

From: Jonathan Cygan <jcygan@cityofclive.com>

Sent: Tuesday, March 28, 2023 3:31 PM

To: Mark Miller <mcmvette@aol.com>; Matt McQuillen <mmcquillen@cityofclive.com>

Cc: Dan Thaden <danthaden@gmail.com>; Lisa Logston <lisa.hoamanagement@outlook.com>;

banneb3922@gmail.com; 'Parrino Rick' <rickp@plumbldg.com>; 'Paul Drey' <Paul.drey@brickgentrylaw.com>; 'Rowles Craig' <crowles@versova.com>; 'Thaden Dan' <danthaden@gmail.com>; 'Ward Rhonda' <rhondabward@hotmail.com>

Subject: RE: Lake Pointe Drive Reconstruction - Country Club Cord

Hello Mark,

After our last correspondence, I did revisit Country Club Boulevard and relayed your previous message along with the observations outlined in my response to others here at the City. The City Manager and the Public Works Department are aware of the concerns your neighborhood has with current roadway conditions. The numerous freeze/thaw cycles experienced this winter did accelerate deterioration on Country Club Boulevard and many other roadways city-wide. In response, Public Works staff are continuing to perform cold-patching operations to mitigate the damage and keep the roads in a safe and functional condition. However, City staff is aware that this is neither a permanent nor the most aesthetically pleasing fix. While an asphalt overlay may appear to be a viable option, the current extent of the deterioration of the street creates issues with the overlay's ability to adhere to spalling portions of the pavement long-term.

The City funds street maintenance and rehabilitation from a combination of Road Use Taxes provided by the State of Iowa (gas taxes, car registration fees, etc.), gas & electric franchise fees (100% of which goes to street repair), local options sales tax and water/sewer/stormwater utility fees (in the case of street reconstructions where the pavement needs to be removed to replace the water/sewer mains or storm sewers). Due to relatively flat growth in Road Use Tax revenues from the State, the City has had to rely upon these other revenue sources to try and keep pace with the escalating costs of street repair.

It is understood and appreciated that residents in the neighborhood take pride in their community, and as someone who lives, works and shops in the area I want to see our community continue to grow and prosper as well. Both our operations and administrative staff alike are working diligently with the limited public resources we have to provide roads that are both safe and functional.

Jonathan Cygan

Civil Engineer | Public Works

From: Mark Miller <mcmvette@aol.com>

Sent: Sunday, March 26, 2023 4:25 PM

To: jcygan@cityofclive.com; Matt McQuillen <mmcquillen@cityofclive.com>

Cc: Dan Thaden <danthaden@gmail.com>; Lisa Logston <lisa.hoamanagement@outlook.com>;

banneb3922@gmail.com; 'Miller Mark' <mcmvette@aol.com>; 'Parrino Rick' <rickp@plumbldg.com>; 'Paul Drey' <Paul.drey@brickgentrylaw.com>; 'Rowles Craig' <crowles@versova.com>; 'Thaden Dan' <danthaden@gmail.com>; 'Ward Rhonda' <rhondabward@hotmail.com>

Subject: FW: Lake Pointe Drive Reconstruction - Country Club Cord

Jonathan – this is a follow-up to my March 7th memo below. I added Matt to this thread. Just in the short time of the below reply, I have had numerous calls, emails and a few texts asking about the condition and replacement plans of CC Blvd from University to Hickman and Lake Point Dr from University north bound. I know you have plans to replace concrete between University and 138th street on Lake Point, which is appreciated. I have the other calendarized

repairs as well, but they are too far out. The concrete deterioration on CC Blvd is turning uglier at a very rapid pace. We all know that due to the low standard of concrete installed in ~1980, we are unable to do an asphalt overlay which would have been an acceptable fix. Has this been actually re-confirmed? The city continues to put thousands of dollars in repairs when the ultimate forthcoming solution is to tear up the existing concrete and replace it. The amount of traffic “cut throughs” from Hickman and University has escalated considerably, only compounding the rapid deterioration. I know that property taxes are NOT related to road repair. State allocations, lease fees, use fees, road tax, gas tax and alike make up funding. This is a tough situation due to funding restraints. There has to be a point when it makes sense to sell city bonds or find alternatives (IE: grants) or other creative funding/financing to get these repairs done sooner than later. Once these roads are replaced, it would save thousands of dollars in repairs in future years. CCOA is one of the premier communities in Clive and the first impression when you drive into any of the three main entrances is pathetic. This has and will continue to impair the value of the homes, townhouses and condo’s. We are proud of our community and have been diligent to keep our Lakes as silt free as possible to mitigate siltation downstream to the Greenbelt. We spend \$25,000 per year on algae control and allocate another \$60,000 annually for dredging. We are not able to afford street replacement – this is a city issue.

It would be appreciated if the city would take a look at its “priority list” when it comes to road repair. Also, consideration of selling city bonds, alternative funding or alike to escalate the timing for repair/replacement.

Warm Regards

Mark Miller – President CCOA

From: mcmvette@aol.com <mcmvette@aol.com>

Sent: Tuesday, March 7, 2023 7:18 PM

To: 'Lisa Logsdon' <lisa.hoamanagement@outlook.com>; 'Jonathan Cygan' <jcygan@cityofclive.com>

Cc: danthaden@gmail.com; mcmvette@aol.com

Subject: RE: Lake Pointe Drive Reconstruction - Country Club Cord

Jonathan – I have looked through these drawings and I don’t see any issues with the plan. Its nice to see old pavement will be replaced with new. My bigger concern is actually CC Blvd. This year, the deterioration rate escalated and it is in dyer need of replacement. Some side streets were attended to with sections of new concrete, but the worst area is clearly CC Blvd. There has been an enormous amount of complaints this year --- much more than any years prior. As you know, the CC Blvd concrete that was initially poured was below today’s standards. I ask you personally take a drive down the street to get a first hand look and feel. CC Blvd is a few years down the road in the Clive budget – but the rapidly worsening condition over the past 6 months should get some attention and hopefully escalated to a priority replacement.

I have copied Dan Thaden from the CCOA board to include him in this conversation and feedback.

Mark Miller

From: Lisa Logsdon <lisa.hoamanagement@outlook.com>
Sent: Tuesday, March 7, 2023 1:59 PM
To: Jonathan Cygan <jcygan@cityofclive.com>
Cc: Mark Miller <mcmvette@aol.com>
Subject: FW: Lake Pointe Drive Reconstruction - Country Club Cord

Thank you for the clarification on bio cells. I've cc'd the Country Club board president, Mark Miller on this email to give him a chance to ask questions regarding this project.

Lisa Logsdon, Association Manager
The HOA Management Company, LLC
2183 NW 86th Street, Suite A
Clive, IA 50325
515-446-2240 Ext. 402

From: Jonathan Cygan <jcygan@cityofclive.com>
Sent: Tuesday, March 7, 2023 12:25 PM
To: Lisa Logsdon <lisa.hoamanagement@outlook.com>
Subject: RE: Lake Pointe Drive Reconstruction - Country Club Cord

Great questions,

The bioretention cells are areas where rain water from the roadway can be captured and infiltrate through improving the water quality. I have attached an image of a cell that is similar to what is proposed in this project. To reiterate, these cells will be north of the Wells Fargo and Lincoln Savings Bank Access, I have included a map of the boxed areas in which they will be located.

The work is going to be fairly extensive for this project, along with the roadway new sidewalks and grading is going to occur, and will likely require the full extent of the right-of-way. I have reached out to both Legend Townhomes and Lake Pointe Townhomes Associations to give notice and address questions on their end.

At the intersection of University and Lake Pointe Drive, there is a way finding monument that is near the existing sidewalk and will be butting up against the new sidewalk. Our hope is that the grade changes at this location will allow for the monument to not be impacted but we are unsure since we are unsure on the depth of the footing.

Jonathan Cygan
Civil Engineer | Public Works

From: Lisa Logsdon <lisa.hoamanagement@outlook.com>
Sent: Tuesday, March 7, 2023 11:39 AM
To: Jonathan Cygan <jcygan@cityofclive.com>
Subject: RE: Lake Pointe Drive Reconstruction - Country Club Cord

Good Morning Jonathan,

I do have some questions. What is a biocell? How much will our right of way be impacted?

Lisa Logsdon, Association Manager
The HOA Management Company, LLC
2183 NW 86th Street, Suite A
Clive, IA 50325
515-446-2240 Ext. 402

From: Jonathan Cygan <jcygan@cityofclive.com>
Sent: Tuesday, March 7, 2023 9:31 AM
To: lisa.hoamanagement@outlook.com
Subject: Lake Pointe Drive Reconstruction - Country Club Cord

Hello Lisa,

The City of Clive is planning on reconstructing Lake Pointe Drive between University Avenue and NW 138th Street this summer. Along with the pavement being replaced, biocells will be included directly north of the drive accesses to Lincoln Savings Bank and Wells Fargo. This project will occur near the existing monument signage at the intersection of University and Lake Pointe Drive, features within the right-of-way may be impacted. I have attached a portion of the plans showing the work associated with the project.

Please feel free to reach out to me to schedule a time for us to discuss further, I would gladly answer questions or provide additional details.

Thank you,

Jonathan Cygan
Civil Engineer | Public Works



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