LINN COUNTY BOARD OF SUPERVISORS
MEETING AGENDA
Amended**
Monday, January 27, 2020
10 a.m.
Formal Board Room—Jean Oxley Public Service Center
935 2nd St. SW, Cedar Rapids, IA

Call to Order

Public Comment: Five Minute Limit per Speaker
This comment period is for the public to address topics on today’s agenda.

Minutes
Discuss and decide on meeting minutes.

Discuss and decide on a resolution to set a public hearing to determine whether Linn County will convey to Edwin W. Dudley, whatever interest Linn County may have in vacated right-of-way along former alleys adjacent to Lots 1 & 2 of Block 4 in Paris on February 10, 2020 at 10:00 AM.

Discuss a Vacancy Form requesting two Temporary Engineering Interns for the Secondary Road Department.

Discuss a Vacancy Form requesting four Temporary Roadway Maintenance Workers for the Secondary Road Department.

Discuss a Vacancy Form requesting a Temporary Clerk for the Purchasing Department.

Authorize Chair to sign “Home Visitation/Parent Development Follow-up form” for the grant proposal to the Iowa Child Abuse Prevention Program (ICAPP), retroactive to January 24, 2020.

Discuss a request from the City of Cedar Rapids for consent to include a portion of land in unincorporated Linn County in the proposed amended Stone Creek Urban Renewal Area for the purpose of constructing a roundabout at the intersection of Williams Boulevard SW and Dean Road SW.

Discuss Agreements between the City of Cedar Rapids, Iowa and the Linn County Conservation Board for Private Sanitary Sewer Facilities, Sanitary Sewer and Water Service Connection Fees, and Private Water Main Facilities, and an Application for a Site Development Plan for 7212 E Avenue NW, Cedar Rapids, all related to the Morgan Creek County Park redevelopment project.

**Review Plans and Specifications, Authorize Notice to Bidders, and Set Bid Filing Date for the Fillmore Building Roof and Building Improvements Project

Discuss a Conditional Use Permit Application requested by Prospect Meadows, Inc, petitioner, and Linn County, property owner, requesting to operate a seasonal paintball course at the Prospect Meadows Baseball Field, located at 1850 Prospect Drive.

Approve Liquor License for the Whittier Market in Whittier, retroactive to January 22, 2020.
**Public Comment: Five Minute Limit per Speaker**
This is an opportunity for the public to address the board on any subject pertaining to board business.

**Payroll Authorizations**
Discuss and decide on Employment Change Roster (payroll authorizations).

**Claims**
Discuss and decide on claims.

**Correspondence**

**Legislative Update**

**Appointments**

**Closed Session**
The Board will enter into closed session to discuss two separate items:

1) Discuss pending litigation, pursuant to Iowa Code 21.5(1)(c) and
2) Discuss the purchase or sale of real estate pursuant to Iowa Code Section 21.5.(1)(j)

**1:30**
**Informal Board Room**

Review of proposed Fiscal Year 2021 budget for Human Resources

Other budget discussions if necessary.

**Adjournment**

For questions about meeting accessibility or to request accommodations to attend or to participate in a meeting due to a disability, please contact the Board of Supervisors office at 319-892-5000 or at bd-supervisors@linncounty.org.
RESOLUTION #____________

SET PUBLIC HEARING FOR CONVEYANCE OF VACATED RIGHT-OF-WAY

WHEREAS, the Board of Supervisors, Linn County, Iowa, is empowered under authority of §331.361, Code of Iowa, to dispose of the interest of Linn County, Iowa, in real property, and

WHEREAS, the Board of Supervisors, Linn County, Iowa, has vacated portions of right-of-way described as:

LEGAL DESCRIPTION

A portion of Town of Paris, Block 4, located in the SE 1/4 SE 1/4, Sec. 19, T. 86N., R. 06W., of the 5th P.M., Linn County, Iowa, described as follows:

The east half of the alley lying adjacent to the west line of Lots 1 and 2 of said Block 4 from the center of said Block 4, south to the north line of vacated Walnut Street and the south half of the alley lying adjacent to the north line of said Lots 1 and 2 from the center of said Block 4, east to the west ROW line of Sutton Road.

Said deed area contains 2,246 sf or 0.05 acres, subject to easements and restrictions of record.

and

WHEREAS, Edwin W. Dudley, owner of real property adjacent to the above described parcel of vacated right-of-way desire to obtain whatever interest Linn County may have in the above described parcel of vacated right-of-way.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors, Linn County, Iowa, this date met in lawful session that a public hearing shall be held for the purpose of determining whether Linn County, Iowa, will convey to Edwin W. Dudley, whatever interest Linn County, Iowa, may have in the above described parcel of vacated right-of-way.

BE IT FURTHER RESOLVED that said hearing shall be held on the 10th day of February, 2020, at 10 o’clock, in the formal Board Room on the lower level of the Jean Oxley Linn County Public Service Center, 935 2nd St SW, Cedar Rapids, Iowa, for the above stated purpose and that notice of the time and place of said public hearing shall be published in accordance with §331.305, Code of Iowa.

Dated at Cedar Rapids, Linn County, Iowa, this _____ day of ______________, 20____.
BOARD OF SUPERVISORS
LINN COUNTY, IOWA

Chairperson

Vice Chairperson

Supervisor

ATTEST:

Linn County Auditor

STATE OF IOWA )
COUNTY OF LINN)SS

I, __________________________, County Auditor of Linn County, Iowa, Linn County, Iowa, hereby certify that at a regular meeting of the said Board, the foregoing resolution was duly adopted by a vote of _____ aye, _____ nay and _____ abstained from voting.

Linn County Auditor

Subscribed and sworn to before me by the aforesaid on this ______ day of ____________, 20____.

Notary Public, State of Iowa
VACANCY FORM

SELECT ONE:
☑ NEW POSITION

SELECT ONE:
☐ NEW JOB CLASSIFICATION
☐ EXISTING JOB CLASSIFICATION

JOB TITLE: Temporary Engineering Intern

DEPARTMENT: Secondary Road

VACANCY DATE: May - August

SHIFT/HOURS: 7:00 a.m. - 3:30 p.m.

NUMBER OF POSITIONS: 2

REASON TO ADD NEW POSITION (if applicable):
☐ BUDGET OFFER
☐ GRANT FUNDING
☐ OTHER:

NEW POSITION FUNDING SOURCE(S):

If no, give explanation (i.e., not filling due to operational needs):
Temporary position - No benefits

POST TO INSIDE: ☐ YES ☐ NO

ADVERTISE: ☐ YES ☐ NO

POSITION TYPE:
☐ FULL-TIME ☐ PART-TIME ___# of hours/week ☐ TEMPORARY/SEASONAL
☐ ON-CALL/SUBSTITUTE ☐ GRANT-FUNDED
☐ BARGAINING UNIT: ☐ Clerical ☐ Maintenance ☐ Para Professional ☐ Professional
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Linn County Human Resources Department

Vacancy Form

Select One:

☐ New Position

Select One:

☐ New Job Classification

Job Title: Temporary Roadway Maintenance Worker

Department: Secondary Road

Vacancy Date: May - August

Reason to Add New Position (if applicable):

☐ Budget Offer

☐ Grant Funding

☐ Other: _____________________________

Post to Inside: ☐ Yes ☐ No

Advertise: ☐ Yes ☐ No

If No, Give Explanation (i.e., not filling due to operational needs): Temporary position - No benefits

Position Type:

☐ Full-Time ☐ Part-Time # of hours/week ☐ Temporary/Seasonal

☐ On-Call/Substitute ☐ Grant-Funded

Bargaining Unit: ☐ Clerical ☐ Maintenance ☐ Para Professional ☐ Professional

☐ Attorneys ☐ Conservation ☐ Sergeants ☐ PPME

☐ Non-Bargaining Unit (Management and Confidential Employees)

Approved By: ___________________________ 1/23/20

Department Head (original signature required) Date

For Human Resources Department Use Only:

Pay Grade: ___________________________ Starting Salary: ___________________________

HR Director Comments: ___________________________

Finance/Budget Director Comments: ___________________________

Approved By: ___________________________ 1/24/20

Human Resources Director Date

Approved By: ___________________________ 1/24/20

Finance/Budget Director Date

Approved By: ___________________________

Chairperson/Board of Supervisors Date
VACANCY FORM

SELECT ONE:
☐ NEW POSITION

☐ REPLACEMENT
REPLACES: Emma Hartman

☐ NEW JOB CLASSIFICATION

☐ EXISTING JOB CLASSIFICATION

JOB TITLE: Clerk

DEPARTMENT: Purchasing

SHIFT/HOURS:

VACANCY DATE: Immediately

NUMBER OF POSITIONS: 1

REASON TO ADD NEW POSITION (if applicable):
☐ BUDGET OFFER

☐ GRANT FUNDING

☐ OTHER: Temporary - filling in for employee on leave

NEW POSITION FUNDING SOURCE(S):

POST TO INSIDE: ☐ YES ☐ NO

ADVERTISE: ☐ YES ☐ NO

IF NO, GIVE EXPLANATION (i.e. not filling due to operational needs): 
Temporary rehire to fill medical leave of employee

POSITION TYPE:
☐ FULL-TIME

☐ PART-TIME # of hours/week

☐ TEMPORARY/SEASONAL

☐ ON-CALL/SUBSTITUTE

☐ GRANT-FUNDED

☐ BARGAINING UNIT: ☐ Clerical ☐ Maintenance ☐ Para Professional ☐ Professional

☐ Attorneys ☐ Conservation ☐ Sergeants ☐ PPME

☐ NON-BARGAINING UNIT (Management and Confidential Employees)

APPROVED BY: Bruce McNett

DEPARTMENT HEAD (original signature required) 1/23/20

DATE

FOR HUMAN RESOURCES DEPARTMENT USE ONLY:

PAY GRADE: ____________________________ STARTING SALARY: ____________________________

HR DIRECTOR COMMENTS: ____________________________

FINANCE/BUDGET DIRECTOR COMMENTS: ____________________________

APPROVED BY: Lisa D. Powell

HUMAN RESOURCES DIRECTOR 1-23-2020

APPROVED BY: ____________________________

FINANCE/BUDGET DIRECTOR 1-23-2020

APPROVED BY: ____________________________

CHAIRPERSON/BOARD OF SUPERVISORS
Home Visitation/Parent Development Follow-up

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<thead>
<tr>
<th>Bidder/Council:</th>
<th>Linn County Board of Supervisors</th>
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</thead>
<tbody>
<tr>
<td>Email Contact:</td>
<td><a href="mailto:Jeanette.shoop@linncounty.org">Jeanette.shoop@linncounty.org</a></td>
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<td>County/Counties:</td>
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<td>Project Type:</td>
<td>Parent Development</td>
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<td>SFY 2021 Request Amount:</td>
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In order to ensure consistency with EBP (Evidence Based Practice) program model/curricula scoring among all Bidders, please confirm your Project’s status with the model(s) you’ve identified in your Bid Proposal. Initial on most accurate option(s) and sign/date bottom of page. If necessary, resubmit a corrected Attachment O (1) OR the verification required to support the level identified in your initial Bid Proposal submission. Scanned photocopies of this form and associated documents are acceptable.

Well-supported and Supported Programs

___ Our proposed Project is accredited/affiliated with the model developers (e.g., PAT/HFA). This includes any Project with the dual credential process with the Iowa Family Support Credential (IFSC) and Parents As Teachers (PAT).

  ○ Verification of this status MUST be submitted to score the Project as “well-supported” (4 points). In the case of dual credentialed IFSC/PAT programs, this requires a copy of the PAT certification, in addition to verification of IFSC.

___ Our proposed Project is not formally accredited/affiliated by a model on the list, but we are current on training facilitated by the model developer (within 5 years) and/or we are a current “subscriber” or “approved user” of the curricula.

  ○ Verification of this status MUST be submitted to score the Project as “well-supported” or “supported” (4 or 3 points, respectively).
  ○ Verification MUST include staff training certificates and/or subscriber/user confirmation from the model developer. If both are required by the developer, both must be included to support the score on Attachment O (1).
  ○ If unable to attain this verification in the timeframe provided, Bidders may claim the points ONLY in the following circumstances, initial correct option:

    ___ Training will occur at a later date: For example, training will be conducted in Oct. 2020 (3 months into the contract) so the model is calculated as 75% “supported” and 25% “other”. If awarded, contractor will submit verification during the contract term once training is complete, OR

    ___ Training has occurred, but we cannot locate documentation/verification: If awarded, Contractor will have to request a duplicate copy and provide verification prior to Contract execution. OR

    ___ We’ve confirmed with the model/curricula developer that no formal training or user approval is required for the model/curricula proposed.

NOTE: Using the name of a well-supported program with no documentation/verification of model developer affiliation/accreditation (i.e., fidelity to model), training, curriculum subscriber, or approved-user status means the Project is NOT “well-supported”.
Promising and Emerging Programs

X Our proposed Project has the Iowa Family Support Credential (IFSC) and we use the essential components of a well-supported/supported program, but we do not have any current documentation/verification of staff training or approval for use of the curricula through the program/model developer.

- Any Project with the IFSC (that does not meet either scenario under "well-supported" or "supported") MUST be labeled as "promising" (2 points).
- Verification of this status, in the form of the IFSC, MUST be submitted to score the Project as "promising" (2 points).

Our proposed Project has identified use of one or more curricula listed as "promising" or "emerging" AND we do not currently have the IFSC.

- Verification of this status (use of the "promising" or "emerging" curricula) MUST be submitted to score the Project as such (2 or 1 points, respectively).
  - Verification MUST include staff training certificates and/or other documentation from the model/curricula developer approving use.
  - If unable to attain this verification in the time frame provided, Bidders may claim the points ONLY in the following circumstances, initial correct option:

Training will occur at a later date: For example, training will be conducted in Oct. 2020 (3 months into the contract) so the promising model is calculated as 75% "promising" and 25% "other". If awarded, contractor will submit verification during the contract term once training is complete, OR

Training has occurred, but we cannot locate documentation/verification: If awarded, Contractor will have to request a duplicate copy and provide verification prior to Contract execution, OR

We've confirmed with the model/curricula developer that no formal training or user approval is required for the model/curricula proposed.

Signature


1-24-2020

Date

Attached: X Corrected Attachment O (1)

Verification to justify Attachment O (1) scoring as originally submitted

Email Completed Form and Documentation to mmuir@dhs.state.ia.us
<table>
<thead>
<tr>
<th>Well-Supported Programs</th>
<th>In Project</th>
<th>Score</th>
<th>Percent of Project</th>
<th>Score x %</th>
<th>Weight</th>
<th>Calculated Score</th>
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<tr>
<td>Nurse Family Partnership</td>
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<td>ACT Raising Safe Kids</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Period of PURPLE Crying</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
<td>0.00</td>
<td>10</td>
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<tr>
<td>Strong communities for Children</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
<td>0.00</td>
<td>10</td>
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<tr>
<td>CARES (Coordination, Advocacy, Resources, Education, and Support)</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
<td>0.00</td>
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</tr>
<tr>
<td>CICC Effective Black Parenting</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
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<tr>
<td>Exchange Parent Aide</td>
<td>2</td>
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<td>Family Connections</td>
<td>2</td>
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<tr>
<td>Step by Step Parenting Program</td>
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<td>0.00</td>
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</tr>
<tr>
<td>Healthy &amp; Safe</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
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<tr>
<td>Early Head Start (Home-Based)</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
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<tr>
<td>Families First</td>
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<tr>
<td>Minding the Baby</td>
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<td>2</td>
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<tr>
<td>The Parent Child Home Program (PCHP)</td>
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<tr>
<td>Play and Learning Strategies-Infant Program (PALSi)</td>
<td>2</td>
<td>2</td>
<td>0.00</td>
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<tr>
<td>Play and Learning Strategies-Toddler/Preschool Program (PALSi)</td>
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<td>Trauma-Focused Cognitive Behavioral Therapy</td>
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<tr>
<td>Programs following Iowa Family Support Credential</td>
<td>x</td>
<td>2</td>
<td>100%</td>
<td>2.00</td>
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<table>
<thead>
<tr>
<th>Emerging</th>
<th>Score</th>
<th>Percent of Project</th>
<th>Score x %</th>
<th>Weight</th>
<th>Calculated Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any other program found on HOMVEE not included above under Well-Supported, Supported, or Promising</td>
<td>1</td>
<td>1</td>
<td>0.00</td>
<td>0.00</td>
<td>10</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
<th>Score</th>
<th>Percent of Project</th>
<th>Score x %</th>
<th>Weight</th>
<th>Calculated Score</th>
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</thead>
<tbody>
<tr>
<td>Model/program not otherwise listed shall be rated as other</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>10</td>
<td>0.00</td>
</tr>
<tr>
<td>Totals</td>
<td>100%</td>
<td>2.00</td>
<td>10</td>
<td>0.0</td>
<td>20</td>
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</tbody>
</table>

Percent of Project is Complete
CONSENT OF LINN COUNTY, IOWA TO THE INCLUSION OF AN AREA OUTSIDE THE CITY OF CEDAR RAPIDS CORPORATE LIMITS TO BE IN THE CITY OF CEDAR RAPIDS URBAN RENEWAL AREA OF OPERATION

This “Consent of Linn County, Iowa to the Inclusion of an Area Outside the City of Cedar Rapid Corporate Limits to be in the City of Cedar Rapids Urban Renewal Area of Operation” (“Consent”) is made on or as of this _____ day of _______, 2020, by Linn County, Iowa (the “County”) a political subdivision of the State of Iowa, having an office for the transaction of business at 935 2nd St SW, Cedar Rapids, IA 52404, to the City of Cedar Rapids, Iowa (the “City”) a political subdivision of the State of Iowa, having an office for the transaction of business at 101 First Street SE, Cedar Rapids, Iowa 52401.

RECITALS:

WHEREAS, on August 23, 2016 the City Council for the City of Cedar Rapids, Iowa adopted Resolution No. 1109-08-16 thereby establishing the Stone Creek Urban Renewal Area (the “Stone Creek URA”) pursuant to and in accordance with Chapter 403 of the Code of Iowa, 2019 (the “Urban Renewal Act”), and

WHEREAS, the City intends to initiate procedures in accordance with the Urban Renewal Act to amend the plan for Stone Creek URA (the “Plan”) thereby adding additional land into the area of operation and describing new activities to be undertaken in accordance with the Plan, and

WHEREAS, a portion of the area to be included within the proposed amended Stone Creek URA is outside of the Cedar Rapids corporate limits but is contiguous with, and within two miles of said corporate limits in an unincorporated area of the County, and

WHEREAS, the proposed amended Stone Creek URA is described and depicted in Exhibit A attached hereto which by this reference incorporate herein (the “Amended URA”); and

WHEREAS, the purpose for expanding the Stone Creek URA and incorporating a portion of land in the County is undertake, as an activity under the Plan, the construction of a roundabout at the intersection of Williams Boulevard SW and Dean Road SW, a portion of which is located in the outside of the City limits within unincorporated County; and

WHEREAS, in accordance with Section 403.17(4), the area of the county being added in to the Amended URA is located contiguous with, and within two (2) miles of the City corporate limits and does not include any area which lies within the territorial boundaries of another incorporated city; and

WHEREAS, the City is desirous of obtaining the consent the County for inclusion of the County Area to be within the West Side URA and thus within City’s “area of operation” as that term is defined in Section 403.17 of the Code of Iowa.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the County hereby agrees and states as follows:

1. The Recitals contained hereinabove are true and correct and incorporated herein.

2. The County has been duly authorized to provide this Consent.

3. The County hereby consents to the inclusion of the County Area in the City’s area of operation as provided for the Urban Renewal Act as defined in Section 403.17 of the Code of Iowa, which area is described and depicted herein.
IN WITNESS WHEREOF, the County has caused this Consent to be duly executed as of the date set forth above.

LINN COUNTY

____________________________________
Ben Rogers, Chair
Linn County Board of Supervisors

STATE OF IOWA)
COUNTY OF LINN)

On this ____ day of ___________, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Ben Rogers, to me personally known, who, being by me duly sworn, did say that he is the Chair of Linn County, Iowa, Board of Supervisors and that said instrument was signed on behalf of Linn County; and that said Ben Rogers Chair of Linn County, Iowa, Board of Supervisors as such officer acknowledged the execution of said instrument to be the voluntary act and deed of Linn County, by it voluntarily executed.

Notary Public in and for State of Iowa
My Commission Expires: ____________________
EXHIBIT A
LEGAL DESCRIPTION OF
PROPOSED AMENDED STONE CREEK URA


AND


AND

ALL OF THAT PORTION OF LAND WITHIN THE NORTHEAST QUARTER OF SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 2, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED MORE OR LESS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3046, PAGE 417 IN THE LINN COUNTY RECORDER’S OFFICE AND AS SHOWN ON THE ACQUISITION PLAT THEREIN, ALSO BEING A POINT ON THE WEST LINE OF NE/4 OF SW/4 OF SAID SECTION 2 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 169 FEET MORE OR LESS TO THE NORTHWESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 6248, PAGE 391 IN THE LINN COUNTY RECORDER’S OFFICE AND AS SHOWN ON THE ACQUISITION PLAT THEREIN, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE N 59°41’09” E, A DISTANCE OF 309.5 FEET MORE
OR LESS ALONG SAID NORTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID RIGHT-OF-WAY BEING 75 FEET NORTH OF THE CENTERLINE OF SAID WILLIAMS BOULEVARD SW AS MEASURED AT A RIGHT ANGLE; THENCE N 44°33′03″ E, A DISTANCE OF 58.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE WESTERLY-MOST CORNER AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH SPECIAL WARRANTY DEED IN BOOK 6262, PAGE 651 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE N 59°28′49″ E, A DISTANCE OF 168.74 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION – EXHIBIT “A” RECORDED WITH RESOLUTION NO. 1252-10-19 AND WARRANTY DEED IN BOOK 10480, PAGE 506 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE ALONG THE FOLLOWING THREE (3) COURSES AS SHOWN ON SAID FEE TITLE ACQUISITION – EXHIBIT “A”:

(1) N 49°38′46″ E, A DISTANCE OF 121.03 FEET;
(2) N 31°30′28″ E, A DISTANCE OF 94.67 FEET;
(3) N 09°07′53″ E, A DISTANCE OF 70.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEAN ROAD SW;

THENCE SOUTHEASTERLY A DISTANCE OF 130.9 FEET MORE OR LESS TO INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DEAN ROAD SW WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE CONTINUING SOUTHEASTERLY 200 FEET MORE OR LESS ALONG THE SOUTHEASTERLY EXTENSION OF THE WESTERLY DEAN ROAD SW RIGHT-OF-WAY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3063, PAGE 173 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 50°47 ¾′ W, A DISTANCE OF 21 FEET MORE OR LESS ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3041, PAGE 09 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 53°55′ W, A DISTANCE OF 244.09 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3093, PAGE 440 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 65°02 ½′ W, A DISTANCE OF 109.34 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3038, PAGE 254 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 59°47 ½′ W, A DISTANCE OF 114.45 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHWEST CORNER THEREOF; THENCE N 1°06 ½′ W, A DISTANCE OF 74.39 FEET ALONG THE WEST LINE OF THE PROPERTY AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3020, PAGE 426 IN THE LINN COUNTY RECORDER’S OFFICE, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS BOULEVARD SW; THENCE S 59°47 ½′ W, A DISTANCE OF 114.45 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH WARRANTY DEED IN BOOK 3046, PAGE 417 IN THE LINN COUNTY RECORDER’S OFFICE; THENCE S 59°47 ½′ W, A DISTANCE OF 254.41 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS SHOWN ON LAST SAID ACQUISITION PLAT TO THE SOUTHWEST CORNER THEREOF AND POINT OF BEGINNING.
MAP OF PROPOSED
AMENDED STONE CREEK URA

Existing URA Boundary
Area Being Added to URA
AGREEMENT FOR PRIVATE SANITARY SEWER FACILITIES

It is hereby agreed between the City of Cedar Rapids, Iowa, and Linn County Conservation, owner of the property described as follows:

NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 83 NORTH, RANGE 8 WEST, LINN COUNTY, IOWA

AND

PARCEL 'A', PLAT OF SURVEY #253, LINN COUNTY, IOWA.

that private sanitary sewer facilities are being maintained or reconstructed on the above described property. Linn County Conservation hereby acknowledges their responsibility and agrees to continue to be responsible for all future reconstruction, repairs, and maintenance to the said private sanitary sewer facilities, subject to the following conditions:

1. That said property owner agrees to protect, defend, and hold the City of Cedar Rapids, Iowa, harmless from any and all damages or claims for damages that might arise or accrue as a result of Linn County Conservation’s failure to properly maintain said private sanitary sewer facilities.

2. The Owner(s) agrees to pay to the CITY all fees associated with recordation of this agreement and an approval resolution at the Linn County Recorder’s Office.

3. That this agreement shall be binding on all heirs, successors, and assigns of the property described above, except the City of Cedar Rapids, Iowa.

Dated this ______ day of __________________, 201_.

TEMPLATE/PRISANSA
PROPERTY OWNER(S):
By: ____________________________

______________________________

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF ______________________
COUNTY OF: } ss:

On this ___ day of ______, A.D. 20___, before me, the undersigned, a Notary Public in and for said State, personally

______________________________

To me personally known

Or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

______________________________ (Sign Name)
______________________________ (Print Name)

Notary Public in and for the State of __________________________

(SEAL)

CAPACITY CLAIMED BY SIGNER:

__ INDIVIDUAL
__ CORPORATE

Titles of Corporate Officer(s):

______________________________

__ Corporate Seal is affixed
__ No Corporate Seal procured
__ PARTNERSHIP: Limited Gen’l
__ ATTORNEY-IN-FACT
__ EXECUTOR(s) or TRUSTEE(s)
__ GUARDIAN(s) or
__ CONSERVATOR(s)
__ OTHER: ______________________

SIGNER IS REPRESENTING:

Names of entity(ies) or person(s)

______________________________

______________________________

______________________________
AGREEMENT BETWEEN THE CITY OF CEDAR RAPIDS, IOWA AND THE LINN COUNTY CONSERVATION BOARD FOR SANITARY SEWER & WATER SERVICE CONNECTION FEES

WHEREAS, the CITY OF CEDAR RAPIDS, IOWA (the "CITY") has enacted ordinances establishing service rates and connection fees and charges for water and sewer services; and

WHEREAS, Iowa Code Section 384.84 (2019), among other things, allows a city to contract for the use of or services provided by a city utility or enterprise with persons whose type or quantity of use or service is unusual; and

WHEREAS the LINN COUNTY CONSERVATION BOARD (the "BOARD") is the owner of property located at 7212 E Avenue NW, Cedar Rapids, Iowa (the "Property") and legally described as:

A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 83 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA

AND WHEREAS, the BOARD is a person whose type or quantity of use or service is unusual at the Property in that it is a large parcel but is not likely to be developed to the extent that it is necessary to charge the connection fees set forth in the CITY’s ordinances.

NOW THEREFORE, it is hereby agreed between the CITY and the BOARD as follows:

1. The BOARD will pay to the CITY a sewer service connection fee of $9,790 prior to connecting its water and sewer systems at the Property to the CITY’s systems based on the service area shown on the attached Area Served Map. The water service connection fee is waived due to the BOARD extending the water system to provide redundancy to existing infrastructure.

2. The BOARD shall receive a credit in the amount of $2,550 on account of a previous sanitary sewer connection fee paid to the CITY at the Property in 2005.

3. The BOARD shall be responsible for all costs in connecting its water and sewer lines at the Property to the CITY’s system including surface restoration. The BOARD will have all service line work performed by a qualified, licensed plumber or pipe layer and in accordance with the CITY’s ordinances and specifications.

4. If the BOARD subdivides the Property in the future, and additional lots are created, the BOARD shall pay an additional sanitary sewer connection fee at the time of connection at the rates then in effect pursuant to the CITY’s ordinances.

5. This Agreement may be executed in any number of counterparts as the case may be, each of which shall be deemed a duplicate original and which together shall constitute one and the same instrument. In addition, the parties agree that this Agreement may be executed by electronic, pdf or facsimile signatures by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

6. That this agreement will be recorded by the CITY and shall be binding on all heirs, successors, and assigns, except the CITY.
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and do each hereby warrant and represent that their respective signatory, whose signature appears below, has been and is on the date of the Agreement duly authorized by all necessary and appropriate corporate action to execute this Agreement.

CITY OF CEDAR RAPIDS, IOWA

By: Jeffrey A. Pomeranz, City Manager Date

Authorized Signature Date

Attested by: Amy Stevenson, City Clerk Date

Nathan Kampman, City Engineer Date

Utility Manager Date

This Agreement has been reviewed by the Finance Department – Contracts Division of Cedar Rapids and is approved for further processing.

Randy Hartman, City Contracts Manager Date
AGREEMENT FOR PRIVATE WATER MAIN FACILITIES

It is hereby agreed between the City of Cedar Rapids, Iowa, and Linn County Conservation, owner of the property described as follows:

NE 1/4 OF THE SW 1/4, NW 1/4 OF THE SE 1/4, SW 1/4 OF THE SE 1/4 AND THE SW 1/4 SE 1/4 (EXCEPT THE PUBLIC ROAD) ALL IN SECTION 22, TOWNSHIP 83 NORTH, RANGE 8 WEST, LINN COUNTY, IOWA

AND

PARCEL 'A', PLAT OF SURVEY #253, LINN COUNTY, IOWA.

NE 1/4 OF THE SW 1/4, NW 1/4 OF THE SE 1/4, SW 1/4 OF THE SE 1/4 AND THE NORTH 4 ACRES OF THE SW 1/4 SE 1/4 ALL IN SECTION 22, TOWNSHIP 83 NORTH, RANGE 8 WEST, LINN COUNTY, IOWA

AND

PARCEL 'A', PLAT OF SURVEY #253, LINN COUNTY, IOWA.

AND

THE SOUTH 36 ACRES OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22-83-8, LINN COUNTY, IOWA, SUBJECT TO THE PUBLIC HIGHWAY EXCLUDING PART OF THE SOUTH 36 ACRES OF THE SW 1/4 SE 1/4 OF SECTION 22, TOWNSHIP-83-NORTH, RANGE-8-WEST OF THE 5TH P.M., CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 22;

THENCE S 89°25'51" W ALONG THE SOUTH LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 22, 1325.79 FEET TO THE S 1/4 CORNER OF SAID SECTION 22;

THENCE N 00°57'08" W ALONG THE WEST LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 22, 50.00 FEET;

THENCE N 89°25'51" E, 1325.64 FEET TO THE EAST LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 22;

THENCE S 01°07'38" E ALONG SAID EAST LINE, 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.52 ACRES (66,286 SQ.FT.) MORE OR LESS, SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

that private water main facilities are being maintained or reconstructed on the above described property. Linn County Conservation hereby acknowledges their responsibility and agrees to continue to be responsible for all future reconstruction, repairs, and maintenance to the said private water main facilities, subject to the following conditions:
1. That said property owner agrees to protect, defend, and hold the City of Cedar Rapids, Iowa, harmless from any and all damages or claims for damages that might arise or accrue as a result of Linn County Conservatin's failure to properly maintain said private water main facilities.

2. The Owner(s) agrees to pay to the CITY all fees associated with recordation of this agreement and an approval resolution at the Linn County Recorder's Office.

3. That this agreement shall be binding on all heirs, successors, and assigns of the property described above, except the City of Cedar Rapids, Iowa.

Dated this ______ day of ______________________, 201_.

PROPERTY OWNER(S):

By: ________________________________________

__________________________________________

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF _____________________________
COUNTY OF, } ss:

On this _____ day of __________, A.D. 20____, before me, the undersigned, a Notary Public in and for said State, personally____

__________________________________________

____ To me personally known

Or ____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

__________________________________________ (Sign Name)
__________________________________________ (Print Name)

Notary Public in and for the State of _____________________________

(SEAL)

CAPACITY CLAIMED BY SIGNER:

____ INDIVIDUAL
____ CORPORATE

Titles of Corporate Officer(s):

__________________________________________

____ Corporate Seal is affixed
____ No Corporate Seal procured
____ PARTNERSHIP; Limited_Gen'l
____ ATTORNEY-IN-FACT
____ EXECUTOR(s) or TRUSTEE(s)
____ GUARDIAN(s) or
____ CONSERVATOR(s)
____ OTHER: ____________________________

SIGNER IS REPRESENTING:

Names of entity(ies) or person(s)

__________________________________________
Form 32.05.07 A Application for a Site Development Plan

Application Under Sec. 32.05.07 of the Zoning Ordinance
City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404
Phone: (319) 286-5836 | Email: developmentservices@cedar-rapids.org

<table>
<thead>
<tr>
<th>Site Information</th>
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<tbody>
<tr>
<td><strong>Address or General Location of Property:</strong></td>
</tr>
<tr>
<td><strong>GPN(s)(^1):</strong></td>
</tr>
<tr>
<td><strong>Legal Description(^3):</strong></td>
</tr>
<tr>
<td><strong>Project Description:</strong></td>
</tr>
<tr>
<td><strong>Zoning District(s):</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Proposed Use(s):</strong></td>
</tr>
</tbody>
</table>

\(^1\) For properties with lengthy Legal Descriptions or large number of GPNs, please attach on a separate document OR email to developmentservices@cedar-rapids.org.

<table>
<thead>
<tr>
<th>Property Owner(s)(^4) or Authorized Representative(s)(^4) Signature(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The City of Cedar Rapids requires that all titleholders of a property be informed and acceptable to the application being made. Signing this form does not commit to any conditions which may be placed on an approval. Electronic signatures are accepted.</strong></td>
</tr>
<tr>
<td><strong>Owner/Authorized Representative 1</strong></td>
</tr>
<tr>
<td>Name:</td>
</tr>
<tr>
<td>Signature</td>
</tr>
<tr>
<td><strong>Owner/Authorized Representative 2</strong></td>
</tr>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Signature</td>
</tr>
</tbody>
</table>

\(^2\) If there is a recorded contract, the contract purchaser’s name(s), address and signature must also be included.

\(^3\) If signed by a representative of the owner, the representative must attach evidence of titleholder’s authorization.

<table>
<thead>
<tr>
<th>Section 32.05.07 E Criteria for Action on Site Development Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The City Council, the City Planning Commission, Board of Adjustment, or Development Services Department shall approve a proposed site development plan if it finds that:</strong></td>
</tr>
<tr>
<td>1. The site development plan is consistent with the City’s Comprehensive Plan;</td>
</tr>
<tr>
<td>2. The site development plan is consistent with any prior approvals, including any conditions that may have been placed on such approvals; and</td>
</tr>
<tr>
<td>3. The site development plan conforms with all applicable requirements of this Code, or with all applicable requirements as modified by a request for a Minor Design Adjustment for meeting the requirements of Section 32.05.12.</td>
</tr>
</tbody>
</table>
FACILITY LOCATION OR LOCATION OF CONSTRUCTION SITE
Give the location by ¼ section, section, township, range, (e.g., NW, 7, T78N, R3W).

<table>
<thead>
<tr>
<th>1/4 SECTION</th>
<th>SECTION</th>
<th>TOWNSHIP</th>
<th>RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW, SE, NW</td>
<td>22</td>
<td>83N</td>
<td>8W</td>
</tr>
</tbody>
</table>

MAIL TO:
STORM WATER COORDINATOR
IOWA DEPARTMENT OF NATURAL RESOURCES
502 E 9TH ST
DES MOINES IA 50319-0034

OWNER INFORMATION
Enter the name and full address of the owner of the facility.

<table>
<thead>
<tr>
<th>NAME:</th>
<th>ADDRESS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Linn County Conservation Board - Dennis Goemaat</td>
<td>10260 Morris Hill Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CITY:</th>
<th>STATE:</th>
<th>ZIP CODE:</th>
<th>TELEPHONE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toddville</td>
<td>IA</td>
<td>52312</td>
<td>(319) 892-6450</td>
</tr>
</tbody>
</table>

OUTFALL INFORMATION
Discharge start date, i.e., when did/will the site begin operation or 10/1/82, whichever is later: 02/13/2020
Is any storm water monitoring information available describing the concentration of pollutants in storm water discharges? ☐ Yes ☒ No

NOTE: Do not attach any storm water monitoring information with the application.
Receiving water(s) to the first uniquely named waterway in Iowa (e.g., road ditch to unnamed tributary to Mud Creek to South Skunk River):
Morgan Creek

Compliance With The Following Conditions:
Has the Storm Water Pollution Prevention Plan been developed prior to the submittal of this Notice of Intent and does the plan meet the requirements of the applicable General Permit? (do not submit the SWPPP with the application)

☑ Yes ☐ No

Will the Storm Water Pollution Prevention Plan comply with approved State (Section 161A.64 Code of Iowa) or local sediment and erosion plans? (for General Permit 2 only)

☑ Yes ☐ No

Has a public notice been published for at least one day, in the newspaper with the largest circulation in the area where the discharge is located, and is the proof of notice attached? (new applications only)

☑ Yes ☐ No

GENERAL PERMIT NO. 2 AND GENERAL PERMIT NO. 3 APPLICANTS COMPLETE THIS SECTION.
Description of Project (describe in one sentence what is being constructed):
Recreational Park & Trail

For General Permit No. 3 - Is this facility to be moved this year? ☐ Yes ☐ No

Number of Acres of Disturbed Soil: 25.8 Acres

(CONSTRUCTION ACTIVITIES ONLY)

Estimated Timetable For Activities / Projects, i.e., approximately when did/will the project begin and end:
February 2020 - Spring 2021

CERTIFICATION – ALL APPLICATIONS MUST BE SIGNED
Only the following individuals may sign the certification: owner of site, principal executive officer of at least the level of vice-president of the company owning the site, a general partner of the company owning the site, principal executive officer or ranking elected official of the public entity owning the site, any of the above of the general contracting company for construction sites.

I certify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified people properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, this information is to the best of my knowledge and belief, true, accurate, and complete. I further certify that the terms and conditions of the general permit will be met. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME: (print or type) TITe AND COMPANY NAME OF SIGNATORY:

SIGNATURE: DATE:

03/2014 jg

Be sure to complete both sides of this form

DNR Form 542-1415
SECTION 8: OWNER CERTIFICATION STATEMENT

Stormwater Pollution Prevention Plan

NAME OF FACILITY AS LISTED ON NPDES PERMIT: Linn County Conservation Board – Morgan Creek Implementation

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the stormwater discharges associated with industrial activity from the construction site as part of this certification. Further, by my signature, I understand that I am becoming a co-permittee along with the all other contractors and subcontractors working on this construction site, to the Iowa Department of Natural Resources NPDES General Permit No.2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities." As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code or Iowa, to ensure compliance with the terms and conditions of the storm water pollution prevention plan developed under this NPDES permit and the terms of this NPDES permit.

The Stormwater Pollution Prevention Plan (SWPPP) is a plan to maintain compliance of the NPDES General Permit. By signing this certification statement, you are certifying you understand there is an NPDES General Permit for this site.

NPDES Permit Discharge Authorization Number: IA-

you have read the SWPPP and/or understand the rules/regulations governing the NPDES General Permit regardless of what is in the SWPPP. If something is left out of the SWPPP it does not clear you or any of the other co-permittees of responsibility if they violate the NPDES General Permit and/or the Clean Water Act.

_________________________________________   ________________________________________
Signature                                                                                       Date

OWNER: Linn County Conservation Board – Morgan Creek Implementation

NAME (PRINT): Dennis Goemaat

TITLE: Director – Linn County Conservation
# Zoning Division

## Conditional Use Permit Application

<table>
<thead>
<tr>
<th>Owner Information:</th>
<th>Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Applicant</td>
</tr>
<tr>
<td>Linn County</td>
<td>Prospect Meadows, Inc.</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td>935 2nd Street SW</td>
<td>1890 County Home Road</td>
</tr>
<tr>
<td>Cedar Rapids, IA 52404</td>
<td>Marion, IA 52302</td>
</tr>
<tr>
<td>Phone</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>319-393-1684</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surveying Co:</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hall and Hall Engineers</td>
<td><a href="mailto:brent@halleng.com">brent@halleng.com</a></td>
</tr>
<tr>
<td>Engineer:</td>
<td>Phone</td>
</tr>
<tr>
<td>Brent Jackman</td>
<td>319-362-9548</td>
</tr>
</tbody>
</table>

## Property Information:

<table>
<thead>
<tr>
<th>Property Address or Address Range (block)</th>
<th>Brief legal(s) (Sec./Twp./Range)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1850 Prospect Drive, Marion, IA</td>
<td>NE 1/4 46-84-6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GPN(s)</th>
<th>Rural Land Use Map Designation</th>
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</thead>
<tbody>
<tr>
<td>101617600100000</td>
<td>AA - Agricultural</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Proposed Development Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>GC - General Commercial</td>
<td>Prospect Meadows Paintball Park</td>
</tr>
</tbody>
</table>

## Submittal Requirements:

See attached pages for additional submittal requirements

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property.

This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval. Conditional Use Permits granted by the Board of Adjustment do not supersede deed restrictions, restrictive covenants, or rules adopted by homeowners’ association.

<table>
<thead>
<tr>
<th>Owner</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A. Paul Ruffalo</td>
</tr>
</tbody>
</table>

Date: digitally signed by A. Paul Ruffalo
Date: 2020.01.15 10:36:03 -06'00'

<table>
<thead>
<tr>
<th>Case #</th>
<th>Receipt#</th>
</tr>
</thead>
<tbody>
<tr>
<td>YC20-0002</td>
<td>38459</td>
</tr>
</tbody>
</table>

Date Received: JAN 15 2020
RECEIVED
Description of Proposed Use:
Proposed Paintball Park - Approximately 2-acres dedicated to tournament-focused activities with the remaining used for check-in, staging, and recreational play. Total recreational fields is subject to playable space based on topology and materials used. The fields will be open to the general public for recreational paintball as well as open for special events for local businesses and clubs and fundraising events.

What are your proposed days and hours of operation?
Hours of Operation: 9 am - 6 pm
Seasonal: April - October
Primary Days: Friday, Saturday, Sunday - Open 7 days per week.

What type of county, state and/or federal permits will be needed to conduct the business?
County - Conditional Use, building permit

How many employees will be coming to the site?  
Full-time #2  
Part-time #10

Estimate the amount and type of traffic generated on a daily basis:
Average daily traffic - possible 224 total trips but typically much less.

Describe the types and quantities of materials stored on site:
Paintball guns and accessories, personal protective equipment. Playfield bunkers - portable, inflatable bunkers, wood bunkers, cable spools, wrecked vehicles, plastic pipe.

Will there be any odors, vibrations, glare, fumes, or electrical interference generated by the use? If so, please explain in detail.
No odors, vibrations, glare, fumes or electrical interference expected.

Describe the type and quantities of water and sewage demands generated by proposed use:
Max persons at one time approximately 75 people, 8 portable restrooms proposed, paintball patrons will have access to the existing concessions. Most players will bring bottled water.

Please add any other information that will be useful in better understanding the proposed use:

Please address the following standards in the Unified Development Code for a Conditional Use Permit. Attach additional sheets if needed.
a. Does the proposed use conform to the Comprehensive Plan?
   Yes, part of the Prospect Meadows Sports Complex.

b. Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, diversion of prime agricultural land (CSR above 65) to non-agricultural uses, and soil erosion problems shall be considered.
   Shapc and topography are ideal for paintball fields, minimal grading will be needed, a lot of the area can be used as is. Existing roadway infrastructure (as developed by Prospect Meadows) is adequate for potential increased traffic. Portable restrooms and concessions are adequate.

c. Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety and welfare.
   No negative impacts of surrounding property anticipated. The existing Prospect Meadows Sports Complex layout and function is complements the proposed paintball facility.

d. Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?
   Yes, the adjoining road network was upgraded to support the Prospect Meadows Sports Complex and no additional roadway upgrades or improvements are anticipated.

e. Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.
   Yes, protective netting will surround the paintball fields for protection of adjacent parking lots, baseball fields, neighboring property and roadways.

For office use only:

Applicable Article: Section ____________ SS __________