 10134617 (FIRE)		5,000.00
001-000-1167	CD #10206068		200,000.00
110-000-1162	CD 10163707		100,000.00
110-000-1164	CD 10112191		50,000.00
110-000-1167	CD - 10134633		10,000.00
110-000-1168	CD - 10131266		30,000.00
110-000-1169	CD - 10096063		25,000.00
110-000-1170	CD - 10100444		40,000.00
110-000-1171	CD - 10100949		50,000.00
121-000-1160	CD - 10206076		102,034.96
610-000-1172	CD - 10100964		15,000.00
610-000-1173	CD - 10180065		5,400.00
610-000-1174	CD - 10189637		8,039.54
610-000-1175	CD #10206084		101,742.42
670-000-1175	CD - 10134625		5,000.00
670-000-1176	CD - 10099992		15,000.00
670-000-1177	CD - 102060092		50,000.00
	SAVINGS/CD'S TOTAL	.00	1,058,216.92
	TOTAL CASH	70,209.26	1,296,837.03

CITY OF HILLS  
BUDGET REPORT  
CALENDAR 10/2014, FISCAL 4/2015

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
001-110-6420	POLICE - CONTRACTUAL SERVICE	26,013.00	2,167.75	8,671.00	33.33	17,342.00
001-130-6413	JOHNSON COUNTY EMERGENCY MGMT	352.00				352.00
001-150-6020	WAGES PT - FIRE	2,295.00	175.00	748.69	32.62	1,546.31
001-150-6110	SS/MED - CITY SHARE	206.00	13.39	57.28	27.81	148.72
001-150-6130	IPERS - CITY SHARE	250.00	15.63	73.80	29.52	176.20
001-150-6210	ASSOCIATION DUES	800.00		430.00	53.75	370.00
001-150-6230	TRAINING	5,000.00				5,000.00
001-150-6240	MEETINGS & CONFERENCES	200.00	226.34	226.34	113.17	26.34-
001-150-6331	VEHICLE OPERATIONS	6,000.00		1,220.89	20.35	4,779.11
001-150-6332	VEHICLE REPAIR	3,000.00	1,262.01	3,201.42	106.71	201.42-
001-150-6371	ELECTRIC/GAS EXPENSE	2,500.00	86.07	396.43	15.86	2,103.57
001-150-6373	FIRE DEPT TELEPHONE	500.00	50.44	157.96	31.59	342.04
001-150-6399	OTHER MAIN & REPAIRS	3,000.00	600.00	779.90	26.00	2,220.10
001-150-6504	MINOR EQUIPMENT	6,000.00		1,612.00	26.87	4,388.00
001-150-6515	MISC EXPENSE	3,500.00		275.76	7.88	3,224.24
001-150-6723	HEAVY EQUIPMENT	20,000.00				20,000.00
001-170-6020	WAGES PT - BUILD INSPECTOR	8,000.00		1,470.00	18.38	6,530.00
001-170-6110	SS/MED - CITY SHARE	400.00		112.45	28.11	287.55
001-170-6130	IPERS - CITY SHARE	500.00		131.27	26.25	368.73
001-230-6371	ELECTRIC/GAS	11,000.00	826.96	3,363.24	30.57	7,636.76
001-410-6430	LIBRARY	7,275.00	606.25	2,425.00	33.33	4,850.00
001-430-6010	WAGES - PARKS	23,767.00	1,716.08	7,722.37	32.49	16,044.63
001-430-6030	WAGES SEASONAL - PARKS	2,000.00		1,860.00	93.00	140.00
001-430-6110	SS/MED - CITY SHARE	1,854.00	131.28	733.06	39.54	1,120.94
001-430-6130	IPERS - CITY SHARE	2,236.00	153.24	689.58	30.84	1,546.42
001-430-6320	GROUNDS MAINT	5,000.00	453.53	622.24	12.44	4,377.76
001-430-6321	TREES/PLANTS/WEEDS/BRUSH	5,000.00				5,000.00
001-430-6380	TESTS	150.00	12.50	12.50	8.33	137.50
001-460-6310	BLD MAINT/REPAIR- COM CTR	2,500.00		104.89	4.20	2,395.11
001-460-6515	MISC	5,000.00				5,000.00
001-460-6516	SCHOOL PAYMENTS	20,000.00				20,000.00
001-460-6730	LAND	10,000.00				10,000.00
001-499-6440	SPECIAL EVENTS	10,000.00		449.84	4.50	9,550.16
001-610-6010	WAGES - MAYOR	2,100.00		525.00	25.00	1,575.00
001-610-6020	WAGES - COUNCIL	5,000.00				5,000.00
001-610-6110	SS/MED - CITY SHARE	750.00		40.17	5.36	709.83
001-620-6010	WAGES - CLERK	54,000.00	4,735.28	18,652.98	34.54	35,347.02
001-620-6110	SS/MED - CITY SHARE	5,000.00	362.29	1,427.05	28.54	3,572.95
001-620-6130	IPERS - CITY SHARE	6,000.00	422.89	1,643.40	27.39	4,356.60
001-620-6150	GROUP INSURANCE		231.82	231.82		231.82-
001-620-6170	UNEMPLOYMENT COMPENSATION	1,000.00				1,000.00
001-620-6401	AUDITING/ACCOUNTING	1,200.00				1,200.00
001-630-6450	ELECTIONS	2,000.00				2,000.00
001-640-6411	LEGAL EXPENSE	15,000.00	1,184.50	3,737.50	24.92	11,262.50
001-650-6160	WORKERS COMP	6,050.00	162.50	237.35	3.92	5,812.65
001-650-6210	ASSOCIATION DUES	2,500.00		1,175.73	47.03	1,324.27
001-650-6310	BLDG MAINT & REPAIR	7,500.00	52.63	67.55	.90	7,432.45
001-650-6371	ELECTRIC/GAS EXPENSE	11,500.00	410.12	2,488.98	21.64	9,011.02
001-650-6373	TELEPHONE	3,500.00	399.51	1,192.06	34.06	2,307.94
001-650-6408	INSURANCE EXPENSE	32,000.00	14,085.00	14,292.00	44.66	17,708.00
001-650-6410	BANK FEE		12.00-			

CITY OF HILLS  
BUDGET REPORT  
CALENDAR 10/2014, FISCAL 4/2015

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
001-650-6414	PRINTING & PUBLISHING	3,000.00	485.10	1,706.65	56.89	1,293.35
001-650-6419	TECHNOLOGY SERVICE EXPENSE	6,000.00	259.50	545.98	9.10	5,454.02
001-650-6504	MINOR EQUIPMENT	2,000.00	380.51	1,950.20	97.51	49.80
001-650-6506	OFFICE SUPPLIES	3,000.00		1,468.67	48.96	1,531.33
001-650-6507	OPERATING SUPPLIES			123.57		123.57
001-650-6508	POSTAGE & HANDLING	6,000.00	70.00	216.72	3.61	5,783.28
001-650-6515	MISC		35.00	3,356.00		3,356.00
001-650-6599	MISC EXPENSE	6,000.00	25.00			6,000.00
001-699-6490	ENGINEER EXP - OTHER PROF SERV	8,000.00	626.92	2,730.34	34.13	5,269.66
001-910-6910	TRANSFER OUT	60,000.00				60,000.00
110-210-6010	WAGES - ROAD USE	23,767.00	1,716.12	7,722.53	32.49	16,044.47
110-210-6110	SS/MED - CITY SHARE	1,854.00	131.28	590.77	31.86	1,263.23
110-210-6130	IPERS - CITY SHARE	2,236.00	153.24	689.59	30.84	1,546.41
110-210-6331	VEHICLE OPERATIONS	5,500.00	295.03	1,856.69	33.76	3,643.31
110-210-6332	VEHICLE REPAIR	4,000.00		787.65	19.69	3,212.35
110-210-6399	OTHER MAINT & REPAIR	1,000.00		101.38	10.14	898.62
110-210-6417	STREET MAINT EXPENSE	35,000.00				35,000.00
110-210-6768	ALLEY GRAVEL/PATCH	5,000.00				5,000.00
110-240-6509	POSTS/SIGNS	1,000.00				1,000.00
110-250-6470	SNOW & ICE REMOVAL	7,500.00				7,500.00
110-865-6765	STORM DRAINAGE	2,000.00		1,165.30	58.27	834.70
121-210-6417	STREET MAINT EXPENSE	65,000.00		65,000.00	100.00	
600-810-6010	WAGES - FULL TIME	40,000.00	2,398.00	4,854.00	12.14	35,146.00
600-810-6350	OPERATIONAL EQUIP REPAIR	3,000.00		28,646.29	954.88	25,646.29
600-810-6371	UTILITIES		148.12	279.59		279.59
600-810-6407	ENGINEERING		48,720.60	48,720.60		48,720.60
600-810-6411	LEGAL	12,000.00	218.50	2,595.00	21.63	9,405.00
600-810-6414	PRINTING/PUBLISHING	5,000.00				5,000.00
600-810-6490	WATER CONSTRUCTION EXPENSE	3,738,000.00	503,717.07	1,265,606.01	33.86	2,472,393.99
600-815-6490	OTHER PROFESSIONAL SERV		56.27	256.27		256.27
610-815-6010	WAGES - SEWER	20,000.00	1,398.75	4,192.02	20.96	15,807.98
610-815-6110	SS/MED - CITY SHARE	500.00	19.02	43.37	8.67	456.63
610-815-6130	IPERS - CITY SHARE	200.00	22.21	50.63	25.32	149.37
610-815-6320	GROUNDS MAINT & REPAIR	2,000.00				2,000.00
610-815-6350	OPERTAIONAL EQUIP REPAIR	25,000.00		642.21	2.57	24,357.79
610-815-6371	ELECTRIC/GAS EXPENSE	14,000.00	984.09	4,930.30	35.22	9,069.70
610-815-6373	TELEPHONE SERVICE	1,000.00	33.90	133.42	13.34	866.58
610-815-6380	TESTS	4,000.00	388.08	1,195.54	29.89	2,804.46
610-815-6399	OTHER MAINT & REPAIRS	1,200.00	2,940.00	5,880.00	490.00	4,680.00
610-815-6418	TAX EXPENSE	1,100.00	235.00	444.00	40.36	656.00
610-815-6508	SEWER- POSTAGE	850.00	61.88	304.30	35.80	545.70
670-840-6491	LANDFILL	3,000.00	247.30	789.81	26.33	2,210.19
670-840-6492	GARBAGE	16,000.00	1,230.25	4,921.00	30.76	11,079.00
670-840-6508	LANDFILL/GARBAGE- POSTAGE	1,000.00	61.88	183.26	18.33	816.74
670-840-6535	GARBAGE BAGS	3,000.00				3,000.00
	DIFFERENCE	4,488,105.00	597,539.63	1,547,939.16	34.49	2,940,165.84
	PROOF	4,488,105.00	597,539.63	1,547,939.16	34.49	2,940,165.84



CITY OF HILLS  
REVENUE REPORT  
CALENDAR 10/2014, FISCAL 4/2015

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
001-150-4475	TOWNSHIP CONTRIBUTIONS	44,000.00				44,000.00
001-430-4310	SHELTER RENT- PARKS	250.00		100.00	40.00	150.00
001-950-4000	GEN PROP TAX	351,225.00	130,687.39	144,950.25	41.27	206,274.75
001-950-4100	ALCOHOL LICENSE	450.00		150.00	33.33	300.00
001-950-4105	CIGARETTE PERMIT	75.00				75.00
001-950-4120	BUILDING/CONSTRUCT PERMIT	4,000.00	124.00	8,416.50	210.41	4,416.50-
001-950-4180	URBAN CHICKEN PERMIT	20.00		10.00	50.00	10.00
001-950-4186	GOLF CART PERMIT	10.00	5.00-	20.00	200.00	10.00-
001-950-4300	INTEREST	6,000.00		1,471.40	24.52	4,528.60
001-950-4710	REIMBURSEMENT	16,000.00	70.00	70,956.13	443.48	54,956.13-
001-950-4750	MERCHANDISE SALES	6,500.00		1,578.44	24.28	4,921.56
001-950-4799	MISC REVENUE		516.20	516.20		516.20-
110-210-4300	INTEREST	3,000.00		326.93	10.90	2,673.07
110-210-4430	ROAD USE TAX	68,542.00	7,785.83	26,790.76	39.09	41,751.24
121-950-4090	LOCAL OPTION TAX	65,000.00				65,000.00
121-950-4300	INTEREST			142.24		142.24-
600-810-4500	CHARGES/FEES FOR SERVICES	15,600.00	3,208.17	10,789.35	69.16	4,810.65
600-810-4530	PENALTIES		85.00	220.00		220.00-
600-810-4560	SALES TAXES COLLECTED		2.10	8.40		8.40-
600-810-4820	PROCEEDS FROM DEBT/LOAN	3,798,000.00	503,421.17	1,256,982.95	33.10	2,541,017.05
600-910-4830	TRANSFER IN	60,000.00				60,000.00
610-815-4300	INTEREST	1,700.00		229.90	13.52	1,470.10
610-815-4500	CHARGES/FEES	100,000.00	10,945.00	38,132.45	38.13	61,867.55
610-815-4550	MISC CHARGES			130.00		130.00-
610-815-4560	SALES TAX COLLECTED	900.00	79.30	313.57	34.84	586.43
670-840-4300	INTEREST	1,200.00		319.04	26.59	880.96
670-840-4501	GARBAGE FEES	16,000.00	1,998.66	9,884.32	61.78	6,115.68
670-840-4502	GARBAGE BAGES	3,000.00	50.00-	1,923.00	64.10	1,077.00
	DIFFERENCE	4,561,472.00	658,867.82	1,574,361.83	34.51	2,987,110.17
	PROOF	4,561,472.00	658,867.82	1,574,361.83	34.51	2,987,110.17

pg 9

**PLAN NING & ZONING COMMISSION**

Ron Wolfe

Matt Pantel

Teresa Volk

Gary Hulett

Vacancy

**BOARD OF ADJUSTMENT**

Tanya Lemburg

Judy Cambridge

Scott Hebl

Vacancy

Vacancy

**BOARD OF APPEALS**

Ron Knebel

John Palmer

Roger Slaughter

Larry Culver

Vacancy

October 24, 2014

City of Hills  
201 N. 1<sup>st</sup> Street  
Hills, Iowa 52235

RE: Hills Commercial Park  
Preliminary Plat

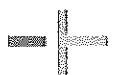
Dear Honorable Mayor and City Council:

We have reviewed the preliminary plat referenced above. The plat is dated October 9, 2014 and contains 45.76 acres and 17 lots. The plat was reviewed based upon The City of Hills code of ordinances Chapter 54 – Subdivision Ordinance and generally accepted engineering practices. The following are our comments:

Comments:

1. The base map needs to be surveyed and updated to reflect existing conditions. All existing access locations need to be shown – Stutsmans second drive is not shown. Show the Stutsmans sanitary sewer on the east side of Oakcrest and this existing sewer as it connects at the lift station site.
2. The proposed sanitary sewer will be deep on the northern end (20' +/-) and will likely require temporary construction easements on the A.P. 97014 parcel. The developer will be responsible for acquiring any easements required for construction.
3. Proposed shared access locations are shown on the plat. Shared access between separate lot owners will require agreements and easements between the Owners at the time of lot development.
4. A significant area of this property is within the flood plain. Development of this ground will need to comply with DNR floodplain rules. Minimum low opening elevations should be provided for affected lots and FEMA map revisions provided by the developer or lot owner as needed for insurance purposes. The developer is responsible for compliance.
5. The plat proposes for the developer to install public sanitary sewer and watermain. We recommend minimum 8" watermain size along Oakcrest Hill Road. The developer is responsible for securing DNR watermain and sanitary sewer construction permits. The City water system is anticipated to be completed late 2015. Pressure and flow data will not be available until completed. It is anticipated that reduced fire flow will be available along this long dead end line and additional maintenance will be required for flushing and maintaining adequate chlorine residual in this line.
6. 45 acres of commercial/industrial property would have the potential of generating 300,000 gallons per day (peak flow) of wastewater based upon DNR guidelines for wastewater flows for commercial/industrial property. This would have a significant impact on the City's wastewater treatment facility and would require major upgrades to the wastewater treatment facility to meet

Project # 114106-0



pg 11

treatment requirements. In order to avoid major upgrades to the wastewater treatment facility, the City may desire to place restrictions on the use either by zoning or agreement. Details of a restriction should be prepared with consideration of the wastewater facility plan currently being prepared by FOX.

We understand that there may be an annexation issue that needs to be resolved prior to plat approval.

Please contact our office if you have questions regarding this report.

Sincerely,

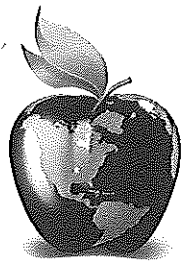
SHIVE-HATTERY, INC.

Kevin P. Trom, P.E.

KPT/bad

Copy: Planning & Zoning members  
Erek Sittig, City Attorney  
Cathy Fitzmaurice-Hill  
Ron Wolfe, Public Works  
Steve Flake, Water System Operator  
Steve Troyer, FOX Engineering  
Duane Musser, MMS Consultants

PH2



# Iowa City Community School District

## Board of Directors

Stephen F. Murley Superintendent of Schools  
1725 North Dodge Street • Iowa City, IA 52245 • (319) 688-1000 • Fax (319) 688-1009 • [www.iowacityschools.org](http://www.iowacityschools.org)

October 13, 2014

Matt Hayek, Mayor  
City Council of Iowa City  
401 East Washington Street  
Iowa City, IA 52240

Mayor John Lundell  
City Council of Coralville  
1512 7<sup>th</sup> Street  
Coralville, IA 52241

Gerry Kuhl, Mayor  
City Council of North Liberty  
3 Quail Creek Circle  
North Liberty, IA 52317

Louise From, Mayor  
City Council of University Heights  
1004 Melrose Avenue  
Iowa City, IA 52246

Tim Kemp, Mayor  
City Council of Hills  
PO Box 345  
Hills, IA 52235

Terrence Neuzil, Chair  
Johnson County Board of Supervisors  
913 South Dubuque Street  
Iowa City, IA 52240

Dear Elected Officials,

We are writing you today on behalf of the Iowa City Community School District Board of Directors. At the September 9, 2014 Board Meeting, the Board of Directors voted to direct the District to contact the municipalities served by the Iowa City Community School District regarding housing patterns and city and county housing regulations that impact the District. Specifically, the Iowa City Community School District Board of Directors would respectfully ask that each municipality and the county codify policies regarding inclusionary zoning, re-invest in areas of our community where there is socio-economic isolation, and place restrictions on rental units and rental density.

We understand that the main responsibility of the school system is to educate *all* children living within our community. We also understand that it is our local municipal governments' responsibility to manage residential growth. While we are cognizant of the fact that it is not within the scope of the District's duties to instruct municipalities on housing patterns and zoning regulations, we do know that these decisions have a direct impact on our educational system. Too often, the District is left trying to navigate a contradictory set of zoning regulations in an attempt to best plan for educating the students of one district who reside in six different municipal communities.

We are reaching out in hopes that we can address the zoning and housing discrepancies in our community from a collective standpoint and can work together toward a unified solution. The District believes that there is the potential for a better approach that provides a greater benefit to our entire community and specifically to our students.

PSB


Change of this magnitude will not take place over night. As a first step, the District requests that each community codify inclusionary zoning in municipal planning. The District would suggest that the municipalities then formulate a joint task force to consider the needs of the community. The District is enthusiastic about being a part of this solution. We look forward to hearing about your work in this area and appreciate your collaboration as we work to educate the students of our community.

Sincerely,



Chris Lynch  
Board President

Sincerely,



Stephen F. Murley  
Superintendent of Schools