



Public Safety and Transportation Committee

Date of Meeting: January 28, 2026

Time of Meeting: 4:30 P.M.

Place of Meeting: Council Chamber at City Hall
(923 8th Street, Second Floor)

The City will have this meeting available via Zoom. To join the meeting via internet and/or phone please use the link and/or phone number below. If your computer does not have a mic and you wish to speak, you will have to call in.

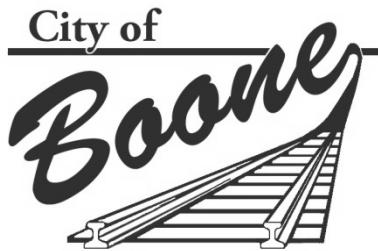
<https://us06web.zoom.us/j/81392939929?pwd=efGrTPbXuRrQlKeBRg3PLByGISbNWA.1>

Meeting ID: 813 9293 9929

Passcode: 958875

Phone: 1-301-715-8592 or 1-253-215-8782

1. Call Meeting to Order.
2. Approve Minutes from the November 26, 2025, Public Safety Meeting.
3. Request for an Easement Agreement for the Right-of-Way Located Within Outlot K of the Golf Estates Subdivision. – Nic Fontanini.
4. Request for a Sidewalk Waiver for the North and West Side of Lot at 218 5th Street. – All Iowa Homes.
5. Request for Permanent Lighting Near Depot Along Division Street and Marion Street Near Railroad Tracks. – Rail Explorers.
6. Request to Make 10th Street One Side Parking. – Travis Stevenson.
7. Discuss Downtown Parking Enforcement. – Moorman.
8. Discuss Placing Municipal Parking Directional Signage Downtown. – Moorman
9. DOT Highway 30 at South Linn Street Safety Improvements. – Andrews.
10. Request to Add Flashers on Stop Signs at Allen Street and 8th Street and Remove Temporary Stop Sign. – Andrews.
11. Other Business.
12. Adjourn.



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<https://us06web.zoom.us/j/89008364692?pwd=MntX0KHIGjvoyVrLYckjqBik1Zay5v.1>

Meeting ID: 890 0836 4692

Passcode: 555718

Phone: 1-301-715-8592 or 1-253-215-8782

1. Call Meeting to Order.

Present: Hilsabeck

By Phone: Henson

Absent: Angstrom

Others Present: Elmquist, Majors, Andrews, Wiebold

2. Approve Minutes from the October 29, 2025, Public Safety Meeting.

Hilsabeck moved; Henson seconded to approve the minutes from the October 29, 2025, Public Safety meeting. Ayes: all those in attendance. Nays: none.

3. Discuss Additional Pedestrian Signage in the Area Near the Arch.

Andrews explained that he would need to review potential placement locations, noting that additional signage and posts could obstruct visibility, create new issues, or clutter the area. Andrews and Wiebold suggested that additional signage is not necessary currently, but they are not aware of the reason or background for the request. Hilsabeck moved; Henson seconded to deny the additional pedestrian signage near the Arch until conditions in the area can be further evaluated. Ayes: all those in attendance. Nays: none.

4. Discuss Alteration of Parking on 6th Street from Boone Street to Story Street to One Side Angle Parking.

Wiebold noted that this issue has been discussed previously and that, with the 6th Street Underground located in the area, there is increased traffic. He stated that he and Andrews reviewed snow removal concerns, noting that snow from the Police Department's parking lot is currently pushed into the road, and that angle parking may not be feasible during winter. Andrews added that winter operations would make it difficult to maintain traffic flow if angle parking were implemented. Elmquist mentioned that the potential Veteran's development within the next few years could also impact parking on 6th Street. Hilsabeck moved; Henson seconded to deny the conversion of 6th Street parking to one-side angle parking until the Veteran's building is constructed, at

which time the parking situation will be reviewed. Ayes: all those in attendance. Nays: none.

5. Other Business.

6. Adjourn.

4:44 p.m.

EASEMENT AGREEMENT

This Easement Agreement (“Agreement”) is made as of _____, 2026, by and between the City of Boone, Iowa, a municipal corporation (“Grantor”), and Pat and Carol, L.L.C., an Iowa limited liability company, its successors and assigns (“Grantee”).

1. Recitals

- A. Grantor owns and controls a platted public right-of-way located within Outlot K of the Golf Estates Subdivision, Boone County, Iowa (the “Right-of-Way”).
- B. Grantee owns certain real property located in Boone County, Iowa, identified by survey as Parcel A of Lot C within the Golf Estates Subdivision, legally described and depicted on the Plat of Survey recorded September 19, 2025, as Instrument No. 20253388 in the office of the Boone County Recorder (the “Benefited Property”).
- C. The Benefited Property fronts the Right-of-Way, and Grantee desires permanent access across the Right-of-Way to serve a single-family residence to be constructed on the Benefited Property.
- D. The City Council of the City of Boone has approved the grant of this easement.

2. Grant of Easement

Grantor hereby grants to Grantee, its successors and assigns, a perpetual, non-exclusive easement over, across, and upon that portion of the platted public Right-of-Way along the Benefited Property (the “Easement Area”), for purposes of access reasonably necessary for the construction and occupancy of a single-family residence on the Benefited Property.

This easement is appurtenant to the Benefited Property and shall run with the land.

3. Improvements

Any access improvements constructed within the Easement Area shall be constructed in accordance with applicable City ordinances and requirements in effect at the time of construction.

4. Fire and Emergency Access

Approval of this Agreement reflects City consideration of applicable fire and emergency access requirements. Grantee shall construct and maintain access improvements consistent with those requirements.

5. Maintenance

Grantee shall be responsible for maintenance of any private access improvements constructed within the Easement Area.

6. Public Right-of-Way

Nothing in this Agreement shall be construed to vacate or abandon the public right-of-way or to limit the City's authority over the Right-of-Way as a public way.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

8. Recording

This Agreement shall be recorded in the office of the Boone County Recorder.

CITY OF BOONE, IOWA

Grantor

By: _____
Mayor

By: _____
City Administrator

PAT AND CAROL, L.L.C.

Grantee

By: _____
Patrick H. Clemons, Manager

WHEREAS, Pat and Carol, L.L.C. owns real property identified by survey as Parcel A of Lot C within the Golf Estates Subdivision, Boone County, Iowa (the "Property"), which fronts the platted public right-of-way within Outlot K of the Golf Estates Subdivision; and

WHEREAS, Pat and Carol, L.L.C. has requested an access easement across the portion of the platted public Right-of-Way along the Property to serve the construction and occupancy of a single family residence; and

WHEREAS, the City Council finds that granting the requested easement is consistent with prior City actions and does not constitute a vacation of the public Right-of-Way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOONE, IOWA:

1. The City Council approves the grant of a perpetual, non-exclusive access easement across the platted public Right-of-Way within Outlot K of the Golf Estates Subdivision for the benefit of the Property.
2. The Mayor and City Administrator are authorized to execute an easement agreement consistent with this resolution.

AUTHORIZATION FOR EASEMENT REQUEST

Date: December 23, 2025

To: City of Boone, Iowa

Re: Parcel A of Lot C as further described and depicted in the Plat of Survey recorded September 19, 2025, as Instrument No. 20253388 in the Boone County Recorder's Office; (1701 Crestwood Dr., Boone, Iowa)

Pat and Carol, L.L.C., hereby authorizes T.J. Clemons and Dreamscape Homebuilders, LLC to communicate directly with the City of Boone regarding the review, processing, and approval of a proposed easement across the portion of the platted public right-of-way (Outlot K of the Golf Estates Subdivision) fronting the above-referenced property permitting access reasonably necessary for construction and occupancy of a single-family residence, said easement to run with the above-referenced property.

Pat and Carol, L.L.C. authorizes T.J. Clemons and Dreamscape Homebuilders, LLC to act as its agent for the purpose of signing any City application forms and related documents required to seek approval of the contemplated easement. This authorization is limited to City administrative and approval processes only and does not permit execution of any deed, easement agreement, or other instrument affecting title to the real estate.

PAT AND CAROL, L.L.C.



Patrick H. Clemons, Manager

INDEX LEGEND	
LOCATION:	CRESTWOOD DR. BOONE, IA LOT C GOLF ESTATES SUBDIVISION BOONE COUNTY, IA
REQUESTOR:	DREAMSCAPE HOMEBUILDERS
PROPRIETOR:	PAT AND CAROL LLC
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1520 NW IRVINEDALE DR. SUITE 102 ANKENY, IA 50023
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1520 NW IRVINEDALE DR. SUITE 102 ANKENY, IA 50023

20253388
RECORDED: 09/19/2025 08:55:08 AM
RECORDING FEE: \$7.00
IOWA E-FILING FEE: \$3.00
COMBINED FEE: \$10.00
REVENUE TAX: \$0.00
ERIN CANFIELD, RECORDER
BOONE COUNTY, IOWA

AREA ABOVE FOR RECORDATION ONLY

PLAT OF SURVEY

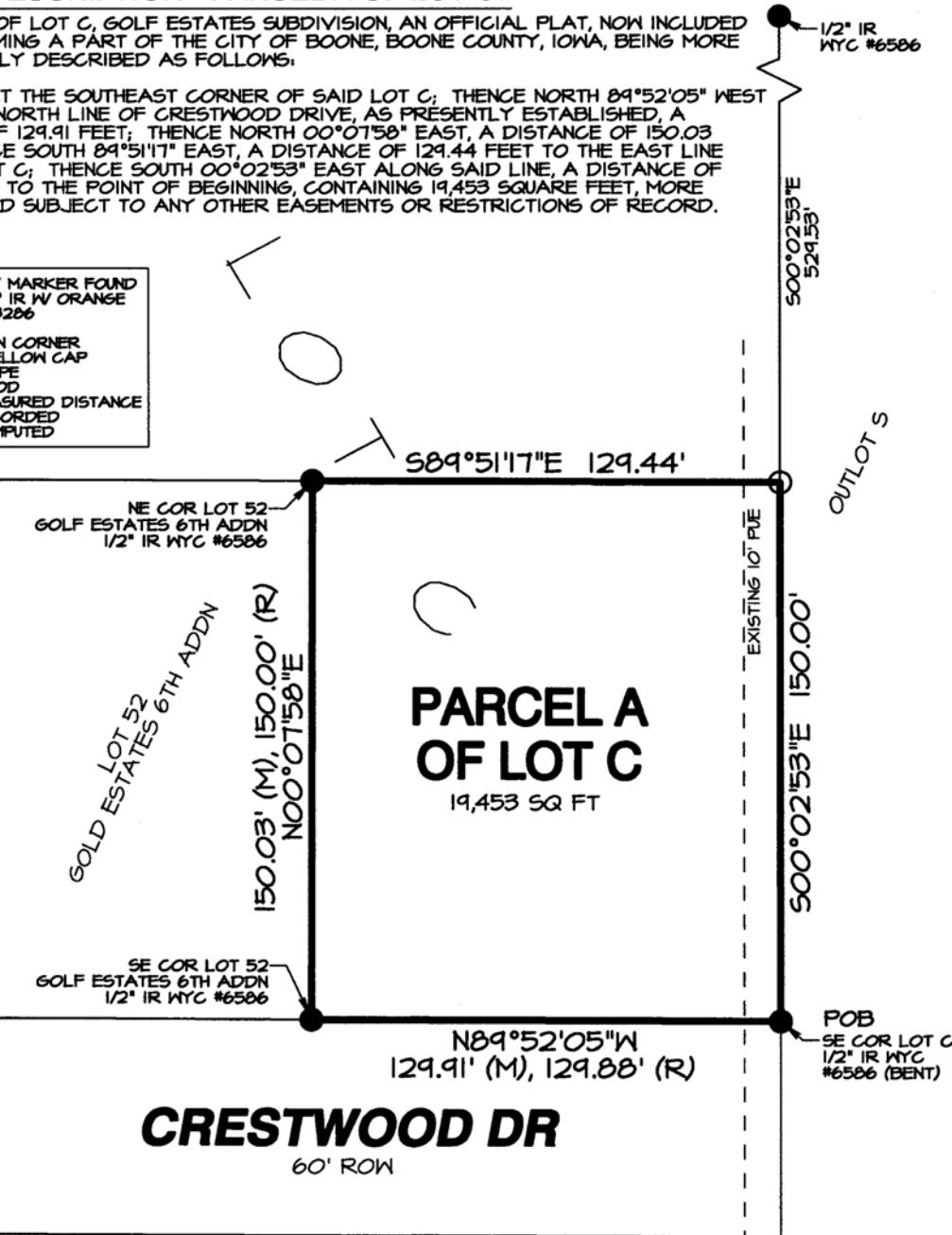
PART OF LOT C
GOLF ESTATES SUBDIVISION

LEGAL DESCRIPTION - PARCEL A OF LOT C:

THAT PART OF LOT C, GOLF ESTATES SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BOONE, BOONE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT C; THENCE NORTH 89°52'05" WEST ALONG THE NORTH LINE OF CRESTWOOD DRIVE, AS PRESENTLY ESTABLISHED, A DISTANCE OF 129.91 FEET; THENCE NORTH 00°07'58" EAST, A DISTANCE OF 150.03 FEET; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 129.44 FEET TO THE EAST LINE OF SAID LOT C; THENCE SOUTH 00°02'53" EAST ALONG SAID LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,453 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

- SURVEY MARKER FOUND
- SET 1/2" IR W ORANGE
- CAP #13266
- CUT "X"
- ▲ SECTION CORNER
- NY WITH YELLOW CAP
- IP IRON PIPE
- IR IRON ROD
- (M) AS MEASURED DISTANCE
- (R) AS RECORDED
- (C) AS COMPUTED



**ASSOCIATED ENGINEERING
COMPANY OF IOWA**

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

SIGNED: GREGORY L. ROSS DATE: 9/1
P.L.S. 13286



022252

Instrument No. _____
State of Iowa, Boone County, SS
Filed for Record at 1:30 P.M.
This 4 day of April 2002
Sheryl J. Thul, Recorder, Fees \$50.00 pd
Number of Pages 11 BK. 24
Pg. 156 thru
166

After recording return to: F.D. Chip Baltimore, II, 809 8th Street, Boone, IA 50036
Prepared by: F.D. Chip Baltimore, II, P.O. Box 248, Boone, IA 50036; Telephone (515) 432-1355

Space above this line for Recorder

CONSENT TO PLATTING

Boone Golf & Country Club is the owner of the property and is the current obligor under the mortgage given to Community Bank of Boone dated March 30, 2001, and filed March 30, 2001, as Instrument No. 011775 of the records of the Boone County Recorder. The mortgage covers real estate legally described as follows:

All of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide right-of-way lying in the Northeast Quarter (NE1/4) of Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa; and

East three (3) rods of Southeast Quarter (SE1/4) of Northeast Quarter (NE1/4) of Section Thirty-three (33); and Northwest Quarter (NW1/4), Northwest Quarter (NW1/4) of Southwest Quarter (SW1/4), and Lot Two (2) in Northeast Quarter (NE1/4) of Southwest Quarter (SW1/4), of Section Thirty-four (34), except North 1279.5 feet of West 710.6 feet of Northwest Quarter (NW1/4) of Northwest Quarter (NW1/4) of said Section Thirty-four (34), all in Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa, except public highway.

That said real estate is included in the plat known as Golf Estates Subdivision, and that the Golf Estates Subdivision Plat was prepared with my free consent and in accordance with my desire.

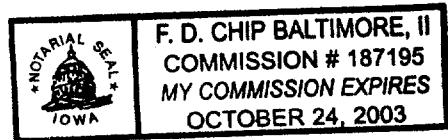
D. Mark Tingwald Pres
Boone Golf & Country Club
By Mark Tingwald, President

STATE OF IOWA)
)
) ss.
BOONE COUNTY)

On this 20th day of March, 2002, before me, a notary public in and for said county, personally appeared Mark Tingwald, to me personally known, who being by me duly sworn did say that that person is President of said corporation and that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

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T.D. C
Notary Public



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Space above this line for Recorder

CONSENT TO PLATTING

I, Mark Gustafson, President of Community Bank of Boone, state that Community Bank of Boone received a mortgage dated March 30, 2001, and filed March 30, 2001, as Instrument No. 011775 of the records of the Boone County Recorder. The mortgage covers real estate legally described as follows:

All of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide right-of-way lying in the Northeast Quarter (NE1/4) of Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa; and

East three (3) rods of Southeast Quarter (SE1/4) of Northeast Quarter (NE1/4) of Section Thirty-three (33); and Northwest Quarter (NW1/4), Northwest Quarter (NW1/4) of Southwest Quarter (SW1/4), and Lot Two (2) in Northeast Quarter (NE1/4) of Southwest Quarter (SW1/4), of Section Thirty-four (34), except North 1279.5 feet of West 710.6 feet of Northwest Quarter (NW1/4) of Northwest Quarter (NW1/4) of said Section Thirty-four (34), all in Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa, except public highway.

That the plat known as Golf Estates Subdivision and which includes the above-described real estate was prepared with Community Bank of Boone's free consent and in accordance with its desire.

Mark Gustafson

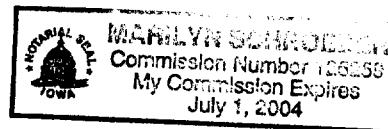
Community Bank of Boone
By: Mark Gustafson, President

STATE OF IOWA)
) ss.
BOONE COUNTY)

On this 1st day of April, 2002, before me, a notary public in and for said county, personally appeared Mark Gustafson, to me personally known, who being by me duly sworn did say that that person is President of said corporation and that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

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Marilyn Schroeder
Notary Public



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RESOLUTION NO. 1328 APPROVING PLAT

WHEREAS, there is on file in the office of the City Clerk, City of Boone, Iowa, a plat of Golf Estates Subdivision to the City of Boone, Iowa,

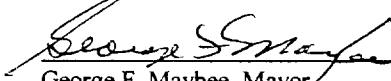
WHEREAS, said plat of Golf Estates Subdivision to the City of Boone, Iowa, conforms to the provisions of Chapter 354. Code of Iowa (1997).

NOW, THEREFORE, BE IT ADOPTED by the City Council of the City of Boone, Iowa:

That said plat of Golf Estates Subdivision to the City of Boone, Iowa, be and the same is hereby approved.

The mayor and clerk of the City of Boone, Iowa be and they are hereby authorized and directed to issue a certification of the adoption of said motion and affix thereto the plat of Golf Estates Subdivision to the City of Boone, Iowa, all in conformity to and in compliance with Section 354.8, Code of Iowa (1997).

Passed and adopted the 19 day of February, 2002.


George F. Maybee, Mayor

ATTEST:


Karen M. Berg, City Clerk

RECORD OF VOTE

Moved by: Turbes

Seconded by: Hart

That said resolution be adopted.

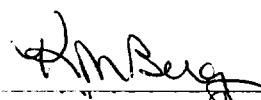
Voting Yes: Batt, Gillespie, Mallas, Thompson, Kruse, Hart,
Turbes, Batt

Voting No: None

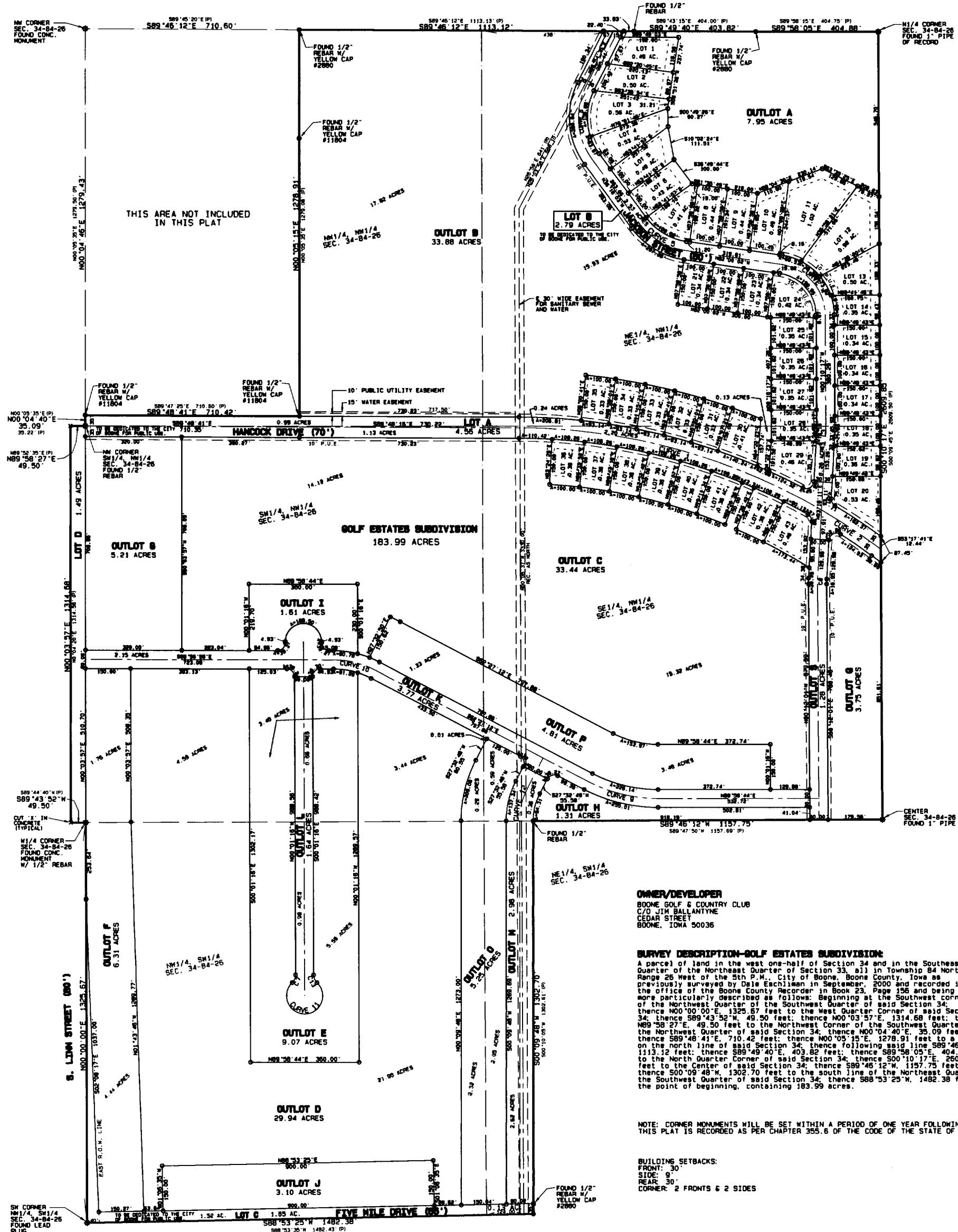
The Mayor declared said resolution be adopted.

CERTIFICATION

I, the undersigned, the duly appointed, qualified and acting City Clerk of the City of Boone, Iowa, do hereby certify that the above and foregoing resolution is a true and exact copy of said resolution; that said resolution was duly adopted by the city council at the City of Boone, Iowa, at a regular meeting thereof on the date shown therein.


Karen M. Berg, City Clerk

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STREET CENTERLINE\PROPERTY LINE CURVE INFORMATION					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
CURVE 1	2000.00	1000.00	30.07 28'	S74°44'58"E	1038.47'
CURVE 2	2000.00	1000.00	30.07 28'	S74°44'58"E	1038.47'
CURVE 3	330.00	180.01	3.29 28'	N61°21'57"E	20.01'
CURVE 4	170.00	84.79	81.49 45'	N41°05'09"E	220.66'
CURVE 5	220.00	133.45	45.41 56'	N58°05'09"E	178.00'
CURVE 6	220.00	133.45	63.12 36'	N04°41'44"E	241.07'
CURVE 7	330.00	180.01	3.15 01'	S61°20'40"E	17.01'
CURVE 8	330.00	180.01	3.15 01'	S61°20'40"E	17.01'
CURVE 9	300.00	140.97	27.29 44'	N76°14'14"E	220.25'
CURVE 10	300.00	140.97	27.29 44'	N76°14'14"E	220.25'
CURVE 11	80.00	80.00	27.29 10'	S88°59'44"E	80.00'
CURVE 12	840.17	115.03	27.24 12'	S12°51'18"E	115.72'
CURVE 13	35.00	26.00	46.49 35'	S23°26'04"E	27.02'

SUBDIVISION BOUNDARY
 LINE 1
 SECTION LINE
 STREET CENTERLINE
 RIGHT OF WAY LINE
 - - -
 BUILDING SETBACK LINE
 SECTION CORNER
 IRON PIN OR PIPE FOUND
 1/2 REBAR W/ YELLOW CAP #2880 SET

GRAPHIC SCALE 1"=150'
 0 150 300 450

STUMBO & ASSOCIATES
 LAND SURVEYING, INC.

510 S. 17th STREET, SUITE 102, AMES, IOWA 50010
 PHONE 515-233-3689 FAX 515-233-4403

FINAL PLAT GOLF ESTATES SUBDIVISION

PARCEL IN THE W1/2 OF SEC. 34-84-26, CITY OF BOONE, BOONE COUNTY, IOWA

SURVEY PREPARED FOR: FOX ENGINEERING, AMES, IA

JOB #14801 DATE: 2/15/02 PAGE: 1 of 1

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Robert L. Stumbo, Jr. License #5598
 My license renewal date is December 31, 2002



SCHROEDER LAW OFFICE

724 STORY ST., SUITE 501
BOONE, IOWA 50036-2804

TELEPHONE: (515)432-4051
FAX: (515)432-3311

ALAN C. SCHROEDER
ATTORNEY AT LAW

EDWARD C. SCHROEDER
(1904-1984)

March 8, 2002

Board of Directors and Officers
Boone Golf and Country Club
S. Cedar St.
Boone, IA 50036

TITLE OPINION

I have now had an opportunity to make an examination of the abstract of title to the real estate described below consisting of 196 entries from and since the time of plat certified to by Boone County Abstract Company, to February 20, 2002 at 7:45 o'clock A.M. and find as follows:

LEGAL DESCRIPTION:

All of the former Chicago, Milwaukee, St.Paul and Pacific Railroad Company's 100 foot wide right-of-way lying in the Northeast Quarter(NE1/4) of Northwest Quarter(NW1/4) of Section Thirty-four(34), Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa

AND

East three (3) rods of Southeast Quarter (SE1/4) of Northeast Quarter (NE1/4) of Section Thirty-three (33); and Northwest Quarter (NW1/4), Northwest Quarter (NW1/4) of Southwest Quarter(SW1/4), and Lot Two (2) in Northeast Quarter (NE1/4) of Southwest Quarter (SW1/4) of Section Thirty-four(34), except North 1279.5 feet of West 710.6 feet of Northwest Quarter(NW1/4) of Northwest Quarter (NW1/4) of said Section Thirty-four(34), all in Township Eighty-four(84) North, Range Twenty-six(26), West of the 5th P.M., Boone County, Iowa, except public Highway

MARKETABLE TITLE:

Marketable title is vested in the Boone Golf and Country Club subject to the following:

MORTGAGES AND LIENS:

1. A first lien mortgage in favor of Community Bank of Boone in the amount of \$4,000,000 dated March 30, 2001 and filed March 30, 2001 as instrument number 011775 in the records of the

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Boone County Recorder. Said mortgage covers the land on the attached description and additional land owned by the title holder.

2. A Financing Statement in favor of Community Bank of Boone dated March 30, 2001 designated as F.S. File #21976. Said statement covers all goods and property to become fixtures on the property under examination.

EASEMENTS:

3. At item #106 an easement granted to the City of Boone, Iowa for the construction, reconstruction, maintenance, and repair of a sanitary sewer and water line over certain portions of the land under examination herein. For full particulars, consult the easement agreement recorded in Book 438 at Page 387 in the records of the Boone County Recorders Office.

4. At item #158 an easement granted to the City of Boone, Iowa for the construction, reconstruction, maintenance, and repair of a storm sewer over certain portions of the land under examination herein. For full particulars, consult the easement agreement recorded in Book 611 at Page 675 in the records of the Boone County Recorders Office.

5. At item # 171 there is an easement granted to the State of Iowa for the construction, maintenance, security, operation, and repair of communications equipment, lines, cable, and related facilities over a portion of the land under examination herein described as a strip of land 10 feet wide along the west line of said NW1/4 of Sec 34, T84N, R26W for the northerly 360 feet. The cable shall also be buried in a strip of land 10 feet wide along the north line of said NW1/4 of Sec. 34, T84N, R26W. Nothing in the agreement shall prevent another utility from occupying a portion of said 10 foot wide strip of land. For full particulars consult the agreement recorded in Book 670 at Page 269 in the records of the Boone County Recorder's Office.

6. At item #172 there is an easement granted to the City of Boone for a utility easement 25 feet in width across the land under examination. A temporary construction easement of 50 feet in width was also granted. For full particulars consult the agreement designated as instrument no. 010309 in the records of the Boone County Recorder's Office.

COMMENTS:

A. **Agreement.** At item #168 an agreement entered into with Des Moines Area Community College (DMACC) on March 6, 1991 as to certain portion of the Northwest Quarter of Section 34 regarding the requirement of DMACC to construct a fifty (50) foot wide landscape buffer between the north and east property lines. For full particulars, consult the agreement as attached to and forming a part of an affidavit recorded in Book 635 at Page 35 of the records of the Boone County Recorders Office.

B. **Zoning Ordinance.** A zoning ordinance of the City of Boone establishing comprehensive zoning regulations for Boone, Iowa. To determine the zoning classification of the property under examination, refer to the zoning map of the City of Boone on file at the building

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official's office. Any purchaser is urged to contact the Boone City Clerk's office to determine the extent to which any zoning ordinance or urban renewal ordinance may affect the use or taxing of the property under examination.

C. Regulations of Boone County Board of Health. Rules and Regulations of the Boone County Board of Health has adopted under authority granted in Chapter 137, Code of Iowa, 1971. These regulations concern nuisances, sewage, and junk; and affect the use and enjoyment of all property in Boone County, Iowa, including all towns and cities therein.

D. Soil Conservation Regulations. At item #135 is noted that the land under examination is in a conservation soil refund district. Provisions are made for a charge against the owner of land that alters, removes, or modifies any conservation practices established with public cost sharing money.

E. Mechanics Liens. If any improvements have been made to the property in the last 90 days, you should make certain all workers and suppliers have been paid in full; otherwise, a mechanic's lien might be filed and be prior to the rights you acquire as purchaser.

F. Exclusions. No physical inspection of the property has been made and this opinion is limited to matters shown in the abstract, which do not include: (a) location of boundary lines; (b) rights of persons in possession, such as tenants; (c) unrecorded sewer and sanitation assessments and special assessments not yet certified to the County Auditor; (d) easements created by long continued use; (e) compliance with the Zoning Ordinance; or (f) Iowa child or spousal support judgements of administrative orders not shown in the Boone County Real estate records.

G. Environmental Hazard/Potential Liability. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract, but they may result in injunctions, fines, required cleanup, or other remedial liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about it.

H. Municipal Charges. Charges for certain municipal services provided by a city prior to your ownership, such as solid waste and sewage disposal, may be lien against the real estate when certified to the County Treasurer's Office. Such a lien has priority equivalent to real estate taxes.

I. Bankruptcy Proceedings. Bankruptcy proceedings filed in any county other than the county where the property is located are not disclosed by the abstract. If you believe that the property is or may have been involved in bankruptcy proceedings, further search is necessary.

TAXES:

Taxes for the year 2000-01 as shown on tax list for fiscal year 2001-02 shows the first payment paid with the second payment of \$11,211.00 unpaid which was due March 1st and delinquent April

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1, 2002. These taxes cover the land under examination as well as other land owned by the title holder.

Respectfully submitted,
SCHROEDER LAW OFFICE
Alan C. Schroeder
Alan C. Schroeder

After recording return to: F.D. Chip Baltimore, II, 809 8th Street, Boone, IA 50036
Prepared by: F.D. Chip Baltimore, II, P.O. Box 248, Boone, IA 50036; Telephone (515) 432-1355

Space above this line for Recorder

CERTIFICATE OF BOONE COUNTY TREASURER

I, L. Cheryl Hunter, Treasurer of Boone County, Iowa, certify that the records in this office show that the real estate located in Parcel Nos. 41564001, 41575000, 41577000, 41578000, 41578001, 41579000, 41580000, 41581000, and 41582000, described in the attached and legally described as:

All of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide right-of-way lying in the Northeast Quarter (NE1/4) of Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa; and

East three (3) rods of Southeast Quarter (SE1/4) of Northeast Quarter (NE1/4) of Section Thirty-three (33); and Northwest Quarter (NW1/4), Northwest Quarter (NW1/4) of Southwest Quarter (SW1/4), and Lot Two (2) in Northeast Quarter (NE1/4) of Southwest Quarter (SW1/4), of Section Thirty-four (34), except North 1279.5 feet of West 710.6 feet of Northwest Quarter (NW1/4) of Northwest Quarter (NW1/4) of said Section Thirty-four (34), all in Township Eighty-four (84) North, Range Twenty-six (26), West of the 5th P.M., Boone County, Iowa, except public highway,

is free from certified taxes and special assessments.

Dated at Boone, Iowa, this 28th day of March, 2002.

L. Cheryl Hunter
L. Cheryl Hunter, Treasurer

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Public Safety & Transportation Committee Action Form

Date: 01/28/26
Subject: Waiver of sidewalks request – 218 5th Street

Background:

Parcel ID	088426282282115
Alternate ID	
Property Address	218 5th St Boone 28-84-26
Sec/Twp/Rng	
Brief Legal Description	W 60' OF LOT 1 OF 1 BLOCK 131 NW NW

Primary Owner
(Deed Holder)
Graeve Train, Inc
1712 Hancock Dr
Boone, IA 50036

From: Sherry Abbott <alliowahomesinc@gmail.com>
Sent: Friday, December 19, 2025 8:10 AM
To: Clerk <clerk@booneiowa.gov>
Subject: 218 5th Street sidewalk waiver request

We are purchasing the vacant lot at 218 5th Street, Boone. There is no sidewalk currently and it doesn't appear there was one in the recent past.

The property to the West is the school track/football field and there isn't a sidewalk on that property. The nearest sidewalk to the South is on Maime Eisenhower but the vacant lot doesn't extend that far so we couldn't hook on to that one. The nearest sidewalk to the North is a block away on 6th Street. The nearest one to the East is 1 1/2 blocks away.

All Iowa Homes, Inc. plans on building a new house on that lot next year and we are requesting a waiver for installing a sidewalk on the North and West side of the lot.

Thanks,

Sherry L. Abbott
All Iowa Homes, Inc.

MUNICIPAL CODE:

136.07 PERMIT REQUIRED.

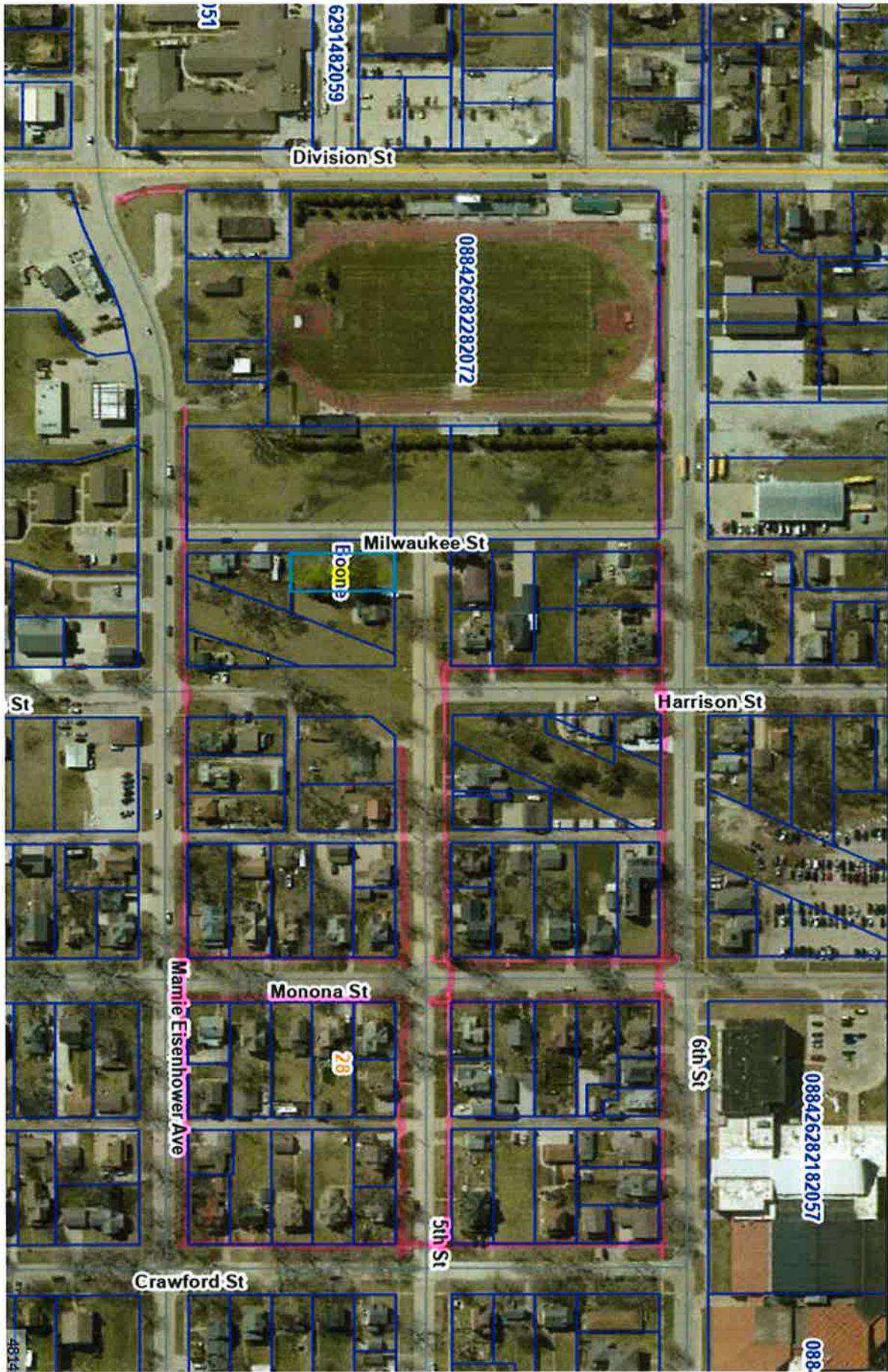
1. A property owner desiring to remove, reconstruct or install a sidewalk in front of or along his or her property shall first procure a permit therefor from the City Building Official. No person other than those under contract with the City shall remove, reconstruct or install any permanent sidewalk within the City without first obtaining a permit from the City. The application for such permit shall be in writing, stating the name and owner of the property and a description of the property. No permit shall be granted for more than thirty (30) days or for a time extending beyond the time fixed in any notice to reconstruct or install permanent sidewalks. Whenever a sidewalk is removed by a property owner, it must be replaced within thirty (30) days unless the property owner applies to and obtains permission of the Council to delay replacement or to abandon the sidewalk.

2. A person applying for a building permit for the purpose of erecting a new structure for occupancy, business or industrial usage shall also apply for a sidewalk and driveway permit covering all the sidewalk and that portion of the driveway in the street right-of-way, which applies to the same premises as in the building permit, if a full sidewalk or driveway is not already located thereon. Such application shall include the full frontage on the street side of all lots and in the case of corner lots shall include both street sides of said lots. A sidewalk permit can be appealed by submitting a letter to the City, requesting that the sidewalk permit at a named location be appealed and with specific reasons why the requirement should be waived. The Public Safety and Transportation Committee of the Council will hear the appeal and will make the final recommendation to the Council on the question. Appeals for business or industrial usage will take place through the Site Plan process. No additional charge will be required. Driveways from the property line to the street shall be constructed according to the specifications on file in the office of the Building Official.

Staff Recommendation:

Staff recommends waiver of the installation of new sidewalks at the requested address .

The property requested has currently has no sidewalks, and it does not appear that sidewalks were present in past at the parcel. The neighborhood in the area has a large area where sidewalks are not currently present and therefore no connections to existing areas would be accomplished by the addition.



Kim Majors

From: Taylor Rourke <taylor@railexplorers.net>
Sent: Tuesday, January 6, 2026 11:21 AM
To: Clerk
Cc: Heatherp
Subject: Inquiry Regarding Permanent Lighting Near Rail Explorers Depot

Some people who received this message don't often get email from taylor@railexplorers.net. [Learn why this is important](#)

Hello,

My name is Taylor Rourke, and I am the Division Manager with Rail Explorers in Boone, Iowa. I am reaching out to inquire about the process for requesting the installation of permanent lighting near our depot located along Division Street, as well as near Marion Street by the railroad tracks.

Rail Explorers operates evening and night tours, and the existing lighting in these areas is extremely limited. While we currently utilize multiple portable lighting, it does not adequately address visibility needs, and we have ongoing safety concerns for both our guests and staff. During the past year alone, Rail Explorers brought over 32,000 visitors to Boone, making safe and accessible conditions in this area especially important.

I have reviewed the City of Boone website but was unable to locate an application or specific guidance related to requesting new light poles or permanent lighting. I am hoping you can point me in the right direction or advise on the appropriate department, process, or next steps for submitting a request.

Thank you for your time and assistance. I appreciate any guidance you can provide and am happy to supply additional information if needed.

Sincerely,

Taylor Rourke
Boone Division Manager
taylor@railexplorers.net
www.railexplorers.net
www.facebook.com/RailExplorersUSA





KIM REYNOLDS, GOVERNOR
CHRIS COURNOYER, LT. GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR
MELISSA GILLETT, IOWA DOT COO

IOWA DEPARTMENT OF TRANSPORTATION
District 1 Office
1020 South 4th Street
Ames, IA 50010
515-233-7851
www.iowadot.gov

January 22, 2026

Primary County: Boone
Project Number: MP-030-1(710)134--76-08
Location: US 30 at Linn Ave in Boone
Type of Work: PCC patching, raised islands for right-in/right-out at Linn St

Waylon Andrews
Public Works Director
923 8th St
Boone, IA 50036

Dear Waylon,

This is official notification to City of Boone that the Iowa Department of Transportation (DOT) has let a project as referenced above. The project, or a portion thereof, is in or near your city. The project consists of and it is anticipated that construction would begin in several months, however the construction schedule has not yet been determined. The project will not require the road to be detoured. The Resident Construction Engineer Jenny Hoskins, of Jefferson, IA 515-386-8166 will oversee this project.

The work will be done in accordance with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund and no charges will be made against the city.

We would appreciate this project notification being distributed to the City Council as a matter of information for the council members. Please consider including in any newsletters or mailings to the public, as well. If you have any questions concerning the work involved, please contact Devendra Tamrakar, 515-239-1560, as soon as possible to expedite any possible changes.

Sincerely,

Jeremy Vortherms, P.E.
Assistant District 1 Engineer

JV/jmr

cc: Doug Heeren, Local Systems Bureau
Jenny Hoskins, Jefferson RCE
Devendra Tamrakar, North Area Engineer

Project Location:

