

**REGULAR CITY COUNCIL MEETING  
TUESDAY – MAY 5, 2020 – 6:00 PM  
VIA GOTOMEETING**

**AGENDA**

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Approval of the May 5, 2020 agenda
5. Approval of the Consent Agenda – All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion
  - a. Approval of April 21, 2020 regular meeting minutes
6. Resolution 6408 authorizing payment of bills and transfers
7. Public Hearing: Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County
8. Resolution 6409 approving Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County
9. Resolution 6410 approving Preliminary Plat for the Net Lease Development, LLC Burger King on behalf of Pilot Travel Center
10. Resolution 6411 approving the Final Plat for the Net Lease Development, LLC Burger King on behalf of Pilot Travel Center
11. Request from Tru Auto Detail to place a curb cut in the most southerly portion of lot located at the corners of 3442 Lafayette Rd. and River Forest Rd.
12. Request from City Clerk to purchase server in the amount of \$12,615.62 to be shared by 50% with Water Works as budgeted for FY2021
13. Council to consider roadway repairs
14. Request from Public Works Director to replace PTO switch on John Deere 5105M from P & K Midwest in an amount not to exceed \$1,200
15. Council to consider sale of wing plow
16. Public discussion
17. Mayor/Council Reports
18. Adjournment

***Due to the State Public Health Emergency Declaration regarding COVID-19, and the Proclamation of Governor Kim Reynolds dated April 2, 2020, this meeting will be conducted electronically pursuant to Iowa Code 21.8 Members of the public wishing to participate in this meeting are encouraged to do so by [provide information for accessing meeting online or by phone].***

CITY HALL  
EVANSDALE, IOWA, APRIL 21, 2020  
CITY COUNCIL  
TROY BEATTY, MAYOR, PRESIDING

The City Council of the City of Evansdale, Iowa met in regular session, according to law, the rules of said Council and prior notice given each member thereof, VIA Go to Meeting application due to public restrictions set during the COVID-19 pandemic at 6:00 p.m. on the above date. Council members present in order of roll call: Seible, Bender, Walker, Beam, and Dewater. (Beam did not arrive online until 6:05 p.m.) Quorum present.

Seible/Walker to approve April 21, 2020 agenda. Ayes-Four. Motion carried.

Walker/Dewater to approve the following items on the April 21, 2020 consent agenda. a. Approval of April 7, 2020 regular meeting minutes. b. Accept and place on file the minutes and reports from the following Departments, Boards, and Commissions (n/a=not available): Ambulance & Fire Report (March), Building Inspection Report (March), Clerk/Treasurer Report (March), Code Enforcement Report (March), Evansdale Municipal Housing (March), Library (March), Parks & Rec Dept. (n/a), Planning & Zoning (n/a), Police Dept. (March), Storm Water Commission (n/a), and Water Works (n/a). Roll call vote: Ayes-Four.

Seible/Dewater to approve Resolution 6400 authorizing payment of bills and transfers. Councilor Seible questioned funds repeatedly spent on sweeper repair. Mayor Beatty responded that funds spent on the sweeper were approved previously for a belt replacement and funds spent this month were for brush replacement. He also stated that personnel from the City of Waterloo trained our team on alignment of brushes and mechanics that would help in the longevity of the many moving parts. The Mayor also brought attention to several invoices from Aries company that were over a year old as Aries was sending the past due notices to Evendale, OH. Roll call vote: Ayes-Five.

Walker/Bender to open the public hearing: FY2020 Budget Amendment at 6:06 p.m. Roll call vote: Ayes-Five. Proof of publication on file, no public comments were received. Bender/Dewater to close public hearing at 6:07 p.m. Roll call vote: Ayes-Five.

Seible/Walker to approve Resolution 6401 approving the FY2020 Budget Amendment. Roll call vote: Ayes-Five.

Bender/Beam to approve Resolution 6402 approving the transfer from Capital Projects fund to General fund reimbursing loan agreement from FY17/FY18. Roll call vote: Ayes-Five.

Dewater/Walker to approve Resolution 6403 approving the purchase of two generators & transfer switches for the Arbutus Ave and East End Ave Lift Station Project and recommendation of award of project to Cummins, Inc. in the amount of \$57,812. Councilor Beam questioned if we would go out for bid again as one bid was not enough. Mayor Beatty stated that the city followed the bid process, however, we only received one bid. He also stated that Adrian with Bolton and Menk confirmed that Cummins, Inc. would be an excellent company to work with. Clerk Kobliska stated that the bid was advertised on the master builder's website, IA League of Cities website, and the City website so all bid requirements had been met. Councilor Seible requested that we table the request and send it out for bid again. Councilor Dewater stated that he was satisfied with the bid and made motion approve. Roll call vote: Ayes-Three. Nays-Two. (Seible and Beam).

Dewater/Bender to approve Resolution 6404 approving compensation for Wastewater General Laborer - Shianne Rasmussen. Roll call vote: Ayes-Five.

Walker/Dewater to approve Resolution 6405 approving compensation for Public Works - Temporary/Seasonal General Laborer - Cody Paine. Roll call vote: Ayes-Five.

Dewater/Bender to approve Resolution 6406 setting date of public hearing on the adoption of the Multi-Jurisdictional Hazard Mitigation Plan for the Black Hawk County. Mayor Beatty stated that this was a county wide hazard plan that needed to be update and approved every five years. Once all cities in Black Hawk County reviewed the plan, make any necessary updates it would be sent to the state for approval. Roll call vote: Ayes-Five.

Bender/Beam to approve Resolution 6407 approving the destruction of documents according to State of Iowa Code 372.13(5). Mayor Beatty asked Clerk Kobliska to explain the process. Clerk Kobliska responded that the city followed the State of Iowa retention rules on destruction of records, however, only hard copies were being destroyed as important documents were scanned into Laserfiche. Roll call vote: Ayes-Five.

Public discussion: None.

Mayor/Council Reports: Mayor Beatty stated another platform available to Iowans is Test Iowa. An individual can access the Test Iowa website, answer a series of questions, and know if they need further testing. However, they are sending them to a drive-up testing unit to be located at Crossroads mall which held a lot of concerns of its own. This will bring people from out of this area to get tested that would possibly increase our exposure of COVID-19 in Black Hawk County. Councilor Dewater questioned what the Mayor's take on the Governor's response was. Mayor Beatty responded that he personally believed that the Governor was doing a great job for something that has not happened to our country in over 100 years. Dewater hoped that the Governor was not making a political call to not shut down Tyson's. Mayor Beatty responded that shutting down Tyson's would not be a good decision as farmer's would be forced to euthanize their livestock, however, he signed the letter for a temporary closure to sanitize

Mayor Beatty further stated that the city had been working on some plans for future development. However, he wanted to wait to move forward when the council and community could resume a public meeting. He also discussed that there were some issues with the preliminary plans for the Burger King development and that they may need another variance to allow an ample easement for Doris Drive roadway maintenance and future roadway repairs. Councilor Seible questioned why there were issues with the Burger King development. Beatty responded that the Flying J plat was never recorded, therefore, BK engineers were utilizing plans on file, but roadway was constructed differently from original plans.

Mayor Beatty also discussed that the repairs of the televising camera were not covered under our insurance plan as the city raised the deductible in order to save funds back in 2015, however, we saved over \$11,285 in premium costs over that time period.

There being no further discussion, Seible/Bender to adjourn the meeting at 6:34 p.m. Motion carried.

ATTEST:

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Troy Beatty, Mayor

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DeAnne Kobliska, City Clerk

**RESOLUTION 6408**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, THAT  
THE FOLLOWING BILLS BE PAID AND THE TRANSFERS ARE HEREBY ALLOWED**

ABC EMBROIDERY	FD-UNIFORM SHIRTS-GIPPER-6	139.50
ALLEN MEMORIAL	RU-DOT DRUG TEST	26.00
	RU-PRE-EMPLOY PHYSICAL	147.00
	RU-DOT DRUG TEST	26.00
	<b>TOTAL</b>	<b>199.00</b>
ASPRO	RU-COLD PATCH	386.28
BHC SHERRIFF	PD-ANNUAL TRAINING RANGE USAGE	500.00
BH CO LANDFILL	RU-CLEAN UP FEES 4024 LAFAYETTE	61.26
	RU-CLEAN UP FEES 4024 LAFAYETTE	226.88
	<b>TOTAL</b>	<b>288.14</b>
BOUND TREE	PD-FIRST AID KIT-1	14.75
	FD-MEDICAL SUPPLIES	55.76
	FD-FIRST AID KIT-1	14.75
	LIB-FIRST AID KIT-1	14.75
	CH-FIRST AID KIT-1	14.75
	RU-FIRST AID KIT-8	118.00
	SR-FIRST AID KIT-4	59.00
	<b>TOTAL</b>	<b>291.76</b>
CENTURY LINK	SR-INTERNET	78.99
CITY LAUNDERING	LIB-MONTHLY MATS	44.28
	CH-MONTHLY MATS	77.15
	<b>TOTAL</b>	<b>121.43</b>
COURIER	PY-PH BUDGET AMENDMENT	124.99
	PY-4/7 MINUTES/BILLS	140.87
	PY-PH HAZARD MITIGATION	23.56
	<b>TOTAL</b>	<b>289.42</b>
CREATIVE IMPACT	DISC GOLF SIGNS	12.00
D & D TIRE	PK-Z TURN TIRE RPR	25.00
FELD EQUIPMENT	FD-NAME BADGE-UTHE	85.00
IOWA ONE CALL	RU-MARCH LOCATES	7.80
	SR-MARCH LOCATES	7.80
	<b>TOTAL</b>	<b>15.60</b>
A-03/03/20 K & W ELECTRIC	PD-LED LIGHTING	8,225.00
	FD-LED LIGHTING	8,225.00
	<b>TOTAL</b>	<b>16,450.00</b>
KEYSTONE	SR-LAB TESTING	120.00
MARC	RU-TACKLE-COLD PATCH	182.31
MEDIACOM	PD-INTERNET/83849500300902	128.45
	FD-INTERNET/83849500300902	128.45
	BI-INTERNET/83849500300904	47.38
	CH-INTERNET/83849500300904	47.38
	RU-INTERNET/83849500300903	96.90
	RU-INTERNET/83849500300001	136.90
	RU-INTERNET/83849500300904	47.38
	SR-INTERNET/83849500300904	47.38
	<b>TOTAL</b>	<b>680.22</b>
MENARDS	PK-GRASS SEED/SUPPLIES	119.29
	CH-SINK PARTS	18.58
	<b>TOTAL</b>	<b>137.87</b>
O'REILLY AUTO PARTS	PK-OIL/OIL FILTERS	31.64
P & K MIDWEST	RU-MIRROR/HOSE #65	79.19
	RU-HOSE #65	17.48
	SR-SEAL/OIL/FILTERS	176.33
	<b>TOTAL</b>	<b>273.00</b>
PLATINUM PEST	LIB-PEST SERVICE	11.25

	LIB-PEST SERVICE	33.75
	<b>TOTAL</b>	<b>45.00</b>
STAPLES	CH-IPAD	296.50
	CH-IPAD CASE	36.49
	CH-OFFICE CHAIR	199.99
	<b>TOTAL</b>	<b>532.98</b>
TYLER TECHNOLOGIES	FY21 SOFTWARE MAINT	4,940.45
UTILITY EQUIPMENT	SR-MORRELL MANHOLE LIFT	119.00
WATCHGUARD	PD-BODY CAM CLIPS	288.00
WEBER AND HAZLET	RU-FUEL PUMP #57	692.33
WEBER PAPER	PD-TISSUE PAPER	33.47
	FD-TISSUE PAPER	33.47
	<b>TOTAL</b>	<b>66.94</b>

001 GENERAL FUND	7,457.15
002 CAPITAL IMPROVEMENT	16,674.50
005 STREETS	96.90
110 ROAD USE TAX	2,154.81
610 SEWER FUND	608.50
<b>GRAND TOTAL:</b>	<b>26,991.86</b>

**PREPAYS:**

85100	AFLAC	P/R DEDUCTION	76.44
85101	METLIFE	LIFE/DENTAL/VISION	2,266.72
85103	MFPRSI	RETIREMENT	10,727.21
85104	POLICE ASSOC	P/R DEDUCTION	60.00
85105	WELLMARK	HEALTH INS	13,422.52
DRAFT	ADVANTAGE ADMIN	HEALTH INS	473.39
DRAFT	IPERS	RETIREMENT	7,076.78
DRAFT	TREAS-STATE OF IA	P/R DEDUCTION	3,417.00
DRAFT	WINDSTREAM	MARCH PHONES	461.59
	<b>TOTAL PREPAYS</b>		<b>37,981.65</b>

**MARCH PAYROLL**

EFTPS	19,005.01
BIWEEKLY PR	55,094.23
FIRE PAYROLL	2,683.63
COUNCIL PR 1ST QTR	1,800.49
<b>TOTAL</b>	<b>78,583.36</b>

**APRIL PAYROLL**

EFTPS	22,526.37
BIWEEKLY PR	59,637.92
FIRE PAYROLL	3,261.69
<b>TOTAL</b>	<b>85,425.98</b>

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, ON THE DAY OF MAY 2020**

**ATTEST:**

\_\_\_\_\_  
Troy Beatty, Mayor

\_\_\_\_\_  
DeAnne Kobliska, City Clerk

**RESOLUTION 6409**

**A RESOLUTION OF THE CITY COUNCIL OF EVANSDALE, IOWA,  
ADOPTING A MULTI-JURISDICTIONAL HAZARD MITIGATION  
PLAN FOR BLACK HAWK COUNTY**

**WHEREAS**, the City Council of the City of Evansdale, Iowa has agreed to participate in the development of a Multi-Jurisdictional Hazard Mitigation Plan (“Plan”) for Black Hawk County; and

**WHEREAS**, Black Hawk County, Iowa has received funding through the Hazard Mitigation Grant Program for the development of said Plan; and

**WHEREAS**, the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan has been prepared in accordance with FEMA requirements at 44 C.F.R. 201.6; and

**WHEREAS**, the City of Evansdale participated in the formulation of said Plan through community representation on the Hazard Mitigation Planning Committee (“Committee”); and said Committee has recommended the adoption of said Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan; and

**WHEREAS**, a Public Hearing has been held for the purpose of obtaining citizen input on said Plan.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Evansdale, Iowa herewith adopts the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan, incorporating into the Plan citizen comments and future FEMA and IHSEMD recommendations.

**PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF MAY 2020**

**ATTEST:**

\_\_\_\_\_  
**Troy Beatty, Mayor**

\_\_\_\_\_  
**DeAnne Kobliska, City Clerk**

**RESOLUTION 6410**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, ACCEPTING AND APPROVING THE PRELIMINARY PLAT FOR THE NET LEASE DEVELOPMENT, LLC BURGER KING ON BEHALF OF PILOT TRAVEL CENTER**

**WHEREAS**, the Evansdale Planning and Zoning Commission of the City of Evansdale, Iowa, did on the 30<sup>th</sup> day of April, 2020, at a meeting of said Planning and Zoning Commission, approve the Preliminary Plat for The Net Lease Development, LLC Burger King On Behalf Of Pilot Travel Center, and further recommended acceptance and approval thereof by the City Council of the City of Evansdale, Iowa; and

**WHEREAS**, the City Council of the City of Evansdale has reviewed said Preliminary Plat and has recommended its approval; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Evansdale, Iowa, that the attached plat heretofore filed to be known as:

The certain property involved located at 445 Evansdale Drive, legally described as:

A tract of land lying in Blocks 1, 2, 3, 4 & 6 of Ray-Mar Addition and in part of the Southwest Quarter of Section 4, Township 88 North, Range 12 West of the Fifth Principal Meridian, City of Evansdale, Blackhawk County, Iowa being more particularly described as follows;

Commencing at the Southeast corner of said Southwest Quarter; thence North 01 degrees 52 minutes 40 seconds West along the East line of said Southwest Quarter a distance of 1323.02 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 02 minutes 48 seconds West along the North line of the Southeast Quarter of said Southwest Quarter a distance of 95.35 feet to a point on the Northerly right-of-way of Evansdale Road; thence leaving said North line South 48 degrees 41 minutes 12 seconds West along said Northerly right-of-way a distance of 209.16 feet to a found iron pin and the True Point of Beginning; thence continuing along said Northerly right-of-way the following four courses; South 48 degrees 41 minutes 12 seconds West a distance of 676.10 feet to a found iron pin; thence South 59 degrees 15 minutes 20 seconds West a distance of 305.24 feet to a found iron pin; thence South 82 degrees 24 minutes 57 seconds West a distance of 282.09 feet to a found iron pin; thence North 86 degrees 07 minutes 54 seconds West a distance of 155.12 feet to a found iron pin; thence leaving said Northerly right-of-way North 00 degrees 33 minutes 50 seconds West a distance of 634.30 feet to a found iron pin; thence North 89 degrees 08 minutes 58 seconds East a distance of 934.51 feet to a found iron pin; thence South 02 degrees 01 minutes 12 seconds East a distance of 24.68 feet to a found iron pin; thence North 88 degrees 49 minutes 08 seconds East a distance of 275.58 feet to the True Point of Beginning, containing 12.29 acres more or less.

**BE IT FURTHER RESOLVED**, by the City Council of the City of Evansdale, Iowa accepting, and approving said Preliminary Plat for The Net Lease Development, LLC Burger King on behalf of Pilot Travel Center, City of Evansdale, Iowa.

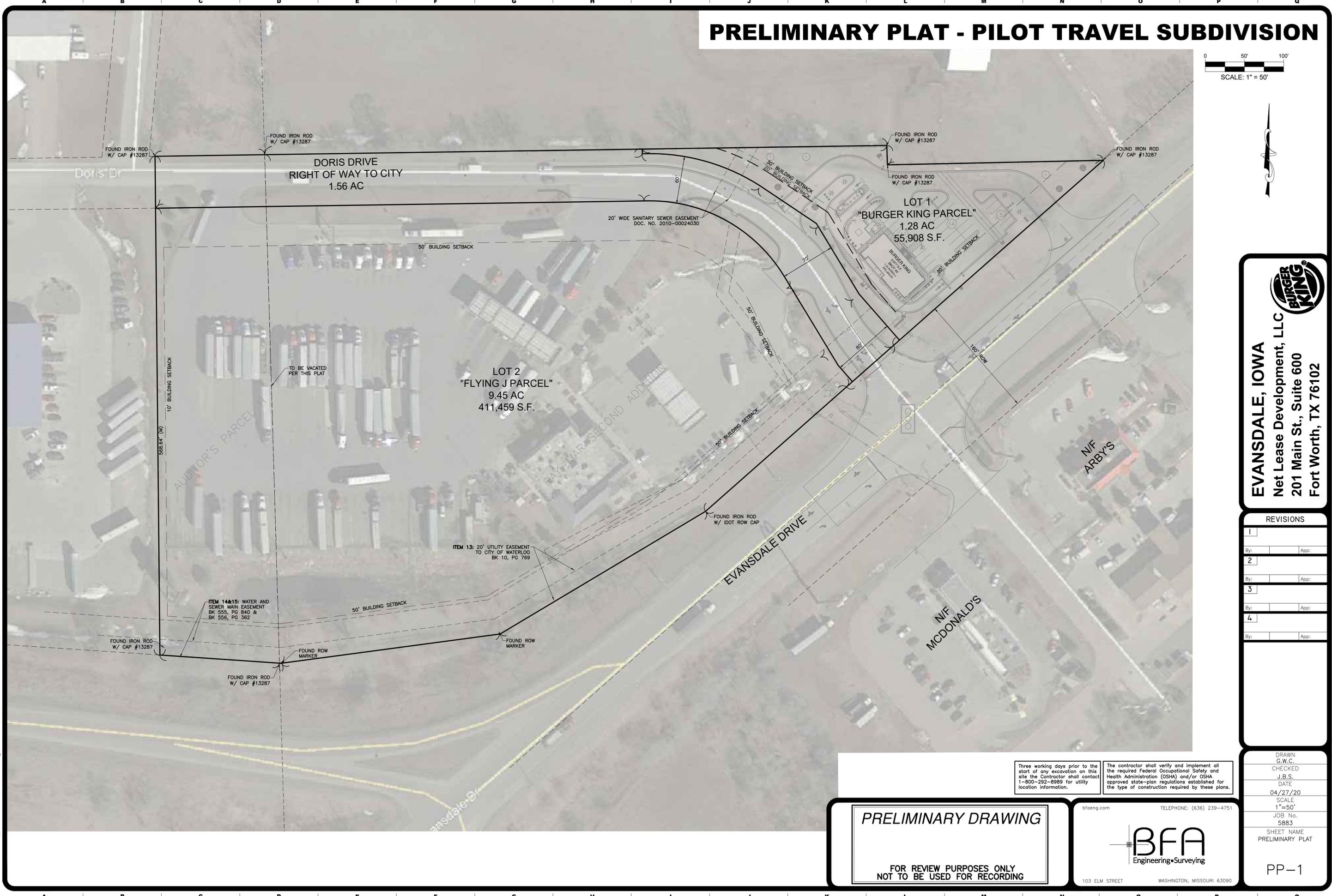
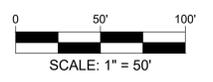
**PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF MAY 2020**

**ATTEST:**

\_\_\_\_\_  
**Troy Beatty, Mayor**

\_\_\_\_\_  
**DeAnne Kobliska, City Clerk**

# PRELIMINARY PLAT - PILOT TRAVEL SUBDIVISION



**BURGER KING**  
**EVANSDALE, IOWA**  
 Net Lease Development, LLC  
 201 Main St., Suite 600  
 Fort Worth, TX 76102

REVISIONS	
1	By: _____ App: _____
2	By: _____ App: _____
3	By: _____ App: _____
4	By: _____ App: _____

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-292-8989 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR RECORDING

bfaeng.com TELEPHONE: (636) 239-4751

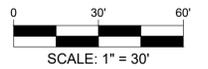
**BFA**  
 Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN G.W.C.  
 CHECKED J.B.S.  
 DATE 04/27/20  
 SCALE 1"=50'  
 JOB No. 5883  
 SHEET NAME PRELIMINARY PLAT  
 PP-1

P:\Vault\5883\_Evansdale IA Tasty King\5883 Survey\5883 Preliminary Plat.dwg 4/27/2020 4:55 PM

# GRADING PLAN

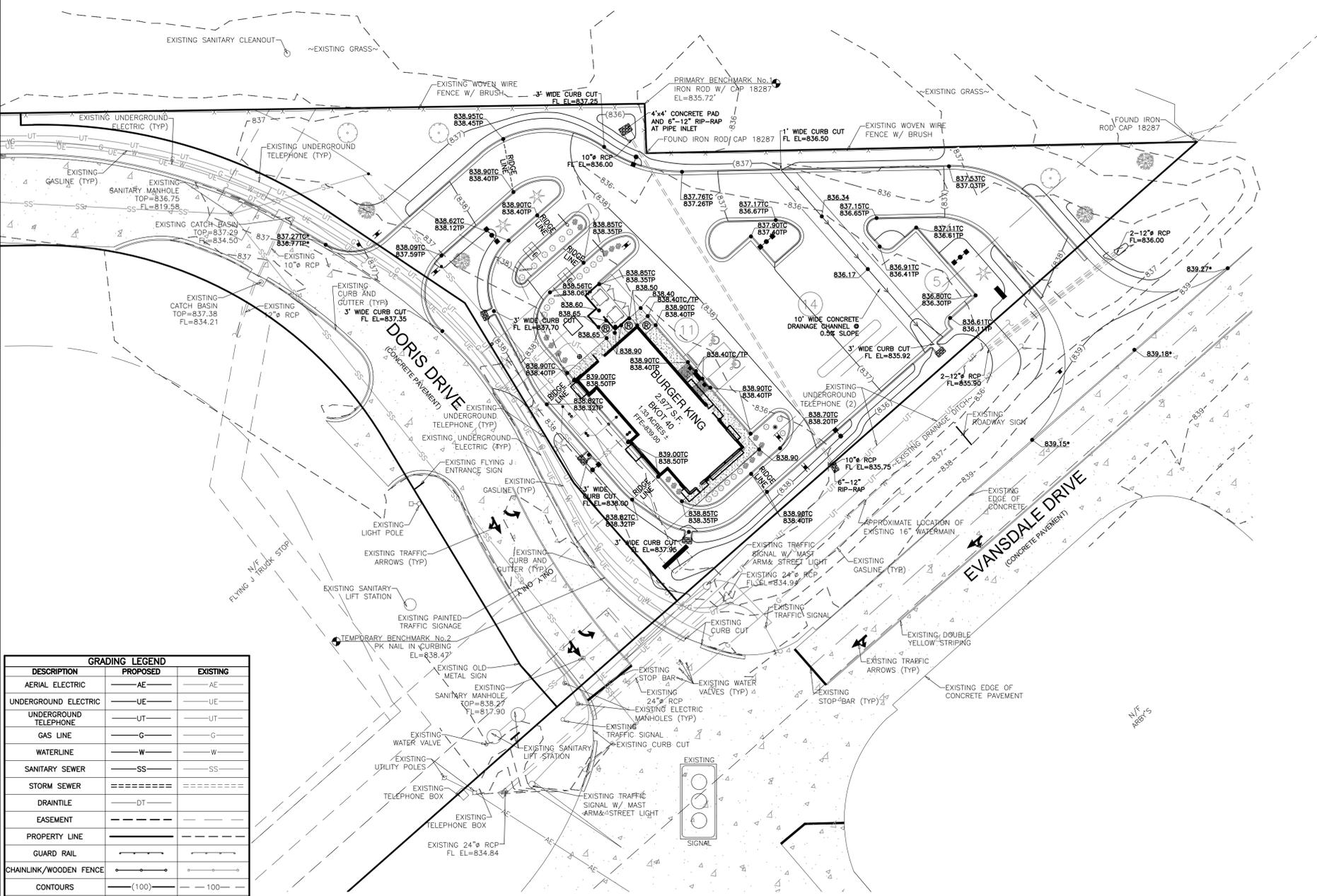


### GRADING NOTES:

- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
- Primary Benchmark - Bearings referenced to Grid North of the Iowa Coordinate System, North Zone and elevations referenced to NAD83 (2011) (Epoch 2010.00) utilizing the Iowa RTN (US Foot).  
 Primary Benchmark No. 1 - Found Iron Rod with Cap along north property line  
 Northing = 3633463.6460  
 Easting = 5258318.7290  
 Elevation = 835.72'  
 Temporary Benchmark No. 2 - PK Nail in Curbing  
 Northing = 3633227.5260  
 Easting = 5258288.8570  
 Elevation = 838.47'
- This site scales within Zone X, "Areas Determined to be Outside the 0.2% Annual Chance Floodplain," according to FEMA Flood Insurance Rate Map No. 19013C0309F, Panel 309 of 500; Said Map Effective July 18, 2011.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
- All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, fertilize, water, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- The earthwork for all building foundations and slabs shall be in accordance with Building Plans & Specifications. All contractors shall refer to the Erosion and Sediment Control Plan throughout construction.
- The contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to the Erosion and Sediment Control Plan throughout construction.
- The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenches and deep excavations will be required during construction.
- The sitework for this project shall meet or exceed applicable AHJ Specifications, permit requirements, and manufacturer specifications.
- Contractor shall refer to architectural plans for exact locations and dimensions of entrances, exit doors, downspouts, roof drains, pavement dimensions, and existing building utility entrance locations.
- Layers of pavement shall be placed perpendicular to each other with the final layer perpendicular to the finished contours on parking lot.
- All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the Contractor's expense.
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the contractor.
- Prior to placement of the base rock within the parking lot, the entire area shall be proof rolled with a loaded tandem axle dump truck, having no more than 3 axles and weighing a minimum of 40,000 pounds.
- Due to seasonal variations in rainfall and the groundwater level, the Contractor may be required to use light earth moving equipment to minimize pumping.
- The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1/4" per cent.
- The minimum depth of cover for waterlines on this site is 72 inches, per Waterloo Water Works. Actual depths of existing waterlines may vary.
- Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the BFA and appropriate modifications will be issued.
- The edges of all pavement and curb sections shall be sawcut. Remaining pavement and curb sections shall have clean, smooth edges. Depending on Contractor's Means and Methods, this may mean more than one sawcut will be necessary. All debris from removal operations must be removed from the site at the time of excavation/demolition, stockpiling of debris will not be permitted.
- All ramps and sidewalks shall meet Jurisdiction and ADA Rules/Regulations. Handrails shall be required on all ramps (sidewalk routes exceeding 1':20"H shall be constructed as ramps) that have a vertical change greater than 6 inches. Cross slopes on all sidewalks shall not exceed 2 percent.

### SOIL PREPARATION AND COMPACTION

Within all construction areas and five feet beyond, existing utilities, structures, foundations, footings, slabs, pavements, and related below-grade components to be abandoned shall be properly demolished and the debris removed from the site, unless specifically noted otherwise. Existing utilities, catch basins and septic fields, as well as their associated backfill, shall be removed from the site, unless specifically noted to remain. Excavations resulting from the removal of existing site improvements shall be backfilled with properly compacted fill material meeting site specific specifications. Excavations shall be protected from extreme temperatures, precipitation, and construction disturbances. Areas to be cut or to receive fill shall be stripped of any surface vegetation and/or organic topsoil. The stripings shall be removed from the site and/or stockpiled for later placement in landscaped or common ground areas. Masonry rubble, rocks, and pavement broken to less than 3 inches in maximum dimension may be used as fill, if properly blended with acceptable soil and placed as approved by the site testing firm. Prior to compaction, soils may require moisture adjustment. The entire site shall be proof-rolled by systematically passing over the subgrade to achieve appropriate coverage with proper compaction or loaded construction equipment, and observing the subgrade for pockets of excessively soft, wet, or otherwise unacceptable materials. Remove, replace, and/or repair unsuitable areas with suitable material meeting site specific specifications prior to placement of additional fill, then proof-roll again. Proof-roll passes shall be limited, particularly on silty subgrades, to reduce the potential for pumping of moisture from within the soil. Fill material shall be free of organics, debris, other deleterious material, shall contain no chemicals that may result in the material being classified as "contaminated", shall not contain rocks greater than three (3) inches in size, and shall be placed in loose lifts not to exceed eight (8) inches in thickness. Below foundations and within 1 foot below pavements fill material shall be mechanically compacted to at least 98 percent of its Standard Proctor Maximum dry density (ASTM D 698) within a moisture content range of -2 to +3 percent for low plasticity fine grained material, or 95 percent for coarse-grained/granular material. Below floor slabs and more than 1 foot below pavements, fill material shall be mechanically compacted to at least 95 percent of its Standard Proctor Maximum dry density (ASTM D 698). Fill material shall be low-plastic with a maximum liquid limit of 45 and a maximum plasticity index of 25. Soils and aggregate unstable due to moisture or disturbance shall be scarified, dried, and recompacted; or undercut to a suitable bearing subgrade and replaced with compacted fill material. Existing fill was encountered onsite and shall be over-excavated and replaced/compacted with suitable fill material beneath foundations, floor slabs, and pavements. The contractor shall at a minimum overexcavate existing fill material 2 ft. below foundations, floor slabs, and pavements unless otherwise advised by Owner, Construction Testing Firm, and Engineer. The over excavation shall extend at least 2 feet beyond the outside edge of the footings and building footprint to facilitate uniform compaction of the replacement materials, and may require additional widening at the building corners to allow proper access for proper compaction. The over excavation shall be backfilled with properly compacted low plastic soil or 1-inch minus crushed limestone. If clean rock is used as backfill material, it must be drained to daylight or to a sump with a pump. Contractor shall notify BFA if clean rock is used so underdrains and/or drain tile within the clean rock backfill can be designed/coordinated to daylight/drain. The footings and floor slab would then be constructed on the newly placed fill. Refer to the Building Plans for any additional earthwork criteria associated with the building pad preparation and to the geotechnical report for additional requirements, recommendations, and remediation associated with the site soils. All earthwork activities, soil remediation performed, and underdrains to be installed shall be included in the contractor's base bid.



GRADING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
WATERLINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	=====	=====
DRAIN TILE	—DT—	—DT—
EASEMENT	-----	-----
PROPERTY LINE	-----	-----
GUARD RAIL	—GR—	—GR—
CHAINLINK/WOODEN FENCE	—CF—	—CF—
CONTOURS	—(100)—	—(100)—
UTILITY POLE	•	•
GUARD POST	•	•
SANITARY MANHOLE	•	•
WATER VALVE	•	•
FIRE HYDRANT	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	■	■
SOIL BORING	⊗	⊗

RETAINING WALL ABBREVIATIONS	
TW (FINISH GRADE AT TOP OF WALL)	—TW—
BW (BOTTOM OF WALL AT FOOTING)	—BW—

SPOT GRADE LEGEND	
TOP OF CURB	•
PAVEMENT ELEVATION	•
CURB/SIDEWALK	•
INTERIOR PAVEMENT/GROUND ELEVATIONS	•
GUTTER ELEVATION	•
FACE OF CURB	•
PAVEMENT ELEVATION TO MATCH EXISTING	•
TOP OF SIDEWALK	•

ABBREVIATION LEGEND	
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND/OR FORMERLY
DS	DOWNSPOUT
Ⓢ	ADA ACCESSIBLE RAMP

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-292-8989 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION

bfaeng.com TELEPHONE: (636) 239-4751

**BFA**  
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

**BURGER KING**

**EVANSDALE, IOWA**  
Net Lease Development, LLC  
201 Main St., Suite 600  
Fort Worth, TX 76102

REVISIONS	
1	By: App:
2	By: App:
3	By: App:
4	By: App:

DRAWN	G.W.C.
CHECKED	J.B.S.
DATE	04/27/20
SCALE	1"=30'
JOB No.	5883
SHEET NAME	GRADING PLAN
GR-1	

P:\Vault\5883\_Evansdale IA Tasty King\5883 Plan Sheets\5883 Grading Plan.dwg  
4/27/2020 4:59 PM

**RESOLUTION 01-2020**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EVANSDALE, IOWA, APPROVING THE PRELIMINARY PLAT FOR THE NET LEASE DEVELOPMENT, LLC BURGER KING ON BEHALF OF PILOT TRAVEL CENTER**

**WHEREAS**, the Planning and Zoning Commission at their meeting on April 30, 2020, duly considered and approved the preliminary plat for the for the Net Lease Development, LLC Burger King on behalf of Pilot Travel Center; and

**WHEREAS**, the certain property involved is located at 445 Evansdale Drive, legally described as:

A tract of land lying in Blocks 1, 2, 3, 4 & 6 of Ray-Mar Addition and in part of the Southwest Quarter of Section 4, Township 88 North, Range 12 West of the Fifth Principal Meridian, City of Evansdale, Blackhawk County, Iowa being more particularly described as follows;

Commencing at the Southeast corner of said Southwest Quarter; thence North 01 degrees 52 minutes 40 seconds West along the East line of said Southwest Quarter a distance of 1323.02 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 02 minutes 48 seconds West along the North line of the Southeast Quarter of said Southwest Quarter a distance of 95.35 feet to a point on the Northerly right-of-way of Evansdale Road; thence leaving said North line South 48 degrees 41 minutes 12 seconds West along said Northerly right-of-way a distance of 209.16 feet to a found iron pin and the True Point of Beginning; thence continuing along said Northerly right-of-way the following four courses; South 48 degrees 41 minutes 12 seconds West a distance of 676.10 feet to a found iron pin; thence South 59 degrees 15 minutes 20 seconds West a distance of 305.24 feet to a found iron pin; thence South 82 degrees 24 minutes 57 seconds West a distance of 282.09 feet to a found iron pin; thence North 86 degrees 07 minutes 54 seconds West a distance of 155.12 feet to a found iron pin; thence leaving said Northerly right-of-way North 00 degrees 33 minutes 50 seconds West a distance of 634.30 feet to a found iron pin; thence North 89 degrees 08 minutes 58 seconds East a distance of 934.51 feet to a found iron pin; thence South 02 degrees 01 minutes 12 seconds East a distance of 24.68 feet to a found iron pin; thence North 88 degrees 49 minutes 08 seconds East a distance of 275.58 feet to the True Point of Beginning, containing 12.29 acres more or less.

**NOW THEREFORE, BE IT RESOLVED**, by the Planning and Zoning Commission of the City of Evansdale, Iowa, that the preliminary plat for the for the Net Lease Development, LLC Burger King on behalf of Pilot Travel Center be approved and forwarded to the Evansdale City Council for consideration.

**PASSED AND APPROVED THIS 30<sup>TH</sup> DAY OF APRIL 2020**

**ATTEST:**

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Vice Chairman**

**RESOLUTION 6411**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, ACCEPTING AND APPROVING THE FINAL PLAT FOR THE NET LEASE DEVELOPMENT, LLC BURGER KING ON BEHALF OF PILOT TRAVEL CENTER**

**WHEREAS**, it is in the best interest of the City of Evansdale to approve the development of The Net Lease Development, LLC Burger King on behalf of Pilot Travel Center; and

**WHEREAS**, the Planning and Zoning Commission at their meeting on the 30<sup>th</sup> of April 2020 has reviewed said Final Plat and has recommended its approval; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Evansdale, Iowa that the said City Council approves and accepts the attached Final Plat, legally described as:

The certain property involved located at 445 Evansdale Drive, legally described as:

A tract of land lying in Blocks 1, 2, 3, 4 & 6 of Ray-Mar Addition and in part of the Southwest Quarter of Section 4, Township 88 North, Range 12 West of the Fifth Principal Meridian, City of Evansdale, Blackhawk County, Iowa being more particularly described as follows;

Commencing at the Southeast corner of said Southwest Quarter; thence North 01 degrees 52 minutes 40 seconds West along the East line of said Southwest Quarter a distance of 1323.02 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 02 minutes 48 seconds West along the North line of the Southeast Quarter of said Southwest Quarter a distance of 95.35 feet to a point on the Northerly right-of-way of Evansdale Road; thence leaving said North line South 48 degrees 41 minutes 12 seconds West along said Northerly right-of-way a distance of 209.16 feet to a found iron pin and the True Point of Beginning; thence continuing along said Northerly right-of-way the following four courses; South 48 degrees 41 minutes 12 seconds West a distance of 676.10 feet to a found iron pin; thence South 59 degrees 15 minutes 20 seconds West a distance of 305.24 feet to a found iron pin; thence South 82

degrees 24 minutes 57 seconds West a distance of 282.09 feet to a found iron pin; thence North 86 degrees 07 minutes 54 seconds West a distance of 155.12 feet to a found iron pin; thence leaving said Northerly right-of-way North 00 degrees 33 minutes 50 seconds West a distance of 634.30 feet to a found iron pin; thence North 89 degrees 08 minutes 58 seconds East a distance of 934.51 feet to a found iron pin; thence South 02 degrees 01 minutes 12 seconds East a distance of 24.68 feet to a found iron pin; thence North 88 degrees 49 minutes 08 seconds East a distance of 275.58 feet to the True Point of Beginning, containing 12.29 acres more or less.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

City of Evansdale, Black Hawk County, Iowa.

**BE IT FURTHER RESOLVED** and is hereby accepted and approved, and the Mayor and the City Clerk are hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Black Hawk County, Iowa.

**PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF MAY 2020**

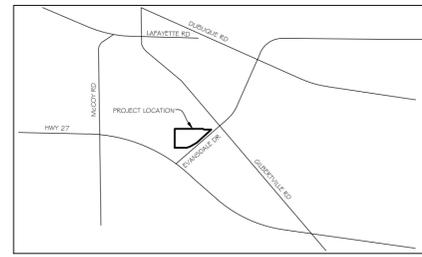
**ATTEST:**

\_\_\_\_\_  
**Troy Beatty, Mayor**

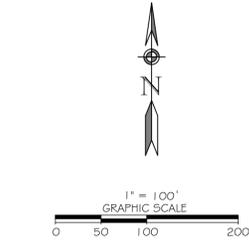
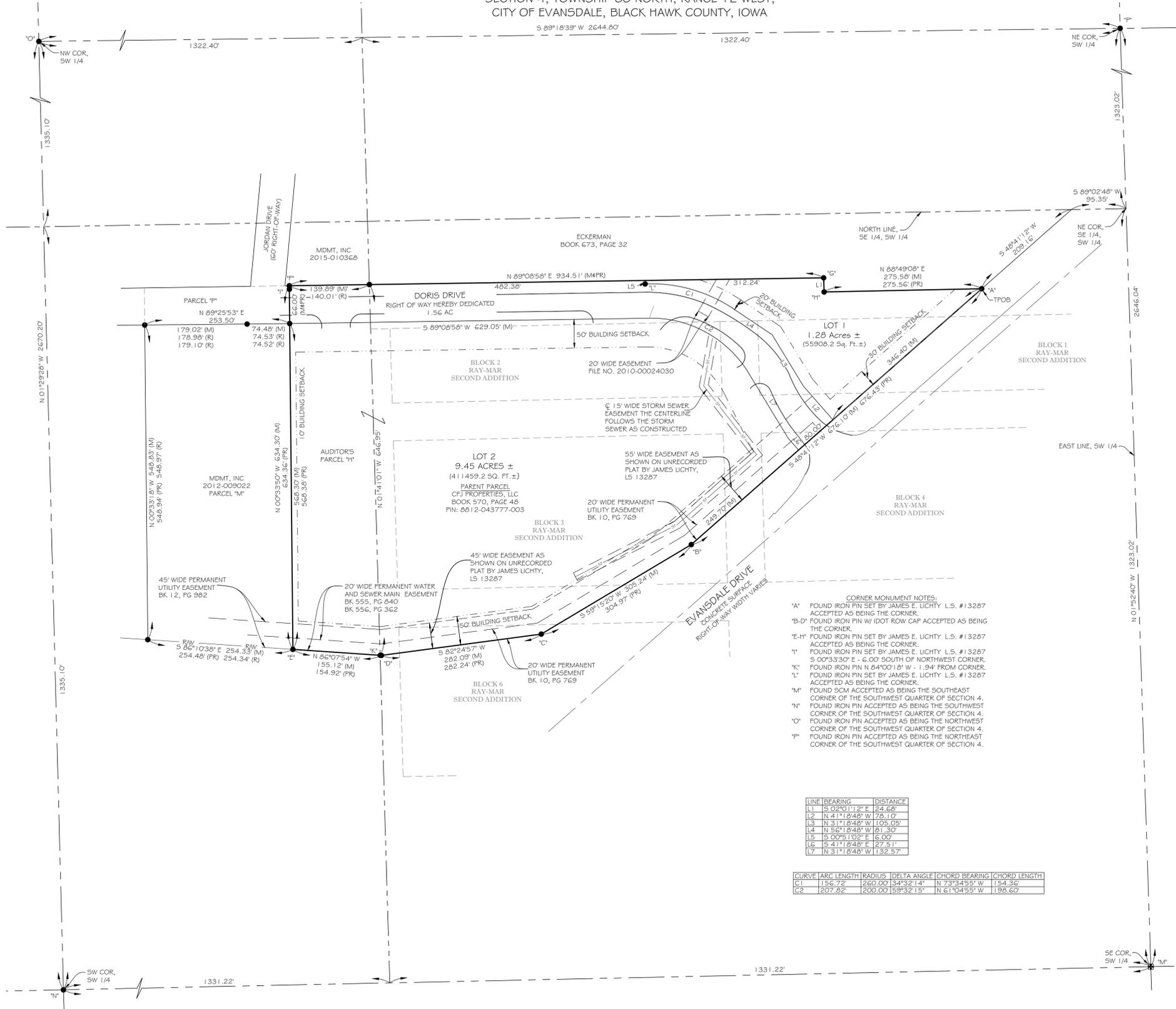
\_\_\_\_\_  
**DeAnne Kobliska, City Clerk**

**FINAL PLAT - PILOT TRAVEL SUBDIVISION**

A TRACT BEING PART OF BLOCKS 1, 2, 3, 4 & 6 IN  
RAM-MAR ADDITION AND PART THE SOUTHWEST QUARTER OF  
SECTION 4, TOWNSHIP 88 NORTH, RANGE 12 WEST,  
CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA



VICINITY MAP  
NOT TO SCALE



- Legend**
- #5 REBAR SET
  - IRON PIN/PIPE FOUND
  - MONUMENT
  - TPOB TRUE POINT OF BEGINNING
  - (M) DISTANCE MEASURED THIS SURVEY
  - (PR) DISTANCE PER UNRECORDED PLAT BY MMS CONSULTANTS, JAMES LICHTY, LS 13287,
  - (DR) DISTANCE PER DEED RECORD
  - (R) RECORD DISTANCE
  - RW — RIGHT-OF-WAY
  - ST — STORM SEWER
  - — — BUILDING SET BACK LINE

**ZONING:**  
C2 - COMMERCIAL DISTRICT

**OWNER:**  
PILOT TRAVEL CENTERS, LLC  
5508 LONAS DRIVE  
KNOXVILLE, TN 37909

**PLAT PREPARED BY:**  
FOUR POINTS LAND SURVEYING & ENGINEERING  
17 NORTHPORT PLAZA  
HANNIBAL, MO 63401

- CORNER MONUMENT NOTES:**
- "A" FOUND IRON PIN SET BY JAMES E. LICHTY L.S. #13287 ACCEPTED AS BEING THE CORNER.
  - "B-D" FOUND IRON PIN W/ IDOT ROW CAP ACCEPTED AS BEING THE CORNER.
  - "E-H" FOUND IRON PIN SET BY JAMES E. LICHTY L.S. #13287 ACCEPTED AS BEING THE CORNER.
  - "I" FOUND IRON PIN SET BY JAMES E. LICHTY L.S. #13287 S 0°33'30" E - 6.00' SOUTH OF NORTHWEST CORNER.
  - "K" FOUND IRON PIN N 64°00'18" W - 1.94' FROM CORNER.
  - "L" FOUND IRON PIN SET BY JAMES E. LICHTY L.S. #13287 ACCEPTED AS BEING THE CORNER.
  - "M" FOUND SCM ACCEPTED AS BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4.
  - "N" FOUND IRON PIN ACCEPTED AS BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4.
  - "O" FOUND IRON PIN ACCEPTED AS BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4.
  - "P" FOUND IRON PIN ACCEPTED AS BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4.

LINE	BEARING	DISTANCE
L1	S 02°01'12" E	24.62'
L2	N 41°18'48" W	78.10'
L3	N 31°18'48" W	105.05'
L4	N 56°18'48" W	81.30'
L5	S 00°51'02" E	6.00'
L6	S 41°18'48" E	27.51'
L7	N 31°18'48" W	132.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.72'	260.00'	34°32'14"	N 73°34'55" W	154.36'
C2	207.62'	200.00'	59°32'15"	N 61°04'55" W	198.60'

**SUGGESTED PROPERTY DESCRIPTION**  
12.29 ACRES

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF EVANSDALE, BLACKHAWK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 52 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.02 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 02 MINUTES 48 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER A DISTANCE OF 95.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EVANSDALE ROAD; THENCE LEAVING SAID NORTH LINE SOUTH 48 DEGREES 41 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 209.16 FEET TO A FOUND IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR COURSES; SOUTH 48 DEGREES 41 MINUTES 12 SECONDS WEST A DISTANCE OF 676.10 FEET TO A FOUND IRON PIN; THENCE SOUTH 59 DEGREES 15 MINUTES 20 SECONDS WEST A DISTANCE OF 305.24 FEET TO A FOUND IRON PIN; THENCE SOUTH 82 DEGREES 24 MINUTES 57 SECONDS WEST A DISTANCE OF 282.09 FEET TO A FOUND IRON PIN; THENCE NORTH 86 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 155.12 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 00 DEGREES 33 MINUTES 50 SECONDS WEST A DISTANCE OF 634.30 FEET TO A FOUND IRON PIN; THENCE NORTH 89 DEGREES 08 MINUTES 58 SECONDS EAST A DISTANCE OF 934.51 FEET TO A FOUND IRON PIN; THENCE SOUTH 02 DEGREES 01 MINUTES 12 SECONDS EAST A DISTANCE OF 24.66 FEET TO A FOUND IRON PIN; THENCE NORTH 88 DEGREES 49 MINUTES 08 SECONDS EAST A DISTANCE OF 275.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 12.29 ACRES MORE OR LESS.

- SURVEYOR'S NOTES:**
- THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
  - THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.
  - BASIS OF BEARINGS IS BASED UPON THE IOWA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE.
  - PARENT TRACT RECORDED IN BK 570, PG 48
  - CLASS OF SURVEY: URBAN

**INDEX LEGEND**

LOCATION: SW 1/4, SEC. 4, T88N, R12W  
CITY: EVANSDALE  
COUNTY: BLACKHAWK  
REQUESTOR: CFJ PROPERTIES  
PROPRIETOR: CFJ PROPERTIES  
SURVEYOR: NORMAN D. ELLERBROCK  
COMPANY: FOUR POINTS LAND SURVEYING & ENGINEERING, INC.  
17 NORTHPORT PLAZA  
HANNIBAL, MO, 63401  
573-406-5533

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA:

NORMAN D. ELLERBROCK,  
LICENSE NUMBER: 25035  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

**FINAL PLAT**  
**PILOT TRAVEL SUBDIVISION**  
SEC. 4, T88N, R12W,  
BLACKHAWK COUNTY, IOWA

NO.	DATE	REVISION DESCRIPTION

BY: \_\_\_\_\_

FOUR POINTS LAND SURVEYING & ENGINEERING, INC.  
17 NORTHPORT PLAZA  
HANNIBAL, MO 63401  
PH: 573-406-5533

BOUNDARY SURVEY

PREPARED FOR:  
**CFJ PROPERTIES, LLC**

DRAWN	CHECKED
NDE	NDE
FIELD - NDE/KLB	
DRAWING NAME	
200054	
PROJECT NO.	
20-0054	
SHEET NO.	
1 OF 1	



# CITY OF EVANSDALE, IOWA

123 N. EVANS ROAD • EVANSDALE, IA 50707 • (319)232.6683 • FAX (319)232.1586

TROY BEATTY  
*Mayor*

April 27, 2020

CITY COUNCIL  
MEMBERS:

Burger King Development  
Storm Water Detention/Run-off

CHARLES BEAM  
*Ward 1*

According to Chapter 147.06 Storm Water Management Requirements of the City of Evansdale Code of Ordinance the requirements of this subsection may be deferred at the discretion of the City Building Inspector.

GENE WALKER  
*Ward 2*

STEVEN SEIBLE  
*Ward 3*

In order to defer the storm water retention requirements their must be suitable drainage to the site development. There is a existing drainage ditch to the eastside of the property that will allow ample storm water retention and the parking lot will be sloped to drain to the southwest side of the property into the Doris Drive storm water outlets.

DICK DEWATER  
*Ward 4*

LYNN BENDER  
*At-Large*

Sincerely,

Brian Wirtz  
Building Inspector

## **RESOLUTION 02-2020**

### **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EVANSDALE, IOWA, APPROVING THE FINAL PLAT FOR THE NET LEASE DEVELOPMENT, LLC - BURGER KING ON BEHALF OF PILOT TRAVEL CENTER**

**WHEREAS**, the Planning and Zoning Commission at their meeting on April 30, 2020, duly considered and approved the Final Plat for the Net Lease Development, LLC Burger King on behalf of Pilot Travel Center; and

**WHEREAS**, all sub-division requirements set forth have been met prior to meeting with City Council are completed to the satisfaction of the City Clerk, and;

**WHEREAS**, the certain property involved is located at 445 Evansdale Drive, legally described as:

A tract of land lying in Blocks 1, 2, 3, 4 & 6 of Ray-Mar Addition and in part of the Southwest Quarter of Section 4, Township 88 North, Range 12 West of the Fifth Principal Meridian, City of Evansdale, Blackhawk County, Iowa being more particularly described as follows;

Commencing at the Southeast corner of said Southwest Quarter; thence North 01 degrees 52 minutes 40 seconds West along the East line of said Southwest Quarter a distance of 1323.02 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 02 minutes 48 seconds West along the North line of the Southeast Quarter of said Southwest Quarter a distance of 95.35 feet to a point on the Northerly right-of-way of Evansdale Road; thence leaving said North line South 48 degrees 41 minutes 12 seconds West along said Northerly right-of-way a distance of 209.16 feet to a found iron pin and the True Point of Beginning; thence continuing along said Northerly right-of-way the following four courses; South 48 degrees 41 minutes 12 seconds West a distance of 676.10 feet to a found iron pin; thence South 59 degrees 15 minutes 20 seconds West a distance of 305.24 feet to a found iron pin; thence South 82 degrees 24 minutes 57 seconds West a distance of 282.09 feet to a found iron pin; thence North 86 degrees 07 minutes 54 seconds West a distance of 155.12 feet to a found iron pin; thence leaving said Northerly right-of-way North 00 degrees 33 minutes 50 seconds West a distance of 634.30 feet to a found iron pin; thence North 89 degrees 08 minutes 58 seconds East a distance of 934.51 feet to a found iron pin; thence South 02 degrees 01 minutes 12 seconds East a distance of 24.68 feet to a found iron pin; thence North 88 degrees 49 minutes 08 seconds East a distance of 275.58 feet to the True Point of Beginning, containing 12.29 acres more or less. Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

**NOW THEREFORE, BE IT RESOLVED**, by the Planning and Zoning Commission of the City of Evansdale, Iowa, that the Final Plat for the Net Lease Development, LLC Burger King on behalf of Pilot Travel Center be approved and forwarded to the Evansdale City Council for consideration.

**PASSED AND APPROVED THIS 30<sup>TH</sup> DAY OF APRIL 2020**

**ATTEST:**

---

**Chair**

---

**Vice Chairman**

<b>Black Hawk County Parcel Map</b>	
Parcel ID:	8912-32-177-017
Deed Holder:	BENNETT, DAVID
Parcel Address:	3422 LAFAYETTE RD, EVANSDALE, IA 50707

**Legend**

	Selected Features		Black Hawk Co.
	hospital		parceldim
	airport		roadname_
	firedept		Aerial Photos
	parks_		
	parks_		
	twprng		
	Railroads		
	Townships		
	Sections		
	Water		
	Parcels		
	Rights-of-Way		
	Township		
	City Lines		
	railroad_dim		
	rrname_		
	roaddim		
	watername_		

Map created with ArcIMS - Copyright (C) 1992-2001 ESRI Inc.

Black Hawk County, Iowa  
 316 East 5th Street  
 Waterloo, Iowa 50703-4774  
 Phone: (319) 833-3002  
 Fax: (319) 833-3070  
 E-mail: [auditor@co.black-hawk.ia.us.org](mailto:auditor@co.black-hawk.ia.us.org)

**Map Disclaimer:** This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their 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.

# Computer Troubleshooters Quote



From: Cory Vieth  
 Computer Troubleshooters  
 PO Box 2522  
 Waterloo, IA 50704  
 United States  
 (319) 234-5600  
 cory@comptroubles.com

Prepared for: DeAnne Kobliska  
 City of Evansdale  
 123 N Evans Road  
 Evansdale, IA 50707  
 United States  
 (319) 232-6683  
 cityclerk@cityofevansdale.org

Quantity	Description	Unit Price	Ext. Price
1.00	Windows Server 2019	\$899.00	\$899.00
10.00	Windows Server 2019 User CAL (Required licenses for user to access server)	\$38.78	\$387.80
1.00	Dell Poweredge T440  Chassis: 8 Hot Swappable Drives Processor: Intel Xeon Silver 4216 2.1G, 16C/32T Ram: 32GB Hard Drive: 6x480GB SSD in RAID 10 and 1 cold spare 480GB SSD RAID Controller: PERC H330 Optical Drive: DVDROM Ethernet: Intel Quad Port IDRAC Enterprise Warranty: 5 Year	\$5,741.82	\$5,741.82
1.00	Backup Device Synology NAS 2x4TB in RAID 1	\$612.01	\$612.01
1.00	APC 1500VA Battery Backup	\$224.99	\$224.99
1.00	Project: Server Replacement  - Deliver and setup new server - Configure HyperV - Setup new domain controller - Create new server that are separate for Incode and Laserfische - Setup NAS for improved backup reliability - Includes changes within 30 days of install	\$4,750.00	\$4,750.00
		<b>Subtotal:</b>	<b>\$12,615.62</b>
		<b>Sales Tax:</b>	<b>\$0.00</b>
		<b>Total:</b>	<b>\$12,615.62</b>

Please do not pay from this quote. An invoice will be generated after authorization.

By signing and returning this quotation, I authorize Computer Troubleshooters to order the above products. I agree that, before ordering products, Computer Troubleshooters requires 50% down payment on products unless otherwise explicitly specified. I also agree, upon delivery of the above products to pay Computer Troubleshooters any and all amounts due. Unless explicitly specified in the quotation details, labor hours required to deliver, install, configure, and support the above products is not included in the quoted price. Additional shipping charges may apply. Prices are subject to change without notice.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_