

**PLANNING BOARD MEETING**  
**City Hall - 950 Locust St., Carter Lake, Iowa**  
**Monday, July 8, 2019 7:00 P.M.**

**AGENDA**

Roll Call

Approval of the Agenda

1. Consent Agenda
  - a. Building Permits listing
  - b. City Council Minutes
  - c. Planning Board Minutes
2. New Business
  - a. Praxair – new building
  - b. TranSpec Leasing Inc. 201 Avenue H – building
3. Old Business
  - a. Comprehensive Plan
4. Comments

Adjourn

7/03/19

jms

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)	
Status	Owner	Sub-Division	Lot	Issued Date	Paid
Appl Type	Location	Type of Use		Expire Date	Amount Due
				Cost of Work	
C01-19	OWNER AS GEN CONTRACTOR	INSTALL GENERATOR/PAD T-MOBILE		3-28-19	95.00
Issued	SMJ INTERNATIONAL			3-28-19	95.00
Owner	2614 N 5TH ST			3-28-21	.00
		C01-19		1.00 FEE	95.00
C02-19	SIGNWORKS	45 SQ FT ILLUMINATED 8'H SIGN		3-28-19	225.00
Issued	PRAIRIE FLOWER CASINO			3-28-19	225.00
Contractor	1101 AVENUE H			3-28-21	.00
		C02-19		20,300.00 FEE	225.00
CM01-19	STANDARD HEATING AND A/C	REPLACE 3 TON A/C		5-06-19	100.00
Issued	CARTER LAKE UNITED METHOD			5-06-19	100.00
Contractor	3025 MABREY LN				.00
		CM01-19		2,103.00 FEE	100.00
MC01-19	SAC WIRELESS, LLC	MAINT ON EXISTING TELECOM FAC		4-24-19	420.00
Issued	AMERICAN TOWER CORP			4-24-19	420.00
Contractor	2614 N 5TH ST			10-21-19	.00
		MC01-19		40,000.00 FEE	420.00
MR001-19	OWNER AS GEN CONTRACTOR	RENOVATIONS		3-01-19	432.00
Issued	JIMENEZ, DAVID			3-01-19	432.00
Owner	61 CARTER LAKE CLB			8-28-19	.00
		MR001-19		55,000.00 FEE	432.00
MR002-19	WINDOW WORLD	WINDOW REPLACEMENT		3-28-19	13.50
Issued	CHRISTINA			3-28-19	13.50
Contractor	1316 CACHELIN DR			9-24-19	.00
		MR002-19		3,070.00 FEE	13.50
MR003-19	OWNER AS GEN CONTRACTOR	CYCLONE FENCE AROUND YARD		3-28-19	15.00
Issued	HONEYWELL, JOHN			3-28-19	15.00
Owner	4214 N 15TH ST			9-24-19	.00
		MR003-19		2,200.00 FEE	15.00
MR004-19	OWNER AS GEN CONTRACTOR	FENCE AND DRIVEWAY ADD ON		4-10-19	35.00
Issued	REED, RONNIE			4-10-19	35.00
Owner	1326 DORENE BLVD			10-07-19	.00
		MR004-19		300.00 FEE	35.00
MR005-19	MIKE CRAWFORD	CONCRETE PATIO/DRIVEWAY ADD'N		4-16-19	20.00
Issued	HOWELL, LESLEY			4-16-19	20.00
Contractor	1118 JANBROOK BLVD			10-13-19	.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
		MR005-19			2,950.00 FEE	20.00
MR006-19				4-18-19	420.00	15.00
Issued	SHEARD CONSTRUCTION			4-18-19		15.00
Owner	1101 LINDWOOD DR			10-15-19		.00
		MR006-19			420.00 FEE	15.00
MR007-19		4' CHAIN LINK FENCE FRONT YD		4-24-19	700.00	15.00
Issued	GONZALES, HUMBERTO			4-24-19		15.00
Owner	909 WILLOW DR			10-21-19		.00
		MR007-19			700.00 FEE	15.00
MR008-19	OWNER AS GEN CONTRACTOR	COMPOSITE DECK/CONCRETE PATIO		4-25-19	33,670.00	331.00
Issued	HEGWOOD, BOB			4-25-19		331.00
Owner	760 KEY CIR			10-22-19		.00
		MR008-19			33,670.00 FEE	331.00
MR009-19	MILLITTI SIDING	REMOVE & REPLACE DECK FLOOR		4-29-19	2,500.00	25.00
Issued	PAT'S DAY CARE			4-29-19		25.00
Contractor	4314 N 13TH ST			10-26-19		.00
		MR009-19			2,500.00 FEE	25.00
MR010-19				5-01-19	5,000.00	18.50
Issued	HARRIS, MILFORD			5-01-19		.00
Owner	3510 214 N 9TH ST			10-28-19		18.50
		MR010-19			5,000.00 FEE	18.50
					PAID	.00
					DUE	18.50
MR011-19		BUILD A NEW DECK WITH ROOF		5-01-19	1.00	23.00
Issued	PALACIO GALLEGO			5-01-19		23.00
Owner	3510 159 N 9TH ST			10-28-19		.00
		MR011-19			1.00 FEE	23.00
MR012-19	OWNER AS GEN CONTRACTOR	PAVING APPROACH & SIDEWALK		5-01-19	1,200.00	23.00
Issued	GUNDERSEN, JASON			5-01-19		.00
Owner	203 CAROLINA DR			10-28-19		23.00
		MR012-19			1,200.00 FEE	23.00
					PAID	.00
					DUE	23.00
MR013-19	OWNER AS GEN CONTRACTOR	4' FENCE CONNECTING TO SIDEWALK		5-01-19	90.00	15.00
Issued	POOLE, ANDREW & ROBIN			5-01-19		15.00
Contractor	914 HIATT ST			10-28-19		.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)	
Status	Owner	Sub-Division	Lot	Issued Date	Paid
Appl Type	Location	Type of Use		Expire Date	Amount Due
				Cost of Work	
		MR013-19		90.00 FEE	15.00
MR014-19		DRIVEWAY		5-03-19 1.00	20.00
Issued	ZAGOZDA, MARY			5-03-19	20.00
Owner	30 MARINA CT			10-30-19	.00
		MR014-19		1.00 FEE	20.00
MR015-19	PYRAMID CONTRACTORS	REMOVE/REPLACE ROOF/NO DECKING		5-06-19 705.00	18.50
Issued	PYRAMID CONTRACTORS			5-06-19	18.50
Contractor	3306 N 11TH ST			11-02-19	.00
		MR015-19		705.00 FEE	18.50
MR016-19	BOTHWELL, JEREMY	WOOD PRIVACY FENCE		5-06-19 2,100.00	15.00
Issued	RENSHAW, ALBERT			5-06-19	15.00
Owner	1409 LINDWOOD DR			11-02-19	.00
		MR016-19		2,100.00 FEE	15.00
MR017-19	SHEARD CONSTRUCTION	DRIVEWAY		5-15-19 4,000.00	20.00
Issued	MEARTINS, BEN			5-15-19	20.00
Contractor	107 SHORELINE DR			11-11-19	.00
		MR017-19		4,000.00 FEE	20.00
MR018-19	OWNER AS GEN CONTRACTOR	12X10 GARDEN SHED		5-16-19 1,000.00	15.00
Issued	CROWELL, LAWRENCE			5-16-19	15.00
Contractor	1202 WILLOW DR			11-12-19	.00
		MR018-19		1,000.00 FEE	15.00
MR019-19	OWNER AS GEN CONTRACTOR	roofing		5-17-19 1,000.00	18.50
Issued	KRAMER, RUSS			5-17-19	18.50
Contractor	1503 NEPTUNE DR			11-13-19	.00
		MR019-19		1,000.00 FEE	18.50
MR020-19	OWNER AS GEN CONTRACTOR	NEW VINYL SIDING		5-21-19 3,500.00	13.50
Issued	A-1 MOBILE HOMES INC			5-21-19	.00
Owner	909 HIATT ST			11-17-19	13.50
		MR020-19		3,500.00 FEE	13.50
				PAID	.00
				DUE	13.50
MR021-19		WOOD FENCH AROUND HOUSE		5-31-19 200.00	15.00
Issued	JOHNSON, JOHN			5-31-19	15.00
Owner	169 CARTER LAKE CLB			11-27-19	.00
		MR021-19		200.00 FEE	15.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)	
Status	Owner	Sub-Division	Lot	Issued Date	Paid
Appl Type	Location	Type of Use		Expire Date	Amount Due
				Cost of Work	
MR022-19	RICHARD FRENCH			6-17-19	23.00
Issued				6-17-19	23.00
Contractor	1515 MURRAY AVE			12-14-19	.00
		MR022-19		3,000.00	FEE 23.00
MR023-19	OWNER AS GEN CONTRACTOR	ROOFING SIDING WINDOWS FENCE		6-20-19	72.00
Issued	GLENN, BRANDY L			6-20-19	72.00
Owner	1218 MAYPER DR			12-17-19	.00
		MR023-19		3,000.00	FEE 72.00
MR024-19	MORSAKI	FENCE ALONG THE SOUTH SIDE OF		6-20-19	15.00
Issued	JIM MORASI			6-20-19	15.00
Contractor	4423 N 17TH ST			12-17-19	.00
		MR024-19		1,200.00	FEE 15.00
MR025-19	OWNER AS GEN CONTRACTOR	WOOD FENCE		6-20-19	15.00
Issued	LORA HAROLDSON			6-20-19	15.00
Contractor	1114 REDICK BLVD			12-17-19	.00
		MR025-19		600.00	FEE 15.00
MR026-19		8x14 deck		6-28-19	23.00
Issued	ELMASRI, HUSEIN			6-28-19	.00
Owner	103 CARTER LAKE CLB			12-25-19	23.00
		MR026-19		4,325.00	FEE 23.00
					PAID .00
					DUE 23.00
MR027-19	OWNER AS GEN CONTRACTOR	8X14 DECK		6-28-19	23.00
Issued	ELMASRI, HUSEIN			6-28-19	.00
Owner	103 CARTER LAKE CLB			12-25-19	23.00
		MR027-19		4,325.00	FEE 23.00
					PAID .00
					DUE 23.00
MR028-19	ANDREW EVERS	REMODEL HOUSE		6-28-19	352.50
Issued	ANDREW EVERS			6-28-19	.00
Contractor	1111 HIATT ST			12-25-19	352.50
		MR028-19		35,000.00	FEE 352.50
					PAID .00
					DUE 352.50
R-01-19	AARON GRELL	COMPLETE RENOVATION		1-31-19	528.00
Issued	SIMON, DONNA			1-31-19	528.00
Contractor	1501 AVENUE N			7-30-19	.00

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Status	Owner	Sub-Division	Lot	Issued Date	Paid
Appl Type	Location	Type of Use		Expire Date	Amount Due
				Cost of Work	
		R-01-19		80,000.00	FEE 528.00
R-02-19	OWNER AS GEN CONTRACTOR	2 GARAGES 37.5 X 10		1-31-19	25,000.00 262.50
Issued	REISS, JOHN/SMITH/APRIL			1-31-19	262.50
Owner	4315 N 13TH ST			7-30-19	.00
		R-02-19		25,000.00	FEE 262.50
R-03-19	FRED'S HEATING & AIR	REPLACE FURNACE/AC		1-31-19	43.50
Issued	FREDERIKSEN, JENNIFER			1-31-19	43.50
Contractor	1107 MAYPER DR				.00
		R-03-19			FEE 43.50
R-04-19	K-DESIGNERS	REPLACE PATIO DOOR		2-28-19	2,776.00 13.50
Issued	HANKENS, RHONDA R			2-28-19	13.50
Contractor	1325 MAYPER DR			8-27-19	.00
		R-04-19		2,776.00	FEE 13.50
RM001-19	AIRESERV OF COUNCIL BLUFF	NEW DUCTWORK		3-01-19	26.50
Issued	JIMENEZ, DAVID			3-01-19	26.50
Contractor	61 CARTER LAKE CLB				.00
		RM001-19			FEE 26.50
RM002-19	BURTON PLUMBING	REPLACE A/C & FURNACE		5-13-19	1.00 67.00
Issued	TORRES, ROY			5-13-19	67.00
Contractor	4210 N 7TH ST				.00
		RM002-19		1.00	FEE 67.00
RM003-19	BURTON PLUMBING	REPLACE AC/FURNACE		6-27-19	1.00 67.00
Issued	DASHNER, OWEN & JENNIFER			6-27-19	.00
Contractor	4428 N 17TH ST				67.00
		RM003-19		1.00	FEE PAID 67.00
					DUE .00
					67.00
RM004-19	BURTON PLUMBING	REPLACE FURNACE /AC		6-27-19	1.00 67.00
Issued	DASHNER, OWEN & JENNIFER			6-27-19	.00
Contractor	4428 N 17TH ST				67.00
		RM004-19		1.00	FEE PAID 67.00
					DUE .00
					67.00
ROW001-19	BLACK HILLS ENERGY	NEW NATURAL GAS SERVICE		4-11-19	1.00 100.00
Issued	BLACK HILLS ENERGY			4-24-19	100.00
Contractor	1218 REDICK BLVD			10-21-19	.00

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Paid	
Appl Type	Location	Type of Use		Expire Date	Cost of Work	Amount Due
		ROW001-19			1.00 FEE	100.00
ROW002-19	BLACK HILLS ENERGY	REPLACE NATURAL GAS SERV/LEAK		4-12-19	1.00	100.00
Issued	MIKEL 2910			4-24-19		100.00
Contractor	2910 N 7TH ST			10-21-19		.00
		ROW002-19			1.00 FEE	100.00
ROW003-19	BLACK HILLS ENERGY	NEW GAS SERVICE/2910 N 7TH		4-12-19	1.00	100.00
Issued	SCHEWE, HERBERT F			4-12-19		100.00
Contractor	N 7TH ST			10-21-19		.00
		ROW003-19			1.00 FEE	100.00
ROW004-19	TELECOM CONSTRUCTION	BORE FROM TERMINAL TO HOUSE		5-01-19	1.00	100.00
Issued	KOCANDA, BRIAN			5-01-19		100.00
Contractor	4407 N 7TH ST			10-28-19		.00
		ROW004-19			1.00 FEE	100.00
ROW005-19	MP NEXEVEL LLC	CONSTRUCT FIBER-OPTIC CABLE		5-21-19	1.00	800.00
Issued	MP NEXEVEL LLC			5-21-19		800.00
Contractor	LOCUST AT 5TH TO PVS			11-17-19		.00
		ROW005-19			1.00 FEE	800.00
ROW006-19	HOBBS UNDERGROUND BORING	BORING UNDERGROUND		6-05-19	1.00	100.00
Issued	PONCA TRIBE OF NEBRASKA			6-05-19		100.00
Contractor	1001 AVENUE H			12-02-19		.00
		ROW006-19			1.00 FEE	100.00
RP003-19	BURTON PLUMBING	SEWER INSIDE & OUT		3-01-19	1.00	44.00
Issued	MCGILL, JAMES			3-01-19		44.00
Contractor	1321 MAYPER DR			5-30-19		.00
		RP003-19			1.00 FEE	44.00
RP004-19	SOUTHSIDE PLUMBING	LEVEL DRAIN PIPE/MAIN SEWER		3-28-19	1.00	42.50
Issued	SOUTHSIDE PLUMBING			3-28-19		42.50
Contractor	1005 AVENUE K			6-26-19		.00
		RP004-19			1.00 FEE	42.50
RP005-19	CHRISTOPHER CASILLAS	GAS PRESSURE TEST		3-15-19	1.00	25.00
Issued	CHRISTOPHER CASILLAS			3-15-19		25.00
Contractor	3510 LOT 10 N 9TH ST			6-13-19		.00
		RP005-19			1.00 FEE	25.00

PERMITS MASTER FILE LISTING

Permit # Contractor Description Appl Date Fee(s)

Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
RP006-19	WELKER, JOHN	GAS PRESSURE TEST		4-25-19	1.00	25.00
Issued	WELKER, JOHN			4-25-19		25.00
Contractor	3510 #56 N 9TH ST			7-24-19		.00
		RP006-19			1.00 FEE	25.00
RP007-19	HOMEBUYERS INCORPORATED	GAS PRESSURE TEST		4-29-19	25.00	25.00
Issued	HOMEBUYERS INCORPORATED			4-29-19		25.00
Owner	1205 JANBROOK BLVD			7-28-19		.00
		RP007-19			25.00 FEE	25.00
RP008-19	BEAR HOMES	NEW SEWER LINE		5-06-19	1.00	42.50
Issued	BEAR HOMES			5-06-19		42.50
Owner	4425 N 7TH ST			8-04-19		.00
		RP008-19			1.00 FEE	42.50
RP009-19	WELKER, JOHN	GAS PRESSURE TEST		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 13 N 9TH ST			8-13-19		25.00
		RP009-19			1.00 FEE	25.00
					PAID	.00
					DUE	25.00
RP010-19	WELKER, JOHN	GAS PRESSURE TEST		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT #166 N 9TH ST			8-13-19		25.00
		RP010-19			1.00 FEE	25.00
					PAID	.00
					DUE	25.00
RP011-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT#168 N 9TH ST			8-13-19		25.00
		RP011-19			1.00 FEE	25.00
					PAID	.00
					DUE	25.00
RP012-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT#168 N 9TH ST			8-13-19		25.00
		RP012-19			1.00 FEE	25.00
					PAID	.00
					DUE	25.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Paid	
Appl Type	Location	Type of Use		Expire Date	Cost of Work	Amount Due
RP013-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT#65 N 9TH ST			8-13-19		25.00
		RP013-19			1.00	25.00
					FEE	.00
					PAID	25.00
					DUE	.00
RP014-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT#86 N 9TH ST			8-13-19		25.00
		RP014-19			1.00	25.00
					FEE	.00
					PAID	25.00
					DUE	.00
RP015-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT #320 N 9TH ST			8-13-19		25.00
		RP015-19			1.00	25.00
					FEE	.00
					PAID	25.00
					DUE	.00
RP016-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT #290 N 9TH ST			8-13-19		25.00
		RP016-19			1.00	25.00
					FEE	.00
					PAID	25.00
					DUE	.00
RP017-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT #244 N 9TH ST			8-13-19		25.00
		RP017-19			1.00	25.00
					FEE	.00
					PAID	25.00
					DUE	.00
RP018-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT #245 N 9TH ST			8-13-19		25.00
		RP018-19			1.00	25.00
					FEE	.00
					PAID	25.00
					DUE	.00
RP019-19	WELKER, JOHN	gas pressure test		5-15-19	1.00	25.00
Issued	WELKER, JOHN			5-15-19		.00
Contractor	3510 LOT #252 N 9TH ST			8-13-19		25.00

# PERMITS MASTER FILE LISTING

Permit # Contractor

Description

Appl Date

Fee(s)

Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due

RP019-19

1.00	FEE	25.00
	PAID	.00
	DUE	25.00

\*\*GRAND TOTAL\*\*

63	341,287.00	FEE	5,334.00
		PAID	4,471.50
		DUE	862.50

PLANNING BOARD MEETING

Monday, February 11, 2019 7:00 P.M.

The Planning Board meeting was called to order at 7 p.m. by chairman Kathy Dueling.

Roll Call: Present: Kathy Dueling, Ed Palandri, Ray Pauly, Nate Bradburn; Absent: Jay Gundersen, Tim Podraza and Scott Crowder. Inspector Lem Sheard is also present, Clerk Stender was absent.

Pauly moved to approve of the agenda, seconded by Bradburn; Unanimous approval. Palandri moved to table the consent agenda, seconded by Bradburn

Concerning the application from Prairie Flower Casino for a sign in front of the business.

Palandri moved to request that the applicant resubmit a sign that is compliant with the sign regulations as far as the setback from the public right of way and also for the height and size of the sign; also resubmit a site plan that shows the location and orientation of the sign, seconded by Bradburn. Unanimous approval.

TranSpec Leasing, Inc. aka TSL was represented by Tom Hastings, owner of TSL Companies along with the company's engineer of record.

Palandri presented the following motion

1. The Planning Board is conceptually in support of what TSL is proposing to do at the facility
2. Applicant shall obtain concurrence from the Mayor and City Council that they also support the project moving forward
3. To request advice from City Attorney as far as how to address the type of operation and whether we expand the definition of transportation terminal and include that type of operation or we create a definition under the agricultural industries to include that type of business operation
4. The applicant will revise the type of structure they are proposing, sheltered quonset hut to at least to a pre-engineered building with foundations that go below frost that complies with the building zoning regulations. If applicant is going to ask for an exceptions to the building or architectural requirements, to let us know in advance what those exceptions are going to be.
5. When it comes time to submitting the permitted plans, the plans be prepared and sealed by an architect or engineer that will include site plan civil structural plans, including mechanical, electrical and conveying systems along with any other information we need to have for a complete permit package.

Bradburn moved to approve the motion. Unanimous approval was received.

The Mayor requested the board to review the idea of tourist oriented directional signage. Nate and Kathy suggested that the Mayor be allowed to make these decisions. Ray stated that the current ordinances do not allow for this type of signs and we can't just allow someone to change ordinance. Ordinance does not allow off site signage, we need to follow the ordinance. Nate believed the spirit of the request was for temporary signage. Would like to see more clear language on the intent of the ordinance. Would like to see some more details on what the Mayor is requesting. Kathy understood that the current

casino signs would be taken down after the casino's permanent sign is installed. Pauly moved to table until more information can be provided to the board, seconded by Bradburn. Unanimous approval.

Discussed reclassifying Avenue J as an alley, the board did not know what the intent was to vacate and would like more information. Bradburn moved to not vacate or narrow the street with the future potential needs of the city actually using the street again, seconded by Pauly. Roll Call: Yes: Bradburn, Pauly, Palandri; No: Dueling.

The comprehensive plan review, waiting for the council to get involved, Jackie will make it part of a Council workshop once the budget process is wrapped up.

With no further comments, Pauly moved to adjourned seconded by Bradburn at 8:53 p.m.

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Kathy Dueling, Chairman

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Jackie Stender, City Clerk

CARTER LAKE CITY COUNCIL MEETING  
MONDAY, FEBRAURY 18, 2019

Meeting called to order by Mayor Ron Cumberledge at 7:00 p.m. The meeting opened with the Pledge of Allegiance. The Mayor called the roll of the Council, present: Pat Paterson, Aaron Grell and Jackie Wahl; absent, Frank Corcoran and Jason Gundersen.

The Agenda was reviewed with no additions or deletions, upon motion duly made by Paterson, and seconded by Wahl, the Agenda was approved. The motion was passed unanimously. Upon motion of Paterson, seconded by Grell, the consent agenda was approved unanimously.

New Business:

TSL representatives presented plans for improvements to their current location. They will comply with the current zoning codes and provide plans to the Building Inspector and Planning Board. The process will be more contained so to prevent further dust in the area. Grell moved to approve the idea and moving forward with the improvements, seconded by Paterson. Motion was approved unanimously.

Grell moved to approve the appointment of Fred Snodgrass to the Fire Department, seconded by Paterson. Motion was approved unanimously.

Mayor Ron Cumberledge named Sandy Caddell as 2018 Citizen of the Year. This award was to honor Sandy for her year of devotion to the youth of our community. Congratulations Sandy!!

Councilman Paterson is still concerned with the storage taking place on the corner of Abbott Drive and Locust St. The City of Omaha zoning does allow for the property to be used as industrial, does that include storage? Carter Lake does not allow storage in the C/L zoning district, and a triangle section of that property is within Carter Lake. City Attorney has spoken with Omaha and that use is allowed in the Omaha Zoning district. Mike will reach out to the property owner and try to establish some contact before the next meeting.

Paterson moved to approve the proposed amendment to the nuisance ordinance which include definitions for storage of construction supplies and materials, seconded by Grell. Motion was approved unanimously.

City Attorney presented a final copy of the language to vacate 40 feet of 17<sup>th</sup> Street. No motion needed. Paterson moved to set the budget hearing for Monday March 11 at 6 p.m. Seconded by Grell, motion was approved unanimously.

The proposal to be considered is raising the height requirement of buildings in the non-residential zoning areas of Carter Lake from thirty-five (35) feet to fifty-five (55) feet. The current height limitation for residential districts would remain at thirty-five (35) feet. Upon motion made by Paterson to approve the 3<sup>rd</sup> reading of the proposed amendment to the ordinance regarding height restrictions, seconded by Grell; Motion approved unanimously.

Upon motion made by Paterson and seconded by Wahl, the council approves the 2<sup>nd</sup> reading of amendment to the Fireworks ordinance. The amendment includes a calendar of when the discharge of fireworks would be allowed each year based on the day of the week the 4<sup>th</sup> falls on. Copy available at City Hall. Motion was approved unanimously.

Grell moved to approve the Tax Abatement application for 116 Shoreline Drive, Wahl seconded, motion was approved unanimously.

Paterson moved to approve the transfer of Ponca Tribal funds into the General fund as follows: \$200,000 for police department budget expenditures and \$50,000 to cover budget fire department expenditures.

Meeting adjourned at 7:45.  
Jackie Stender  
Carter Lake City Clerk

CARTER LAKE CITY COUNCIL MEETING  
MONDAY, MARCH 18, 2019

Meeting called to order by Mayor Ron Cumberledge at 7:00 p.m. The meeting opened with the Pledge of Allegiance. The Mayor called the roll of the Council, present: Pat Paterson, Aaron Grell, Jackie Wahl, Frank Corcoran and Jason Gundersen.

The Agenda was reviewed with no additions or deletions, upon motion duly made by Gundersen, and seconded by Grell, the Agenda was approved. The motion was passed unanimously. Upon motion of Grell, seconded by Corcoran, the consent agenda was approved unanimously.

New Business:

Paterson moved to approve liquor license for Best Wester Plus Omaha Airport Inn, seconded by Grell. Motion was approved unanimously. Paterson moved to approve liquor license for Dollar General seconded by Grell. Motion was approved unanimously.

Corcoran moved to approve Solid Waste Collector Permits, seconded by Grell. Motion was approved unanimously.

Red River Waste Solutions has an offer to purchase and would will the Council's agreement to take assignment. Paterson moved to approve signing assignment, seconded by Grell. Motion was approved unanimously.

Tim German from Frontier Bank came before the council regarding the property they own at the corner of Abbott and Locust that has been under increased scrutiny since they started leasing the land to Lone Mountain Trucking and the MP Underground. The bank wants to be good neighbors and not cause bad relations with the Council, but they still want to make some income on the property. Councilman Paterson understand that due to the property being in Omaha and Carter Lake there is nothing the City can do to force changes but would appreciate cooperation to make it look more attractive. It was mentioned to install a screened fence around the Carter Lake property to make it more appealing.

Paula Hazlewood, Executive Director of Advance Southwest Iowa Corporation. Advance partners with the Greater Omaha Chamber, Council Bluffs Area Chamber of Commerce, the City of Council Bluffs, Pottawattamie County, Iowa Economic Development Authority, and Iowa Western Community College to provide a one-stop shop for economic development needs. Pottawattamie County is open for business with a professional and knowledgeable staff to assist business development. Councilman Jason Gundersen is now a new member of this advisory board.

Crystal McPeck lives at 4104 N 13<sup>th</sup> Street. On Saturday, March 9<sup>th</sup> she experience sewer backup into the basement. She called the maintenance department to report issue, and Lem responded to the incident. The matter was reported to the city's insurance carrier and the claim is being reviewed.

Mayor approached land owners around the lot located at 13<sup>th</sup> and Hiatt. Steve Olsen is interested in purchasing the 40x70 foot lot for \$3,000. Is the council interested in selling? Council agreed this was acceptable. Therefore the Council agrees to set a public hearing for Monday, April 15 to allow the public the opportunity to ask questions and provide additional offers at that time.

Councilman Paterson would like to pursue a workshop to continue with the Rental Inspection program and grant process. The Council agrees to have a workshop on March 25<sup>th</sup> at 5 p.m. to discuss the program's future. Omaha Indian property located on Locust Street is still an ongoing issue; Paterson wants to see the city take steps to get this cleaned up; would like to see a demand letter sent out to be cleaned up before July 1<sup>st</sup>.

Upon motion made by Gunderson and seconded by Corcoran to approve the 2<sup>nd</sup> reading of the amendment to the nuisance ordinance. Motion was approved unanimously.

Upon motion made by Gunderson and seconded by Paterson, the council approves the 3<sup>rd</sup> reading of amendment to the fireworks ordinance with additional language to allow discharge of fireworks to be reduced to 30 feet of a structure or person. Roll Call: Yes: Wahl, Gunderson and Grell No: Paterson and Corcoran. The additional allowance will be added to the final version for publication. The amendment includes a calendar of when the discharge of fireworks would be allowed each year based on the day of the week the 4<sup>th</sup> falls on. Copy available at City Hall. 3<sup>rd</sup> reading was approved.

Gundersen moved to approve resolution to assess liens for weed removal, seconded by Paterson. Motion was approved unanimously.

Gundersen moved to approve resolution to write off uncollectable weed bills, seconded by Grell. Motion was approved unanimously.

Gundersen moved to approve resolution to assess utility liens seconded by Grell. Motion was approved unanimously.

Gundersen moved to approve resolution to write off uncollectable utility bills, seconded Grell. Motion was approved unanimously.

Meeting adjourned at 8:15

Jackie Stender  
Carter Lake City Clerk

CARTER LAKE CITY COUNCIL MEETING  
MONDAY, APRIL 15, 2019

Meeting called to order by Mayor Ron Cumberledge at 7:00 p.m. The meeting opened with the Pledge of Allegiance.

Public Hearing regarding offer to purchase a lot owned by the city at the corner of 13<sup>th</sup> and Hiatt. No comments received from the public. Gundersen moved to close the hearing, Paterson seconded the motion, approved unanimously.

The Mayor called the roll of the Council, present: Pat Paterson, Jackie Wahl, Frank Corcoran, and Jason Gundersen. Absent: Aaron Grell.

The Agenda was reviewed, added 13<sup>th</sup> and Hiatt property; Locust and Abbott parking lot; upon motion duly made by Gundersen, and seconded by Corcoran, the Agenda was approved. The motion was passed unanimously. Upon motion of Paterson, seconded by Gundersen, the consent agenda was approved unanimously.

New Business:

Gundersen moved to approve waste collector permits for "It's Got to Go" and Lewis Clark, seconded by Paterson; motion was approved unanimously.

Maintenance Director, Lem Sheard appeared to address the council concerning asphalt projects around town. Council is ok with compiling bids for the project. Lem proposed looking at Avenue K to make improvements for drainage by add curb, gutter and storm water drainage. The question was asked, when would the fiber optic company be coming back to repair the damage they caused in a few places? Lem has spoken with a supervisor and believes they will be finishing up repairs sometime in the next few weeks.

Mayor Cumberledge asked for the council's opinion regarding the offer to purchase the lot at 13<sup>th</sup> and Hiatt. Paterson is very concerned about the offer due to the condition of the adjacent property. Council agreed they would like to counter offer that necessary improvements need to be made to the buyer's current property before accepting the offer to purchase.

Councilman Paterson requested a workshop for be set for April 29 to discuss more details for the rental inspection program. And stated that the public is always invited to be part of the discussion. Paterson request to make a monetary donation to the Carter Lake Elementary school with restrictions that the funds had to be used in the school for the kids. Mayor Cumberledge agreed to reach out to the principal before the next meeting.

Upon motion made by Paterson and seconded by Corcoran to approve the 3<sup>rd</sup> reading of the amendment to the nuisance ordinance. Motion was approved unanimously.

Upon motion made by Gundersen and seconded by Wahl to deny the tax abatement application until after the sidewalks are completed. Motion was approved unanimously.

Upon motion made by Corcoran and seconded by Wahl to approve wage resolution for

Zackery Sillik in parks maintenance. Motion was approved unanimously.

Upon motion made by Corcoran and seconded by Wahl to approve wage resolution for the Parks concession workers for the season with the addition of an additional \$1.00 for Cheryl Callabretto for taking over management of the concession stand inventory and employee scheduling. Motion was approved unanimously.

Meeting adjourned at 8:00

Jackie Stender  
Carter Lake City Clerk

CARTER LAKE CITY COUNCIL MEETING  
MONDAY, MAY 20, 2019

Meeting called to order by Mayor Ron Cumberledge at 7:00 p.m. The meeting opened with the Pledge of Allegiance. The Mayor called the roll of the Council, present: Pat Paterson, Jackie Wahl, Frank Corcoran, and Jason Gundersen. Absent: Aaron Grell.

The Agenda was reviewed, upon motion duly made by Paterson, and seconded by Corcoran, the Agenda was approved. The motion was passed unanimously. Upon motion of Paterson, seconded by Grell, the consent agenda was approved unanimously.

New Business: Grell moved to approve transfer of liquor license for Carter Lake Improvement Club for Carter Lake Community Day, seconded by Corcoran, motion was approved unanimously. Grell moved to approve Liquor License for Jonesy's, seconded by Paterson, motion was approved unanimously. Corcoran moved to table Liquor License renewal for Jumpstart, seconded by Paterson, motion was approved unanimously.

Communication from the public: Keebie Kessler presented the council with an update of all events on schedule for the Community Day Parade and Festival for June 8th.

Building Inspector/Maintenance Director Lem Sheard has sent out abate notices on nine properties and three have provided written plans for curing the nuisance. Sheard requests direction to move forward with abatements; providing 10 day notices and 30 day permits to correct abatements and also pursue citations. Council agreed to follow the code with pursuing the nuisance properties.

Mayor Cumberledge requested council support to hire BCDM Architects to establish preliminary drawings for community center. Kevin Stahley, representing BCDM answered questions for the council; A steering committee will be selected by the council to help get the process started; planning to have language on the November ballot asking the public to vote for or against the project. Paterson moved to approve planning contract for \$29,500, seconded by Grell, motion was approved unanimously.

Council agreed to abandon the 13th and Hiatt proposal until buyer wants to comply with keeping his property in better condition.

Councilman Grell motioned for the council to consider amending the ordinance to allow for installation of flag poles that would exceed the height requirements for the zoning districts. Gundersen seconded the motion. Concerns about the proposed flag pole over 50 feet becoming a sign for business instead a patriotic symbol. Roll Call Yes: Corcoran, Grell, Gundersen and No: Paterson, Wahl. Motion passed based on majority.

Gundersen has concerns about why MP Next Level is not replacing entire panels, why so

many small holes in concrete? Lem will make P

Paterson is working on securing an inspector to move forward with the rental inspections. Also, the school provided a list of items on a wish list. Several members are uncomfortable with the idea of providing these items since the school collects property tax. Paterson would like to see \$25,000 in equipment or supplies purchased for the school. Paterson request to make a monetary donation to the Carter Lake Elementary school with restrictions that the funds had to be used in the school for the kids.

Corcoran moved to approve annual audit contract with Schoer & Associates., seconded by Paterson, motion was approved unanimously.

Paterson moved to approve resolution to approve assignment from Bankers Trust to UMB Bank, seconded by Grell; motion was approved unanimously.

Gundersen moved to deny resolution to approve Tax Abatement Application for 1218 Willow Drive until the work is completed; seconded by Grell; motion was approved unanimously.

Paterson moved to approve resolution to write off uncollectible utility bills, seconded by Grell; motion was approved unanimously.

Gundersen moved to approve resolution to assess utility liens seconded by Paterson; motion was approved unanimously. Gundersen moved to approve resolution to write off uncollectible weed mowing bills, seconded by Paterson; motion was approved unanimously.

Paterson moved to approve resolution to assess weed mowing bills, seconded by Gundersen; motion was approved unanimously.

At 8:35 p.m. Corcoran moved to approve council going into closed session to discuss litigation matters pursuant to Iowa Code 21.5(1)(c)(j) seconded Grell. Motion was approved unanimously. At 9:05 p.m. the council reconvened in open session. No action was taken and Grell moved to adjourn, seconded by Corcoran, motion approved unanimously.

Jackie Carl  
Carter Lake City Clerk

<b>TRANSMITTAL</b>		<b>Date:</b> June 11, 2019	
<b>To:</b>	Lem Sheard	<b>From:</b>	Chip Corcoran, P.E.
<b>With:</b>	City of Carter Lake	<b>Re:</b>	TSL Transload Improvements 501 Avenue H East
<b>Address:</b>	950 E Locust Street Carter Lake, IA 51510		

<b>Via</b>			
<input type="checkbox"/> Courier/Hand Deliver	<input type="checkbox"/> Mail	<input checked="" type="checkbox"/> E-Mail	<input type="checkbox"/> Other: Online Submittal

<b>Purpose</b>			
<input type="checkbox"/> For Instruction	<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> For Information	<input type="checkbox"/> For Clarification
<input type="checkbox"/> For Confirmation	<input type="checkbox"/> For Action	<input type="checkbox"/> For Comment	<input type="checkbox"/> Other:

Qty	Document Number	Rev	Description
1			Commercial Building Permit Application
1			Civil Engineering Plan Set
1			Chief Building Structural Engineering Plan Set
			Jensen Builders Structural Engineering Plans & Details
1			MidAmerica Equipment Auger Detail

<b>Comments/Remarks/Instructions:</b>
Included in this submittal is a digital copy of the Commercial Building Permit Application, civil engineering plan set, Chief building structural engineering plan set, Jensen Builders structural engineering plans & details, and MidAmerica Equipment auger detail.

<b>Copies To:</b>

# Commercial Building Permit Application



## City of Carter Lake

950 Locust Street  
Carter Lake, IA 51510

Office (712) 847-0535 Fax (712) 347-5454

### Address of Project:

Legal Description:	Lot	Block	Subdivision	Zoned
	44	75	Auditors Subdivision 20 75 44 and Accretions	Commercial

Property: Platted  Unplatted \_\_\_\_\_  
 Size: Width \_\_\_\_\_ Length \_\_\_\_\_ Square Ft. 260400  
 Structure: Yes \_\_\_\_\_ No  Current Use: storage and transload operations  
 Proposed Use: storage and transload operations

Property Owner: TranSpec Leasing, Inc. Phone: ( 402 ) 345-4041

Address: 201 Avenue H Carter Lake, IA 51510  
(City, State, Zip)

General Contractor: Transpec Leasing, Inc. Phone: ( 402 ) 345-4041

Address: 2501 N 11st Street Omaha, NE 68110  
(City, State, Zip)

Occupant / Tenant: Transpec Leasing, Inc. Phone: ( 402 ) 669-0050

Contact Name: Dave Hastings

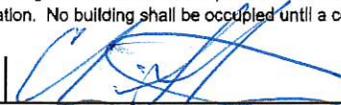
Type of Improvement: New Building \_\_\_\_\_ Addition \_\_\_\_\_ Repair / Replacement \_\_\_\_\_  
 Improvement  Modification \_\_\_\_\_

TOTAL: Value of Finished Product \$ 98,000 <sup>-</sup> Required Field

The property shall comply with all applicable City of Carter Lake zoning ordinances. All covenants and easements are the responsibility of the builder or property owner.

All property owners, HOA and others having interest in this project been contacted: Yes \_\_\_\_\_ No \_\_\_\_\_

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this building permit shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this permit shall not prevent the building official from requiring construction to be in compliance with all applicable code provisions during field inspections. This building permit is issued for the express purpose of work stated on this application and shown on the approved plans. Any changes to the construction plans that effect area or scope of work shall be approved by the building official's prior to construction and may require another permit application. No building shall be occupied until a certificate of occupancy has been issued by the Building Official.

Applicant Name: Chris Stara  Date: 2/14/2019  
(Print Clearly) (Signature)

### Please Note that this application must be approved by the following:

Planning Board: \_\_\_\_\_ Date: \_\_\_\_\_  
 Fire Department: \_\_\_\_\_ Date: \_\_\_\_\_  
 Building Official: \_\_\_\_\_ Date: \_\_\_\_\_

#### Documents Needed for Construction:

1. Three sets of plans and specifications. Drawn to scale (1/4").
2. A certified certificate of survey of the property.
3. A plot plan drawn to scale showing building location on the lot.

#### Impervious Coverage:

Total (sq ft) of Property: \_\_\_\_\_  
 Total (sq ft) of All Structures: \_\_\_\_\_  
 Total (sq ft) of Impervious Paving: \_\_\_\_\_  
 Impervious Coverage Percentage: \_\_\_\_\_





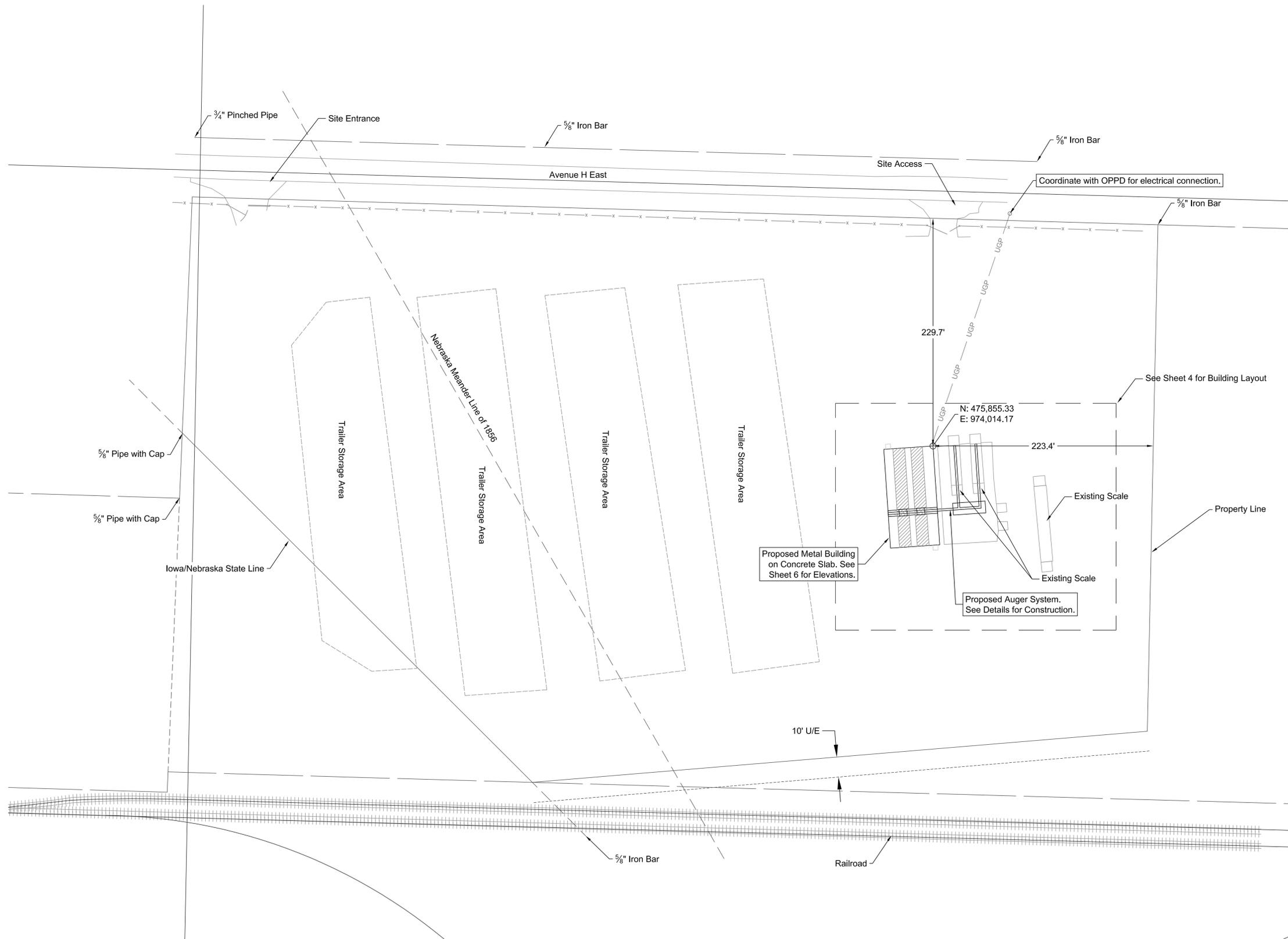


NO.	BY	CD	DATE	CITY SUBMITTAL	REVISION

**Renaissance Infrastructure Consulting**  
 5015 NW CANAL STREET, SUITE 100  
 RIVERSIDE, MISSOURI 64150  
 816.800.0950  
 WWW.RIC-CONSULT.COM

LEGEND

- Circulation Path
- UGP — Underground Power



NO.	BY	CD	DATE	CITY SUBMITTAL	REVISION

**Renaissance Infrastructure Consulting**  
 5015 NW CANAL STREET, SUITE 100  
 RIVERSIDE, MISSOURI 64150  
 816.800.0950  
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**LEGEND**  
 — UGP — Underground Power

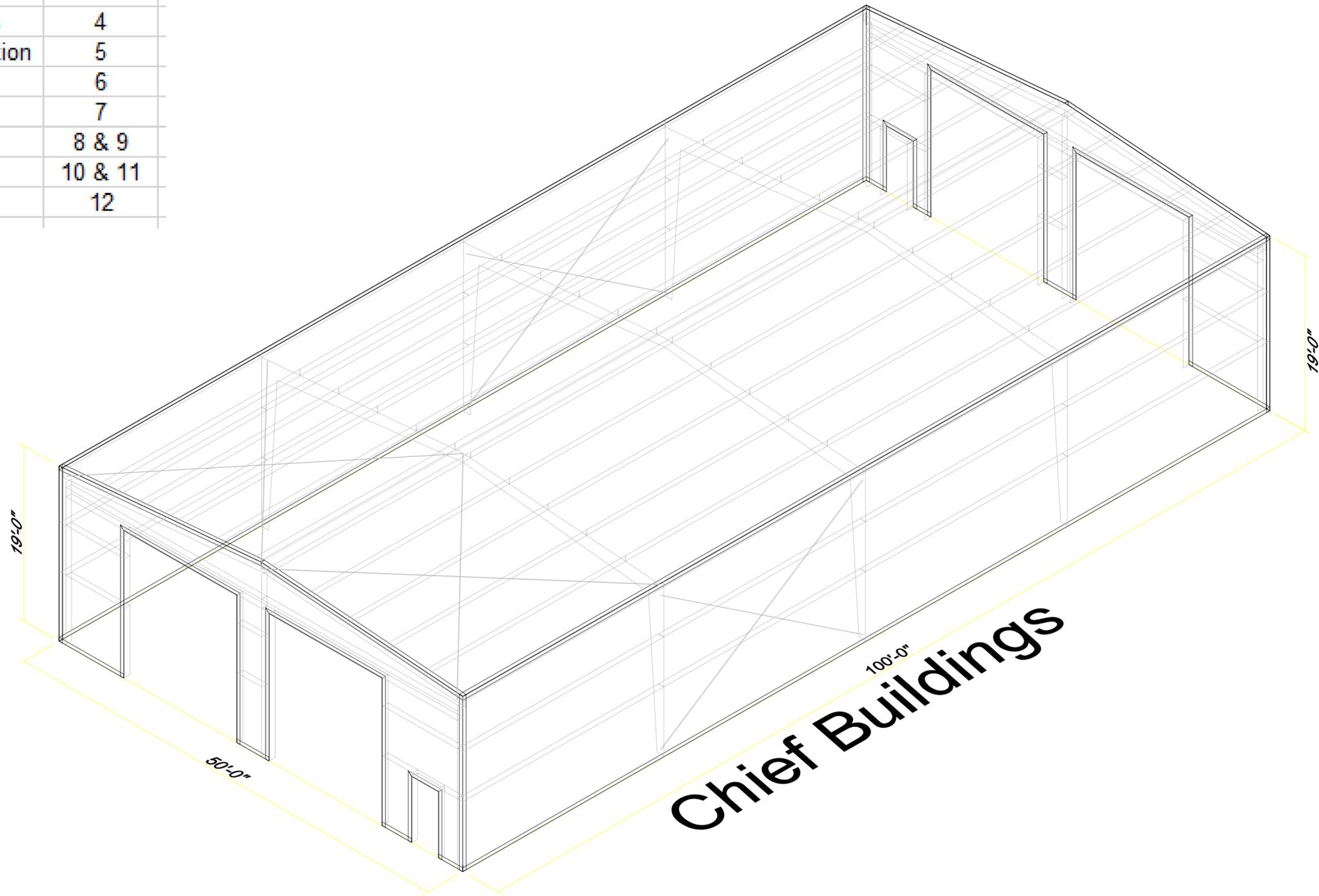


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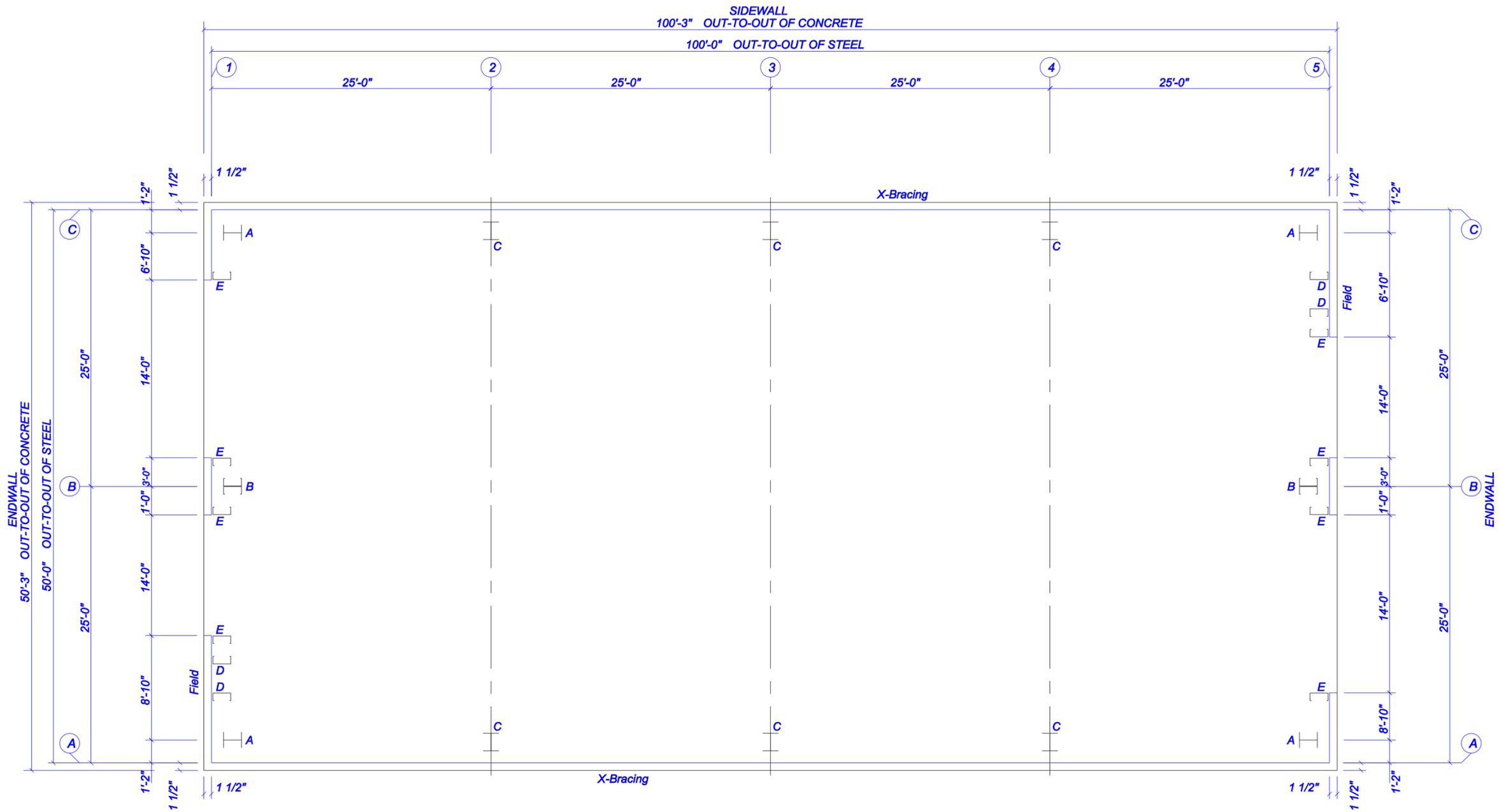
Table of Contents	
Description	Page
3D view	1
Anchor Rod Plan	2
Anchor Rod Sections	3
Column Reactions	4
Frame Cross Section	5
Roof Framing	6
Roof Sheeting	7
Sidewall Drawing	8 & 9
Endwall Drawing	10 & 11
Wall Liner	12



**Chief Buildings**

JOB # EH24606A  
DATE: 06/03/19

Building Description: 50'-0" x 100'-0" x 19'-0"  
 Buyer Name: Jensen Builders, LTD  
 Customer Name: TSL Companies  
 Project Address: CARTER LAKE IA 51510



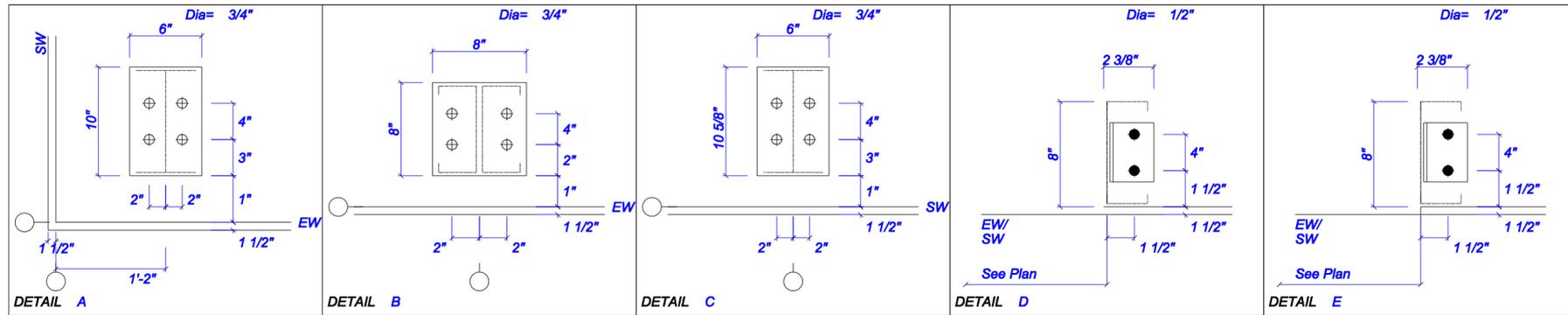
SIDEWALL  
**ANCHOR ROD PLAN**  
 NOTE: All Base Plates @ 100'-0" (U.N.)

- REFERENCE NOTES:**
- All Anchor Rods including nuts and washers for same are not furnished by CHIEF BUILDINGS.
  - Anchor Rod material shall conform to ASTM F1554 having a yield of 36 KSI or greater.
  - Rod projections are recommended minimums based on the base plate bearing directly on the concrete pier. If the base plate is to bear on grout, the rod projection must be increased accordingly.
  - Concrete shall have a minimum strength of 3000 PSI.
  - ALL DRAWINGS ARE NOT TO SCALE.

ANCHOR ROD SUMMARY				
Qty	Locate	Dis (in)	Type	Proj (in)
● 24	Jamb	1/2"	F1554	1.50
⊕ 24	Endwall	3/4"	F1554	2.00
⊕ 24	Frame	3/4"	F1554	2.00

**PRELIMINARY DRAWING**  
 Subject to change upon final design.  
**NOT FOR CONSTRUCTION**

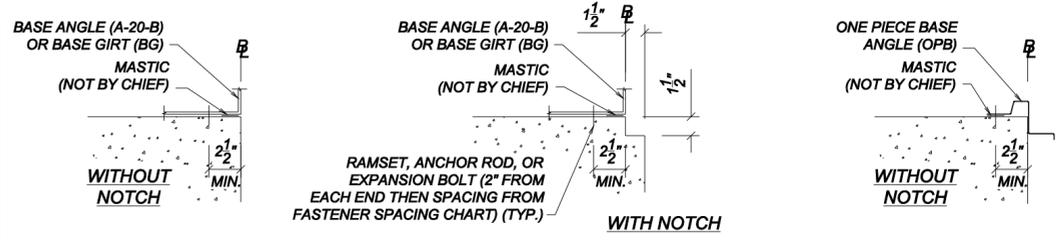
Drawing	ANCHOR ROD	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



<b>Building Code</b>	IBC 15
<b>IBC Risk Category</b>	II - Standard Buildings
<b>Roof Live Load</b>	20 psf
<b>Tributary Area Reduction Allowed</b>	Yes
<b>Collateral Load</b>	1 psf
<b>Ground Snow Load (Pg)</b>	30 psf
<b>Exposure Factor (Ce)</b>	1.0
<b>Thermal Factor (Ct)</b>	1.2
<b>Importance Factor (I)</b>	1.00
<b>Flat Roof Snow Load (Pf)</b>	25.20 psf
<b>Minimum Roof Snow Load</b>	30 psf
<b>Drift Surcharge Load, Pd and Snow Drift Width, w</b>	None
<b>Building Enclosure</b>	Closed
<b>Ultimate Design Wind Speed (Vult)</b>	115 mph (GCpi ± 0.18)
<b>Nominal Design Wind Speed (Vasd)</b>	89 mph
<b>Exposure Category</b>	C
<b>Wind Pressure (q)</b>	25.6 psf
<b>Seismic</b>	
<b>Spectral Response Short Periods (Ss)</b>	9.38%
<b>Spectral Response 1 s Period (S1)</b>	4.46%
<b>Seismic Importance Factor</b>	1
<b>Seismic Design Category</b>	C
<b>Site Class</b>	D
<b>Seismic Resisting System</b>	
<b>Longitudinal Direction</b>	Steel System (R=3.00)
<b>Lateral Direction</b>	Steel System (R=3.00)
<b>Seismic Response Coefficient (Cs)</b>	0.033
<b>Spectral Response Parameter Short Period (SDS)</b>	0.100
<b>Spectral Response Parameter 1 s Period (SD1)</b>	0.071
<b>Analysis Procedure</b>	ELF
<b>Base Shear</b>	1.2 kips
<b>Other Loads:</b>	None

BASE ANCHORAGE SPACING FOR STANDARD BASE ANGLE, BASE GIRT OR ONE PIECE BASE WITH CS OR AP WALLS		
FASTENER TYPE & DIAMETER	MINIMUM EMBEDMENT	MAXIMUM SPACING
1/4" WEDGE ANCHOR ①	1 1/4"	3'-0"
1/4" SCREW TYPE ANCHOR ②	1 1/2"	3'-0"
3/8" CAST-IN ANCHOR	4" WITH HOOK OR HEAD	3'-0"
1/4" HAMMER-IN ③	1 3/8"	2'-0"
0.14 POWDER ACTUATED ④	1 1/4"	1'-6"

**FASTENER SPACING CHART**



**BASE MEMBER DETAILS**  
CONTRACTOR IS RESPONSIBLE FOR ANCHORING BASE MEMBER TO CONCRETE.

**REFERENCE NOTES:**  
1. ACTUAL BASE PLATE DIMENSIONS MAY BE SMALLER THAN BASE PLATE DIMENSIONS SHOWN.

**PRELIMINARY DRAWING**  
*Subject to change upon final design.*  
**NOT FOR CONSTRUCTION**

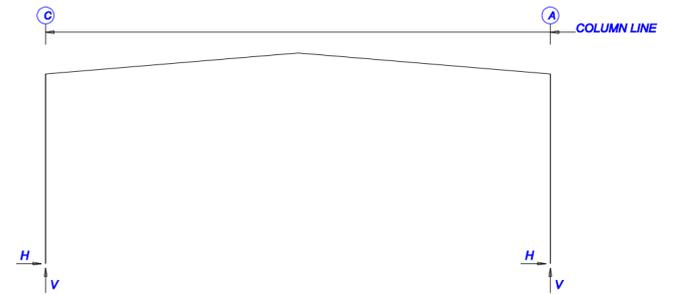
Drawing	ANCHOR ROD	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A

- CONTROLLING LOAD CASES**
- 1 0.6Dead+0.8Wind\_Left1
  - 2 0.6Dead+0.8Wind\_Right1
  - 3 0.6Dead+0.6Wind\_Long1L
  - 4 0.6Dead+0.6Wind\_Long2L
  - 5 Dead+Collateral+MIN\_SNOW
  - 6 Dead+Collateral+E1UNB\_SL\_L
  - 7 0.6Dead+0.6Wind\_Right1+0.6Wind\_Suction
  - 8 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long2L
  - 9 Dead+Collateral+E1UNB\_SL\_R
  - 10 Dead+Collateral+E2UNB\_SL\_L
  - 11 Dead+Collateral+E2UNB\_SL\_R

**BUILDING BRACING REACTIONS**

Wall Loc	Col Line	Reactions(k)				Panel Shear (lb/ft)	
		Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Wind	Seis
L_EW	1					134	10
F_SW	A	2,3	4.9	3.4	0.6	0.4	
R_EW	5					134	10
B_SW	C	4,3	4.9	3.4	0.6	0.4	

FRAME LINES: 2 3 4



**RIGID FRAME: MAXIMUM REACTIONS**

Frm Line	Col Line	Column Reactions(k)				V Vmin
		Load ld	Hmax H	V Vmax	Load ld	
2*	C	5	9.4	22.2	1	-4.3
2*	A	2	4.3	-6.8	3	0.0
2*	A	5	-9.4	22.2	4	0.0

**RIGID FRAME: BASIC COLUMN REACTIONS (k)**

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind Left1		Wind Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	C	1.1	2.8	0.3	0.6	3.2	7.5	6.8	15.7	-8.1	-14.1	-0.2	-8.6
2*	A	-1.1	2.8	-0.3	0.6	-3.2	7.5	-6.8	15.7	0.2	-8.6	8.1	-14.1

**ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)**

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert
1	C	0.8	0.1	2.2	3.2	-3.7	-1.8	-2.5	-0.6	0.0	0.0	-3.8	-1.9
1	B	1.7	0.4	6.8	9.7	-8.8	-8.8	-5.4	-5.4	-5.3	5.9	-8.6	-8.6
1	A	0.8	0.1	2.2	3.2	-1.8	-3.7	-0.6	-2.5	0.0	0.0	-1.9	-3.8

**ENDWALL COLUMN: MAXIMUM REACTIONS**

Frm Line	Col Line	Column Reactions(k)				V Vmin
		Load ld	Hmax H	V Vmax	Load ld	
1	C	3	0.0	-1.8	3	0.0
1	B	7	3.5	-4.2	8	-3.2
1	A	5	0.0	13.6	7	3.5

1. COLUMN FOOTINGS AND PIERS MUST BE DESIGNED TO WITHSTAND HORIZONTAL AND VERTICAL REACTIONS AS SHOWN ON THE ANCHOR ROD PLAN. CHIEF BUILDINGS IS NOT RESPONSIBLE FOR DESIGN OF CONCRETE FOUNDATION. CHIEF BUILDINGS RECOMMENDS THAT THE SERVICES OF A QUALIFIED ENGINEER IS OBTAINED BY THE CONTRACTOR / BUILDER TO DESIGN THE FOUNDATIONS FOR THE INDICATED REACTIONS.

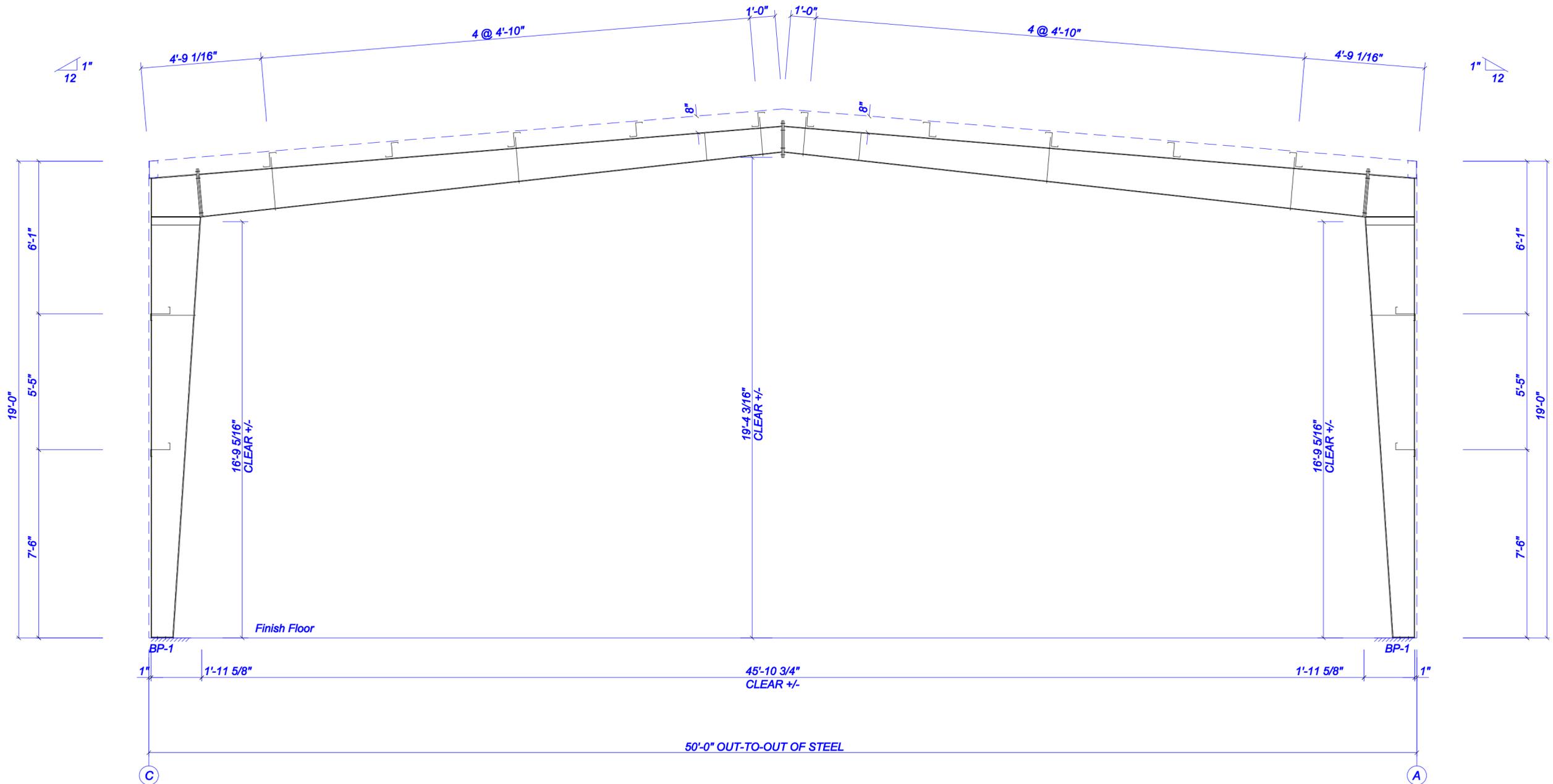
2. REACTIONS ARE GIVEN IN KIPS. (1 KIP = 1000 LBS.) MOMENTS, IF ANY, ARE GIVEN IN KIP-FT.

3. ANCHOR ROD DESIGN IS BASED ON SHEAR, TENSION, AND COMBINED TENSION AND SHEAR. CHIEF BUILDINGS IS NOT RESPONSIBLE FOR ANCHOR ROD SIZE RECOMMENDATIONS WHEN ANCHOR ROD CONFIGURATION PLACES THE RODS IN A BENDING MODE. WHEN THE COLUMN BASE PLATE BEARS ON GROUT, THE CONTRACTOR / BUILDER OR FOUNDATION ENGINEER SHALL INVESTIGATE BENDING IN THE ANCHOR RODS AND PROVIDE A SHEAR KEY FOR THE COLUMN BASE TO THE PIER WHEN THE ANCHOR RODS ARE NOT ADEQUATE IN BENDING ABOUT THE PIER.

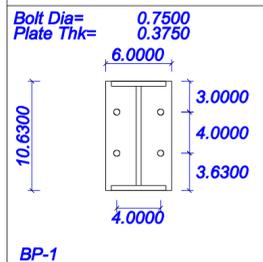
**PRELIMINARY DRAWING**  
 Subject to change upon final design.  
**NOT FOR CONSTRUCTION**

Drawing	ANCHOR ROD	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF1-1	St-1	2.750	0.250	22.94

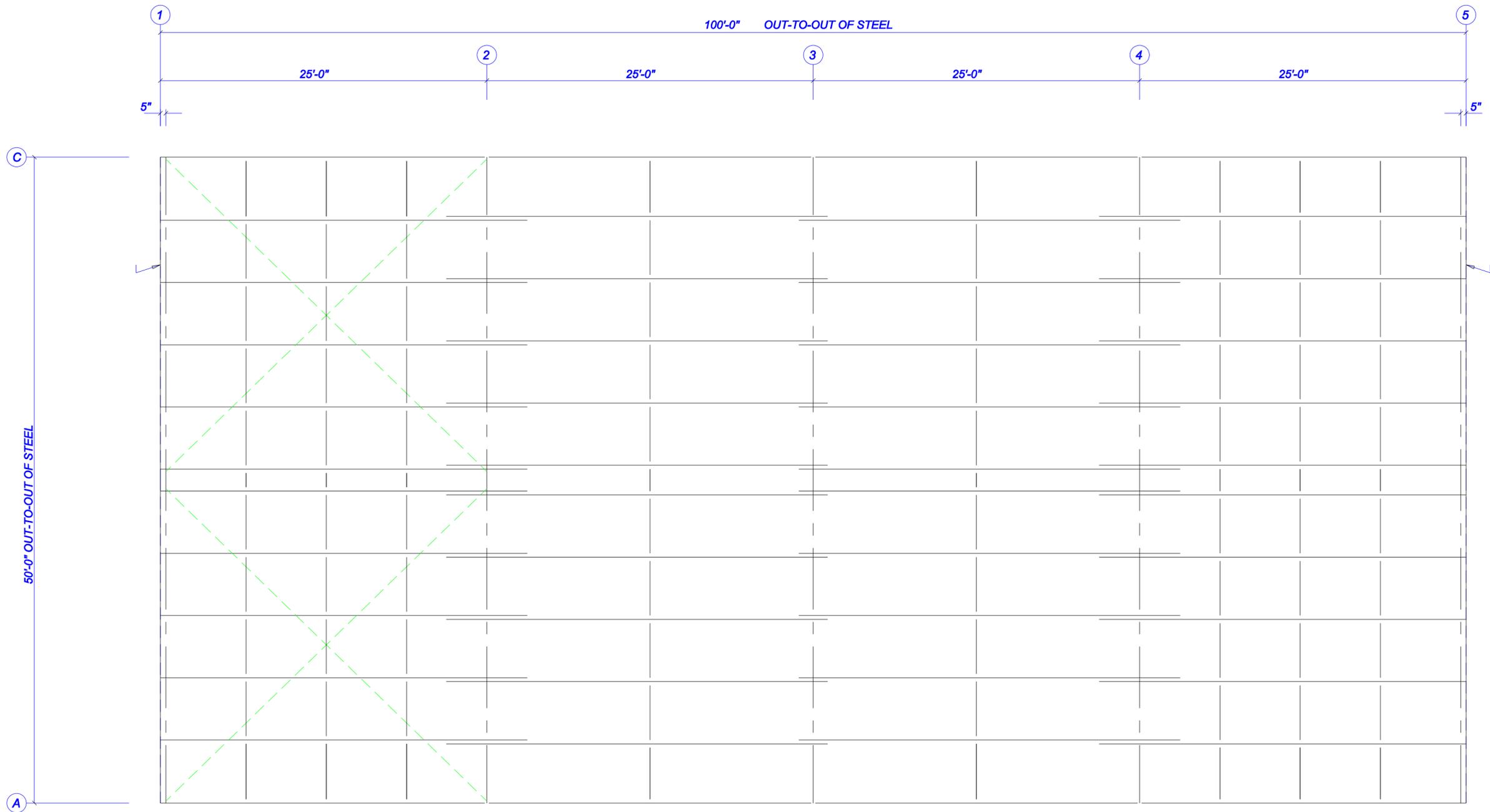


CROSS SECTION: FRAME LINE 2 3 4



**PRELIMINARY DRAWING**  
 Subject to change upon final design.  
**NOT FOR CONSTRUCTION**

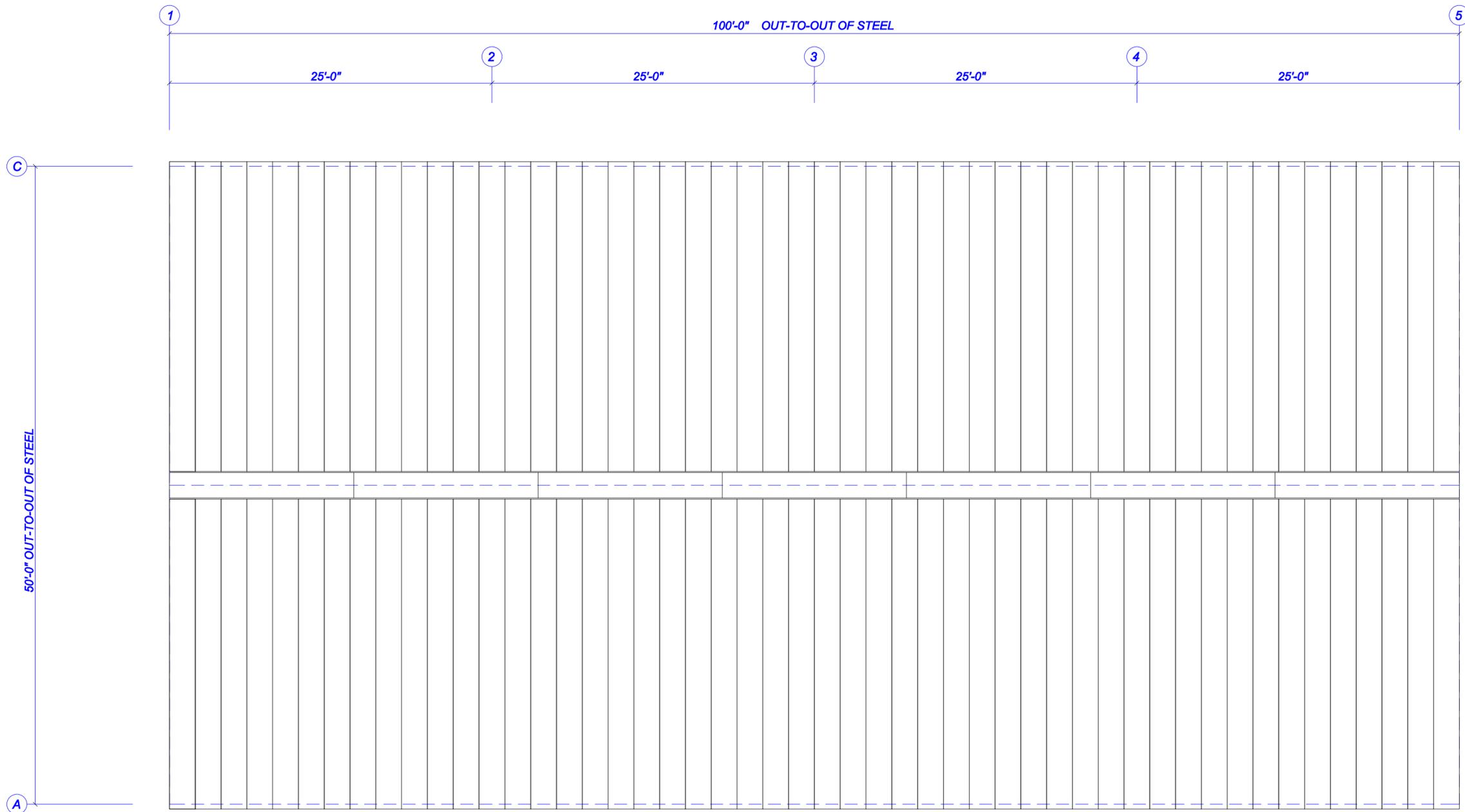
Drawing	CROSS SECTION	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



**ROOF FRAMING PLAN**

**PRELIMINARY DRAWING**  
 Subject to change upon final design.  
**NOT FOR CONSTRUCTION**

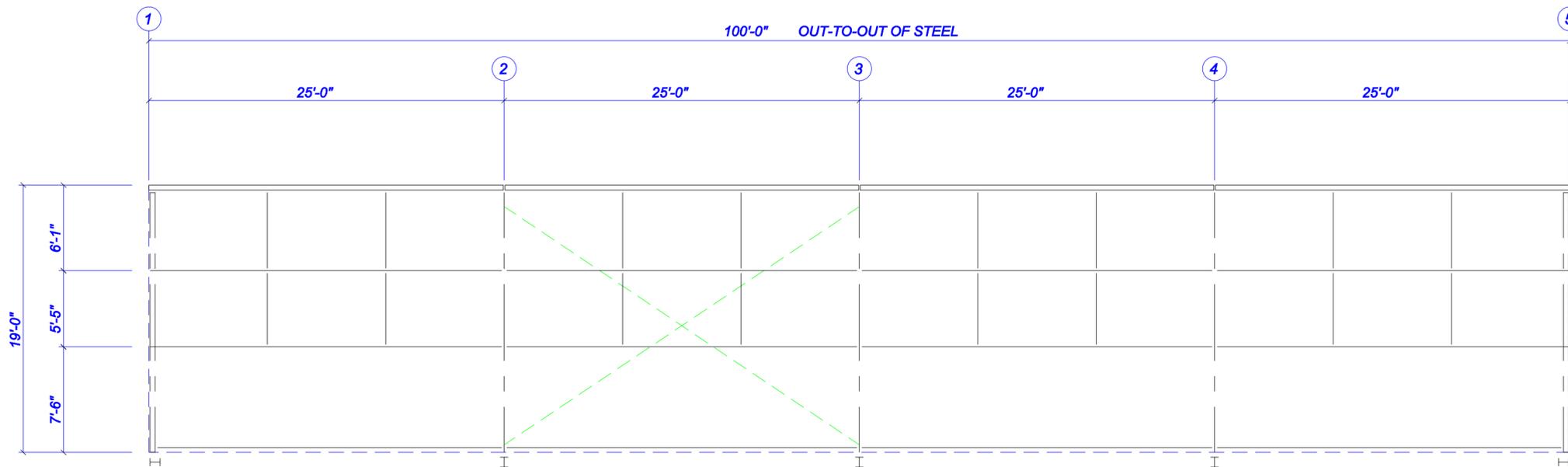
Drawing	ROOF FRAMING	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



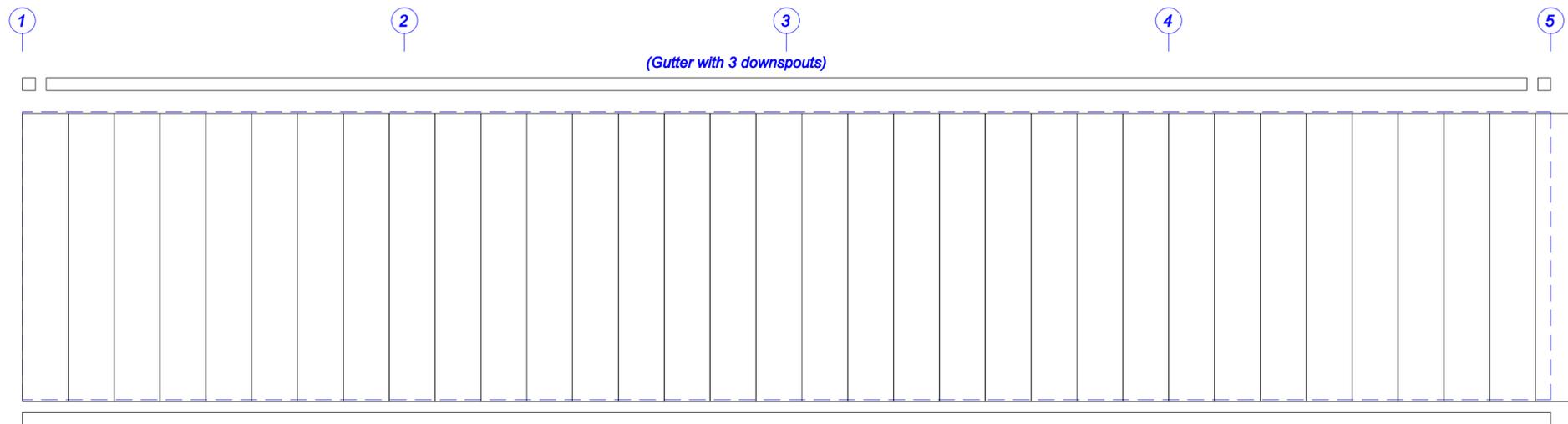
**ROOF SHEETING PLAN**  
 PANELS: 24 Ga. MSC - Galvalume

**PRELIMINARY DRAWING**  
 Subject to change upon final design.  
**NOT FOR CONSTRUCTION**

Drawing	ROOF SHEETING	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



**SIDEWALL FRAMING: FRAME LINE A**

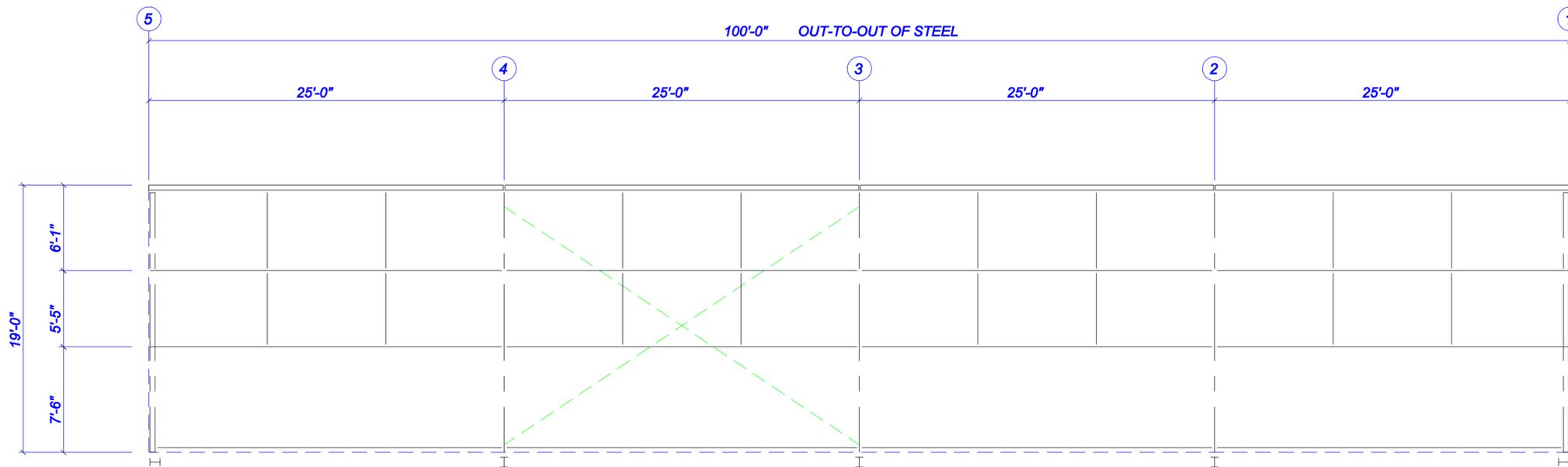


**SIDEWALL SHEETING & TRIM: FRAME LINE A**

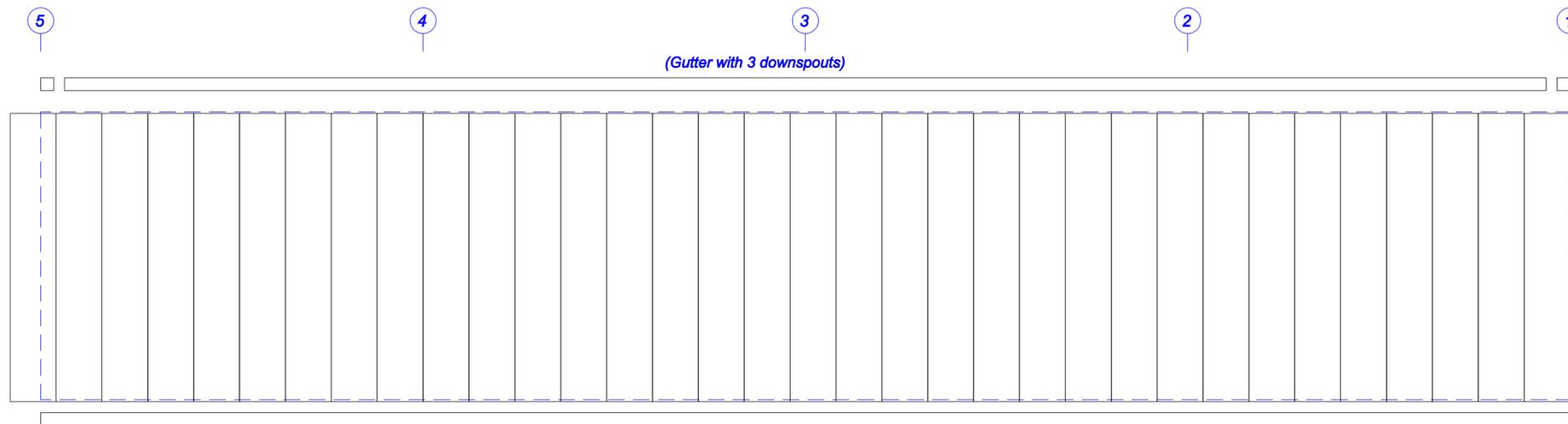
PANELS: 26 Ga. CS - Std. PVDF Finish

**PRELIMINARY DRAWING**  
**Subject to change upon final design.**  
**NOT FOR CONSTRUCTION**

Drawing	SIDEWALL DRAWING	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



**SIDEWALL FRAMING: FRAME LINE C**

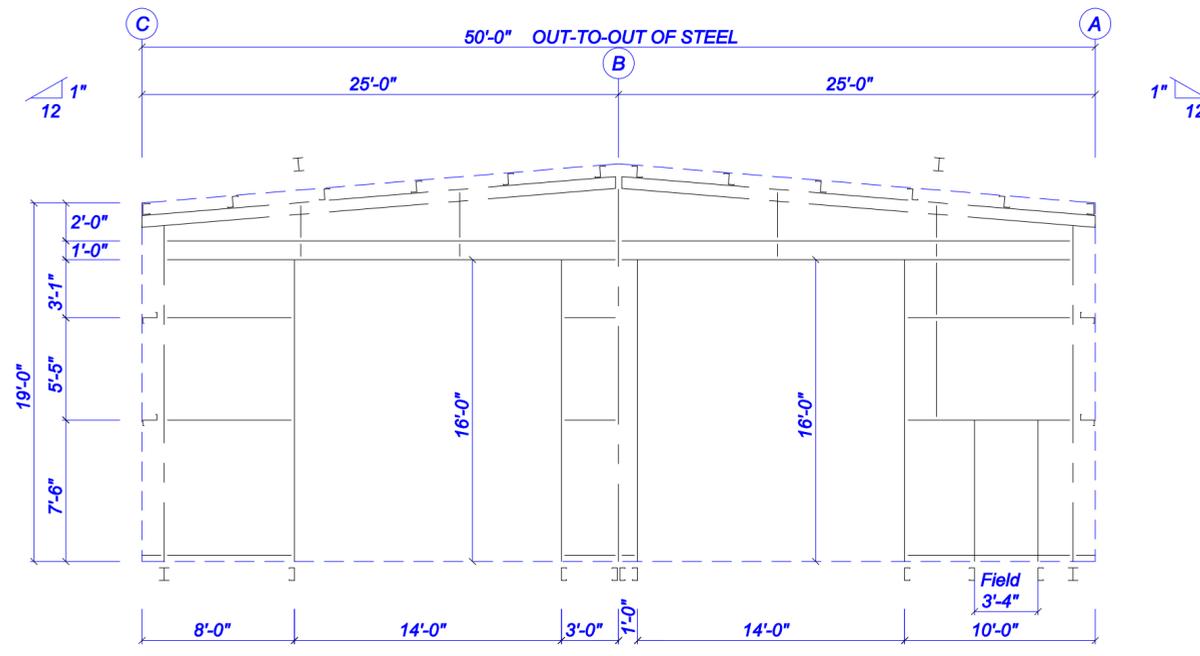


**SIDEWALL SHEETING & TRIM: FRAME LINE C**

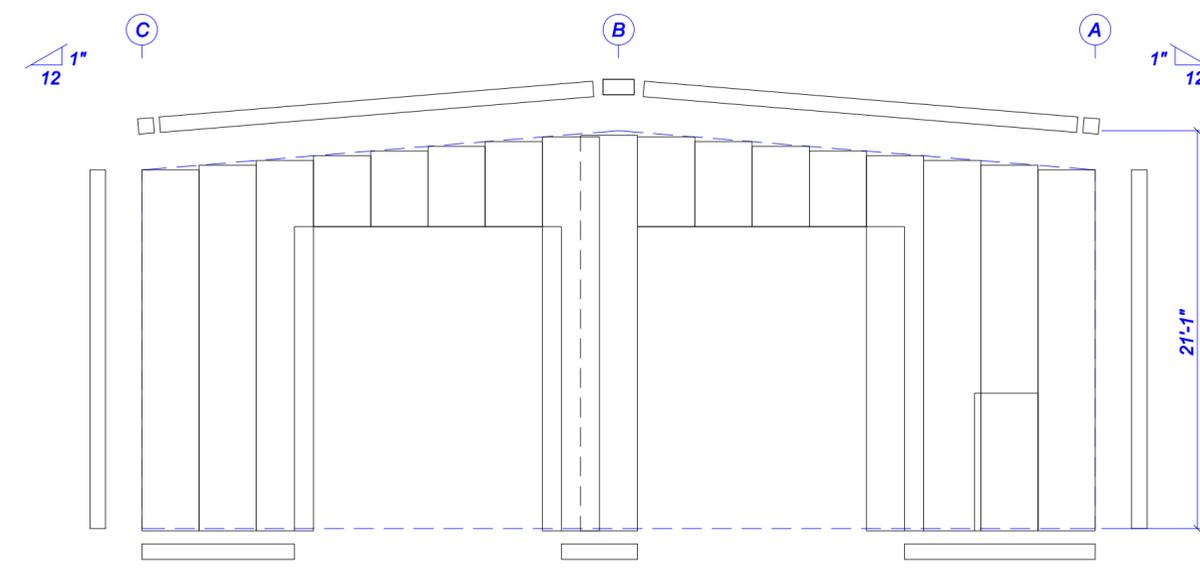
PANELS: 26 Ga. CS - Std. PVDF Finish

**PRELIMINARY DRAWING**  
**Subject to change upon final design.**  
**NOT FOR CONSTRUCTION**

Drawing	SIDEWALL DRAWING	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



**ENDWALL FRAMING: FRAME LINE 1**

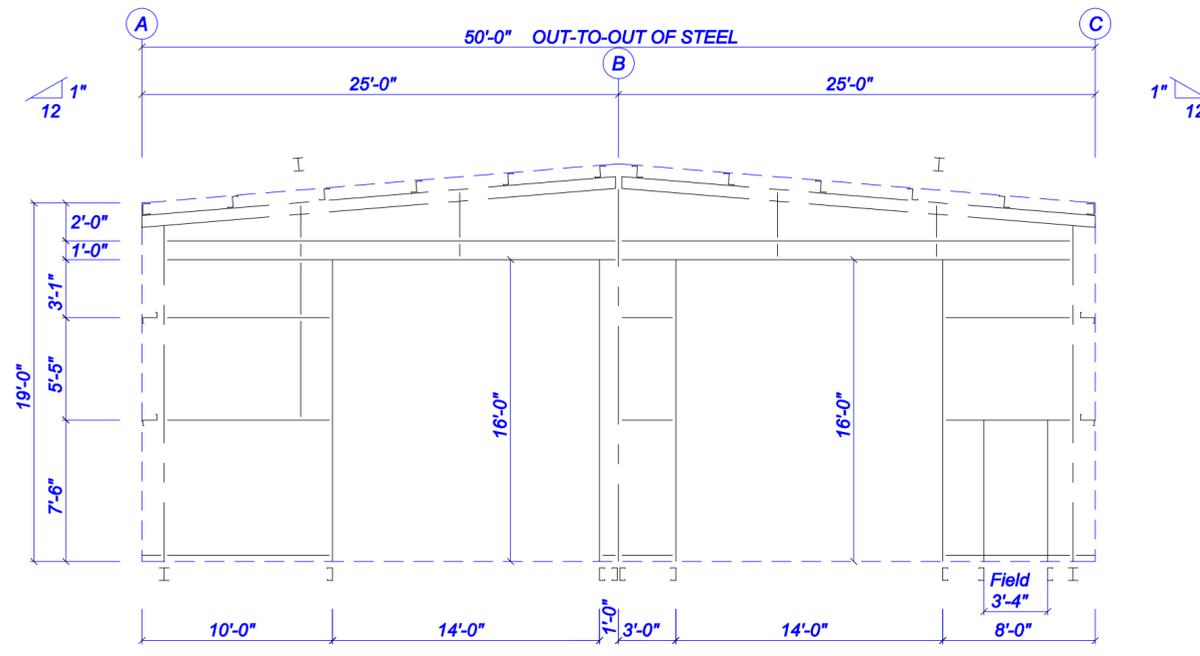


**ENDWALL SHEETING & TRIM: FRAME LINE 1**

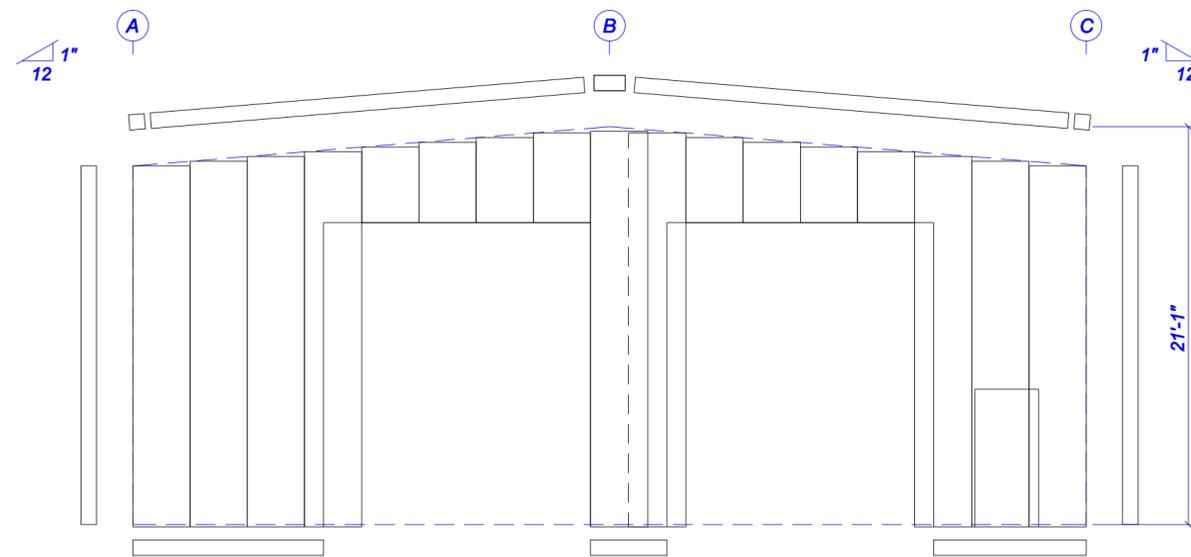
PANELS: 26 Ga. CS - Std. PVDF Finish

**PRELIMINARY DRAWING**  
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**NOT FOR CONSTRUCTION**

Drawing	ENDWALL DRAWING	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



**ENDWALL FRAMING: FRAME LINE 5**



**ENDWALL SHEETING & TRIM: FRAME LINE 5**

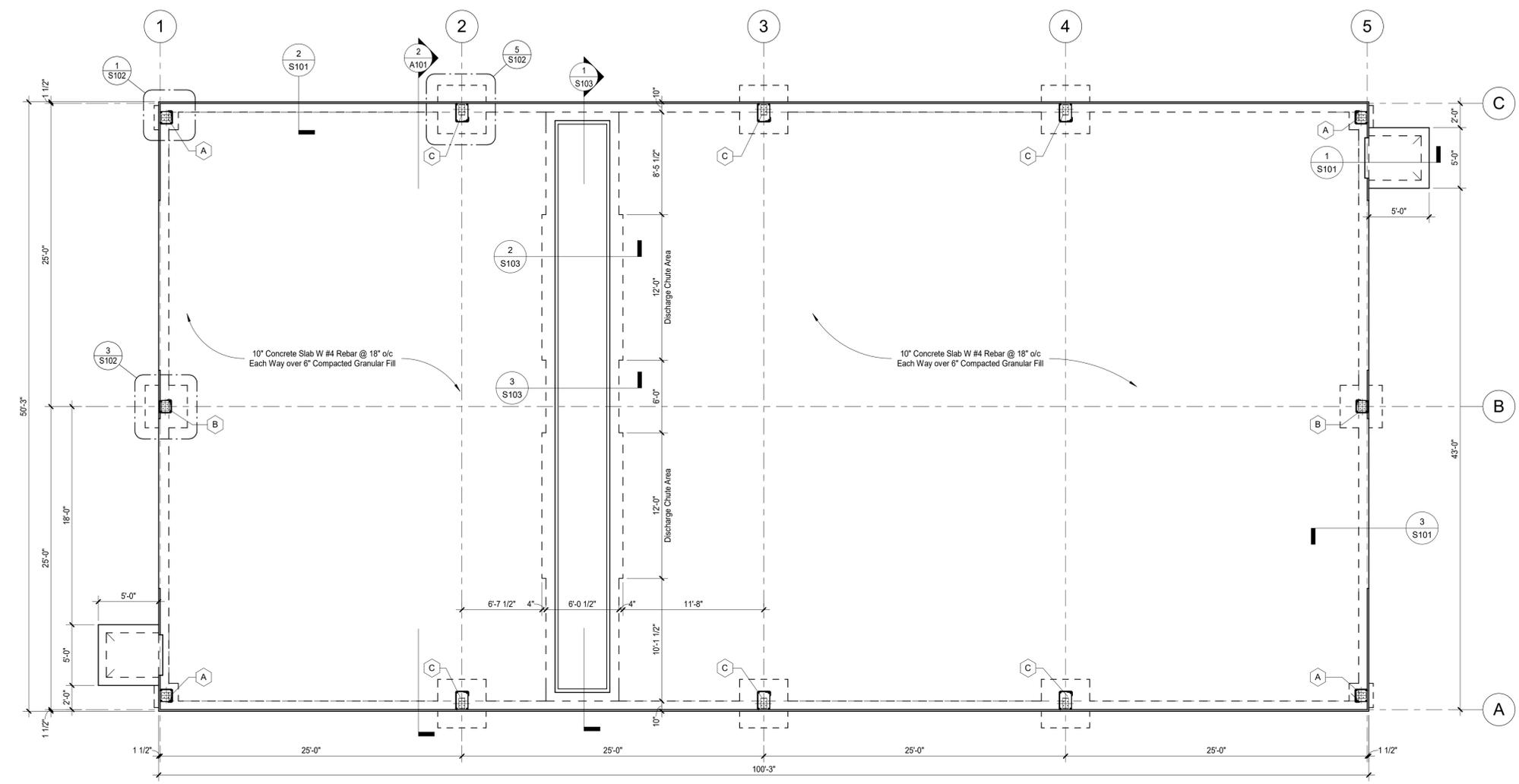
PANELS: 26 Ga. CS - Std. PVDF Finish

**PRELIMINARY DRAWING**  
**Subject to change upon final design.**  
**NOT FOR CONSTRUCTION**

Drawing	ENDWALL DRAWING	
Buyer	Jensen Builders, LTD	
Customer	TSL Companies CARTER LAKE IA 51510	
Description	50'-0" x 100'-0" x 19'-0"	
<b>CHIEF BUILDINGS</b>	DATE DRAWN	QUOTE NO.
	6/ 3/19	EH24606A



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**General Foundation Notes**

- (A) Refers to Chief anchor bolt "Mark" Chief order number EH24606A
- 1. All anchor bolts shall conform to ASTM F1554 - 36ksi.
- 2. Base of all column elevations = 100'-0" unless noted otherwise.
- 3. Concrete foundations to be 3,000psi - Concrete slabs to be 4,000psi.
- 4. All reinforcing to be grade 60.
- 5. #4 bar lap = 2'-0" - #5 bar lap = 3'-4" - #6 bar lap = 4'-0".
- 6. Foundation design base on 2,000psf soil bearing capacity.
- 7. Foundation wall reinforcing shall continue through column footings.
- 8. Changes in elevation for footings and foundation walls are for design intent only. Actual elevations shall be verified with final grade during construction. Maintain 42" minimum frost protection on all footings.
- 9. All concrete shall be saw cut. If saw cuts are not specified contact Architect or Engineer. If possible saw cut under demising walls.
- 10. Concrete to be placed over dry sub-grade to prevent heaving in winter.
- 11. Forms where concrete is to be exposed shall be smooth and free from defects.
- 12. Exterior paving to be 1 1/2" lower than interior finish floor sloping away from building. Where no paving, top of grade to be a minimum of 6" below finish floor.
- 13. Concrete slab shall be installed true to a plane with no deviations greater than 1/4" in 10'-0" in any direction and free from blemishes and trowel marks.
- 14. Apply trowel finish to monolithic slab surface exposed to view and slab surface to be covered with resilient flooring, carpet, ceramic or quarry tile, paint, or another thin film-finish coating system, grind smooth any surface defects that would telegraph through applied floor coverings system.
- 15. Apply a non-slip finish perpendicular to main traffic route to all exterior concrete platforms, steps, and ramps.
- 16. All concrete shall be reinforced unless otherwise noted.
- 17. Prior to commencing work contractor to verify elevation of existing floor. Contractor to ensure alignment of new and existing floor elevations.



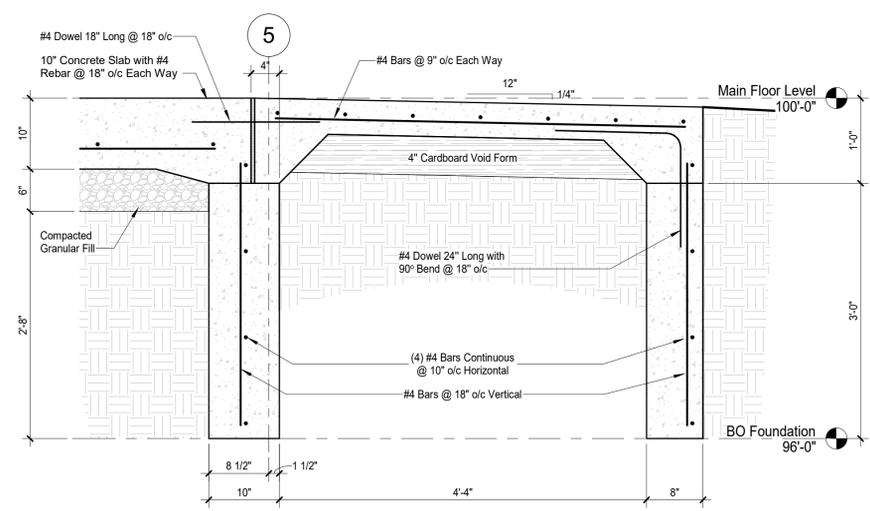
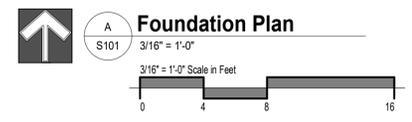
**JENSEN BUILDERS, LTD.**  
Design-Build General Contractor

1175 South 32nd Street  
Fort Dodge, IA 50501  
Phone: (515) 573-3292  
Fax: (515) 573-5146

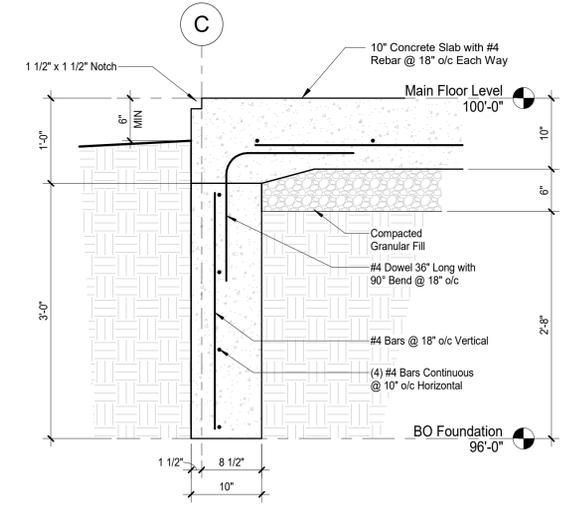
2097 NE 60th Avenue  
Des Moines, IA 50313  
Phone: (515) 292-5000  
Fax: (515) 292-5100

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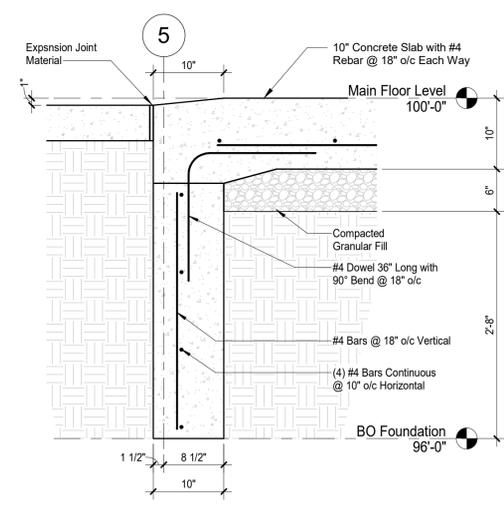
**New Facility**  
**TSL Companies**  
Carter Lake, Iowa



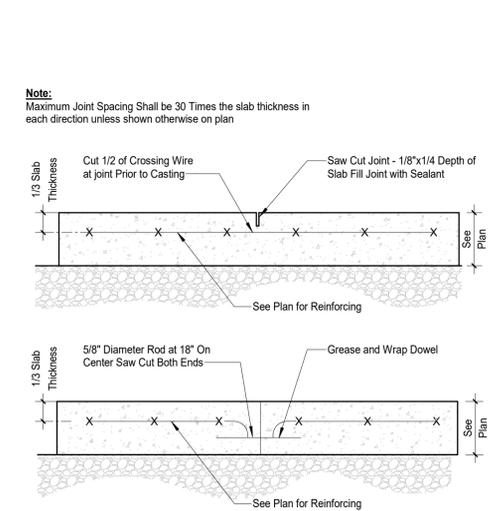
**1 Typical Stoop Detail**  
S101 1" = 1'-0"



**2 Typical Footing Section**  
S101 1" = 1'-0"

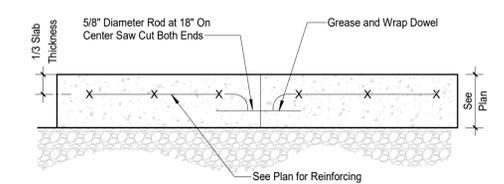
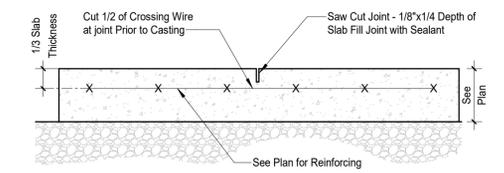


**3 Typical Footing Section @ OHD**  
S101 1" = 1'-0"



**4 Control Joints**  
S101 1 1/2" = 1'-0"

**Note:**  
Maximum Joint Spacing Shall be 30 Times the slab thickness in each direction unless shown otherwise on plan



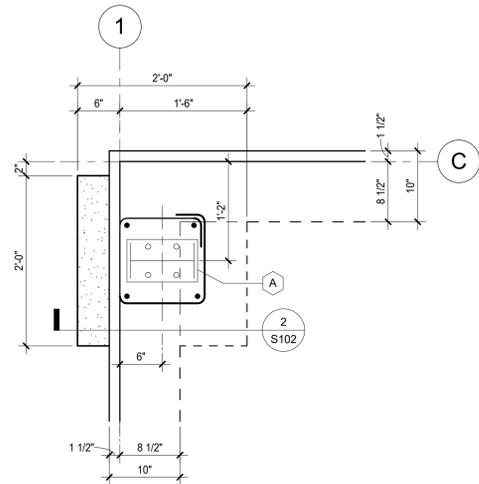
#	DATE	DESCRIPTION
1	06-06-2019	Preliminary 1
2	06-07-2019	Preliminary 2

PROJECT NO: 19-xxx  
DRAWN BY: CEB  
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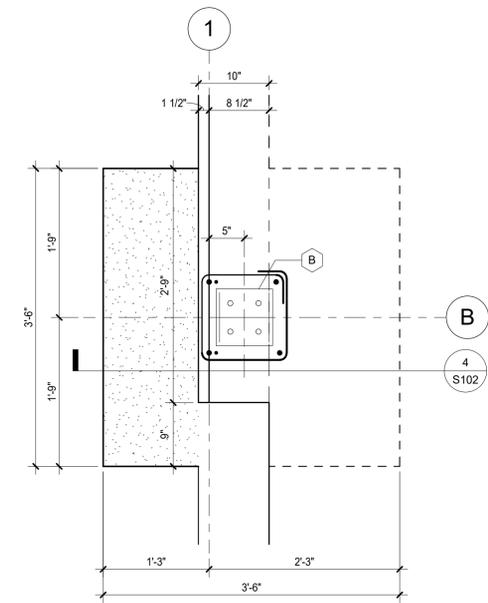
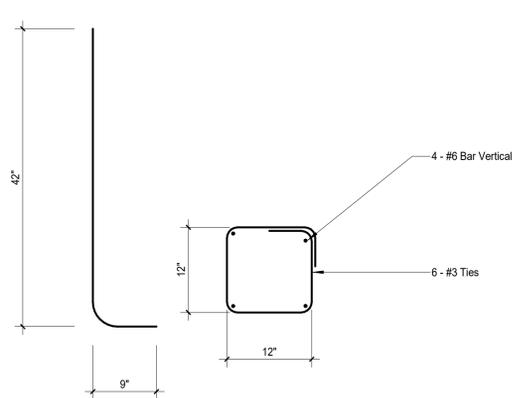
**Structural Floor Plan and Details**

**S101**

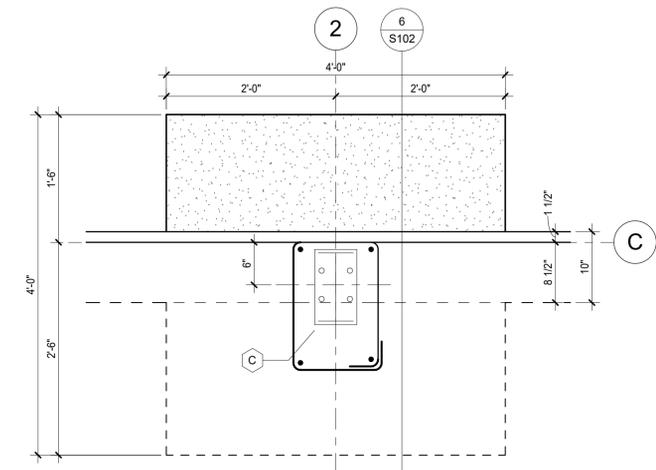
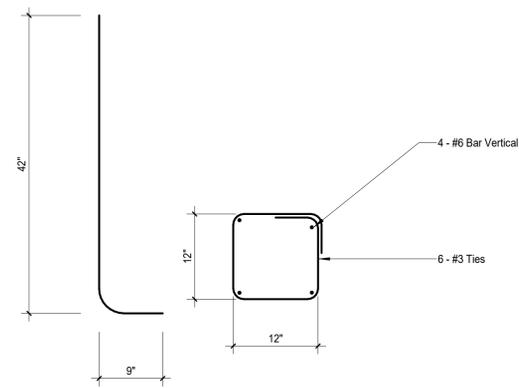
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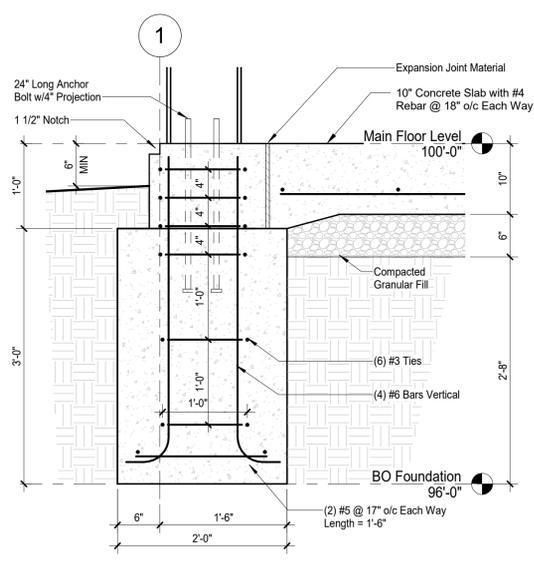
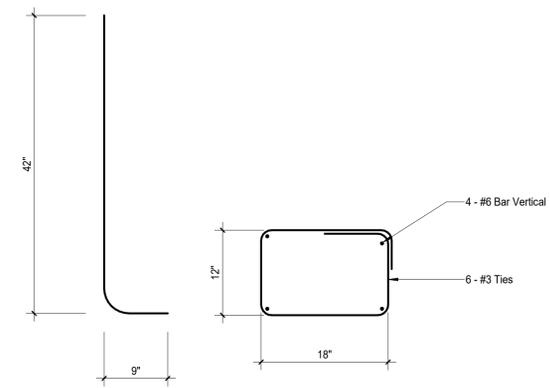
**1** Baseplate Detail 1A, 1C, 5A, 5C  
S102 1" = 1'-0"



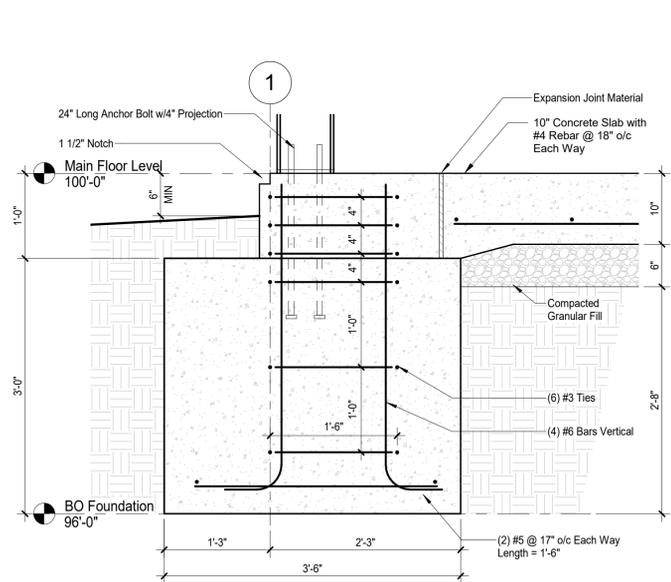
**3** Baseplate Detail 1B, 5B  
S102 1" = 1'-0"



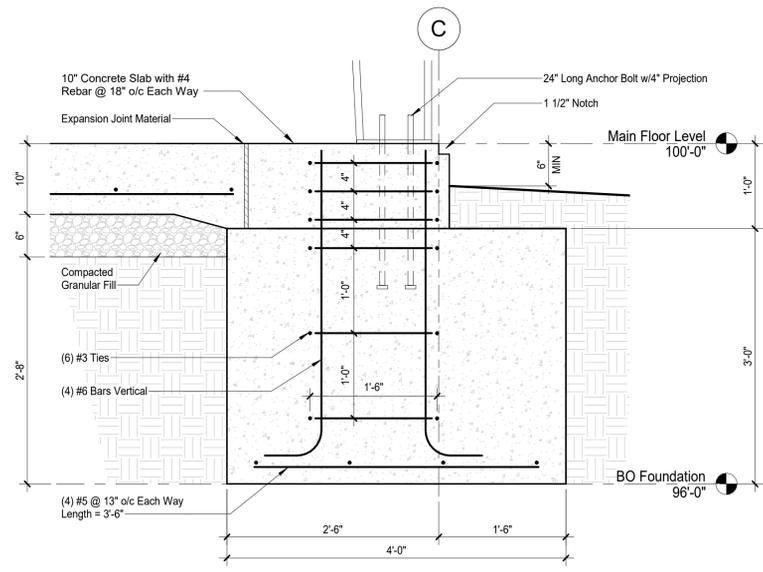
**5** Baseplate Detail 2A, 2C, 3A, 3C, 4A, 4C  
S102 1" = 1'-0"



**2** Footing Section 1A, 1C, 5A, 5C  
S102 1" = 1'-0"



**4** Footing Section 1B, 5C  
S102 1" = 1'-0"



**6** Footing Section 2A, 2C, 3A, 3C, 4A, 4C  
S102 1" = 1'-0"



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**New Facility  
TSL Companies  
Carter Lake, Iowa**

#	DATE	DESCRIPTION
1	06-06-2019	Preliminary 1
2	06-07-2019	Preliminary 2

PROJECT NO: 19-xxx  
DRAWN BY: CEB  
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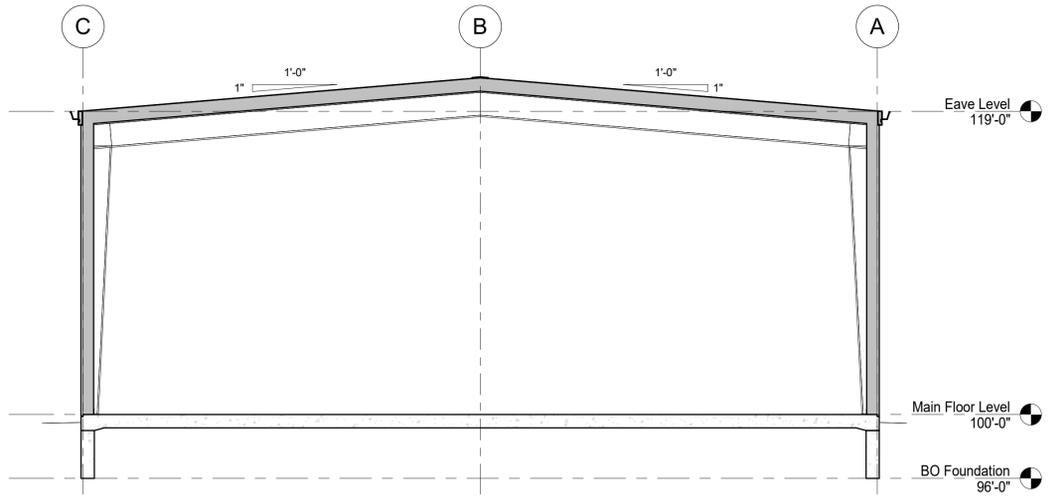
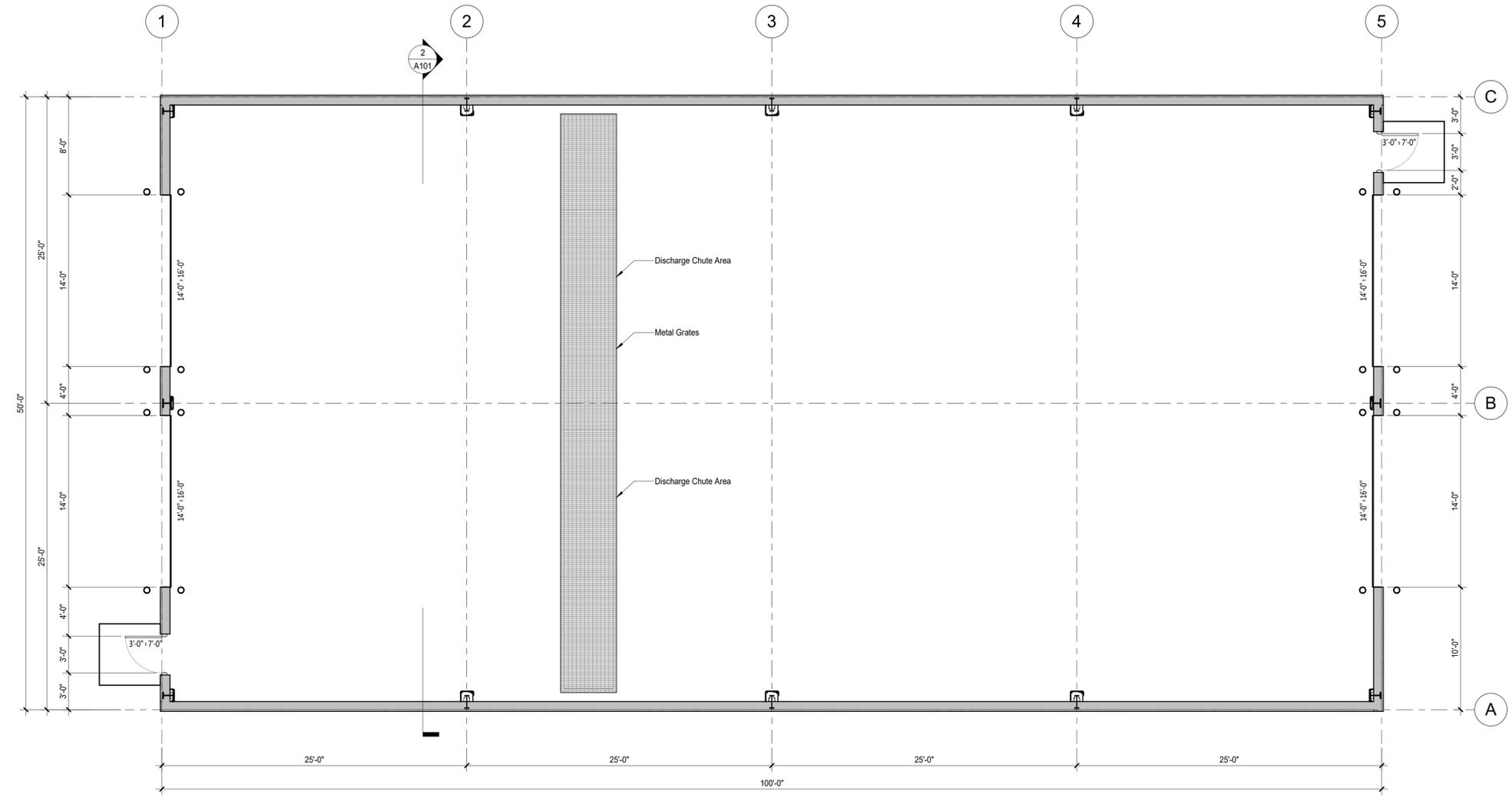
**Structural Details**

**S102**

SHEET: 3 OF: 6



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**2 Building Section**  
 A101 3/16" = 1'-0"

**1 Main Floor Level Plan**  
 A101 3/16" = 1'-0"  
 3/16" = 1'-0" Scale in Feet

**General Construction Notes**

- All work shall be completed in accordance with locally adopted building codes and ordinances.
- Contractor to coordinate their work with the work of all other trades to ensure proper sequencing of installation.
- Contractor to verify actual dimensions and conditions with respect to the extent of work indicated prior to commencement of this project. Notify the Architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.
- Dimensions are to face of existing finish material, face of new studs or centerline of structure unless noted otherwise.
- The owner shall be notified of all utility shutoff, temporary or permanent, 48 hours prior to shutoff. All shutoffs shall be coordinated with the owner to minimize the impact on the owner's operations.
- All site information, fixtures and equipment shown is provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire and life safety, etc., for specific design information.
- Provide positive drainage of surface water away from building without ponding of water adjacent to building or on pavements.
- Contractor to coordinate all above ceiling attic work lighting, ductwork or other systems to ensure interference conditions are avoided.
- Caulk and seal all expansion - control joints, saw cut joints at all interior and exterior masonry and concrete.
- Provide adequate wood blocking for millwork, fixtures, equipment, plumbing fixtures and accessories, electric panels, roof access ladder, furniture or by owner items, etc..
- All openings through walls, floors, ceiling or other that are not being reused or were created during construction shall be patched with like materials and colored to match existing.
- All conduits, pipes, wiring, rough-in, etc., should be held as tight as possible to supporting construction, or be kept inside wall cavities. Nothing shall be below the main edge of roof supporting structural components, nothing shall be exposed in finished spaces, nothing shall prevent a smooth finished surface as noted on the drawings - plumbing shall not be ran in exterior walls. Placement coordination between the trades is required.
- Damage to existing building materials shall be repaired or replaced to the owners satisfaction at the contractor expense.
- Touch-up and restore finishes where damaged by construction efforts. Remove spilled, splashed and spotted paints or stains from all surfaces. Take care not to mar surfaces during the cleaning process. Remove from the premises rubbish and accumulated materials of any nature not caused by others so as to leave the work area clean, orderly and acceptable condition.



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**New Facility**  
**TSL Companies**  
 Carter Lake, Iowa

#	DATE	DESCRIPTION
1	06-06-2019	Preliminary 1
2	06-07-2019	Preliminary 2

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**Main Floor Level Plan**

**A101**



