

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: November 27, 2017

time: 5:30 P.M.

MAYOR	STEVEN K. GAER	CITY MANAGER.....	TOM HADDEN
COUNCILMEMBER AT LARGE	RICK MESSERSCHMIDT	CITY ATTORNEY.....	RICHARD SCIESZINSKI
COUNCILMEMBER AT LARGE	JIM SANDAGER	CITY CLERK.....	RYAN JACOBSON
COUNCILMEMBER 1 ST WARD	KEVIN L. TREVILLYAN		
COUNCILMEMBER 2 ND WARD	JOHN MICKELSON		
COUNCILMEMBER 3 RD WARD.....	RUSS TRIMBLE		

1. **Call to Order/Pledge of Allegiance** (led by Boy Scout Troop 88)/**Roll Call/Approval of Agenda**
2. **Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)
3. **Mayor/Council/Manager Report/Other Entities Update**
 - a. Swearing In of Police Chief Chris Scott
 - b. Brad Long, Greater Dallas County Development Alliance
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of November 13, 2017 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. DeJear Corporation, d/b/a Caleo Enterprises, 1701 25th Street (Events Center West) - 5-Day Class LC Liquor License for Event - December 8, 2017
 2. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - December 13-14, 2017
 3. Lovely Food Mart, Inc. d/b/a Indian Grocery, 6630 Mills Civic Parkway, Suite 3110 - Class BC Permit with Sunday Sales - Renewal
 - d. Motion - Approval of Appointment - Plan and Zoning Commission
 - e. Motion - Approval of 2016-17 FY Tax Increment Financing Report
 - f. Motion - Approval of 2018-19 FY Tax Increment Financing Indebtedness and Certification Report
 - g. Resolution - Approval and/or Ratification of Specific Fees and Charges - 2017-18 FY
 - h. Resolution - Accept Work:
 1. Fairmeadows Park Storm Sewer Improvements
 2. Grand Avenue Siphon Replacement

- i. Resolution - Approval of Professional Services Agreement - City Hall Space Planning
- j. Resolution - Authorize Application for Surface Transportation Block Grant Program Funding - Des Moines Area Metropolitan Planning Organization
- k. Resolution - Approval and Acceptance of Purchase Agreements and Property Interests:
 - 1. Project Osmium Public Infrastructure (Middle Creek Trunk Sewer Extension)
 - 2. Project Osmium Public Infrastructure (Veterans Parkway Improvements, SE Maffitt Lake Road to SE Adams Street)

5. Old Business

- a. 1st Street Redevelopment PUD, southwest corner of 1st Street and Grand Avenue - Amend the Planned Unit Development (PUD) to Revise the Timing of Streetscape Installation along Grand Avenue and 1st Street for PUD Parcel 1 - First Street, LP
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 10 (Special Speed Zones) - Veterans Parkway, east corporate limits to SE Maffitt Lake Road - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 12 (Truck Routes) - South 60th Street, Mills Civic Parkway to Grand Avenue - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

6. Public Hearings (5:35 p.m.)

- a. Amendment to City Code - Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Chapter 10 (Performance Standards), and Chapter 15 (Off Street Parking and Loading) - Establish Regulations for Distilleries with a Tasting Room - City Initiated (Continued from November 13, 2017)
 - 1. Ordinance - Approval of First Reading
- b. Westport, west side of Wendover Road approx. 650 feet north of 335th Street - Vacate a 75-foot Public Highway Easement - Westport Development, LLC
 - 1. Ordinance - Approval of First Reading

- c. Ashworth Road Improvements, Phase 2 - 81st Street to 88th Street - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

7. New Business

- a. Hidden Creek Plat 5, 3640 Hidden Creek Drive - Subdivide Property into Two Lots for Residential Development - Graded Acres Trust (Scott Rairdon)
 - 1. Resolution - Approval and Release of Final Plat
- b. Schroder Industrial Park Plat 3, 1120 Railroad Avenue - Subdivide Property into Two Lots for Ownership Transfer - Schroder Construction Services, Inc.
 - 1. Resolution - Approval of Preliminary Plat
- c. 36th Street and Westown Place Parking - southeast corner of 36th Street and Westown Place - Approval of Off-Site Parking and Parking Lot Improvements - Knapp Properties
 - 1. Resolution - Approval of Minor Modification
- d. Proposed Local Option Sales and Services Tax in Polk County - Approval of a Resolution Providing Notice to the Polk County Commissioner of Elections Regarding Submission of the Question of Imposition of a Local Option Sales and Services Tax - City Initiated
 - 1. Resolution - Approval to Provide Notice to Polk County

8. Receive, File and/or Refer

- a. Abstract of Votes - November 7, 2017 Municipal Election

9. Other Matters

10. Executive Session

- a. Contract Negotiations

CITY COUNCIL WORKSHOP

(immediately follows Council meeting)

1. Parking Code
2. Other Matters

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.

November 13, 2017

West Des Moines City Council Proceedings
Monday, November 13, 2017

Mayor Steven K. Gaer opened the regularly scheduled meeting of the City Council of West Des Moines, Iowa, in the Council Chambers of the West Des Moines City Hall on Monday, November 13, 2017 at 5:30 PM. Council members present were: J. Mickelson, K. Trevillyan, and R. Trimble. Council members J. Sandager and R. Messerschmidt participated via telephone

On Item 1. Agenda. It was moved by Trimble, second by Trevillyan approve the agenda as presented.

Vote 17-628: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 2. Public Forum

Robert Greenway, 121 Elm Street, De Soto, congratulated the city on the passage of the local option sales and service tax in Dallas County. He encouraged the city to begin working on getting that issue placed on the ballot for Polk County as well.

On Item 3. Council/Manager/Other Entities Reports:

Council member Trimble reported he participated in another firefighter challenge, and he expressed appreciation for the West Des Moines Fire Department.

Council member Mickelson reported he attended a meeting of the Development and Planning Subcommittee, where discussion was held on proposed development projects along University Avenue, between 90th Street and 92nd Street.

Council member Sandager stated he is excited that the Dallas County local option sales and service tax will provide property tax relief for our residents, as 50 percent of that revenue is allocated to property tax relief. He noted if a local option sales and service tax is also passed in Polk County that revenue will also have 50 percent allocated to property tax relief. He reported he attended the West Des Moines Water Works Board of Trustees budget workshop, where they proposed a five percent rate increase for irrigation water usage and a one percent increase for all other water usage. He also attended meetings of the grants committee for Bravo Greater Des Moines, as the committee is currently in the process of reviewing requests for funding.

On Item 4. Consent Agenda.

Council members pulled Item 4(r) for discussion. It was moved by Trimble, second by Trevillyan to approve the consent agenda as amended.

November 13, 2017

- a. Approval of Minutes of October 30, 2017 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
 - 1. Andy Tanning, LLC d/b/a Andy's Nails, 8850 University Avenue, Suite 104 - Class BW Permit - New
 - 2. Bonefish Grill, LLC, d/b/a Bonefish Grill, 650 South Prairie View Drive, Suite 100 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 - 3. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - November 16, 2017
 - 4. Pho Shobu, LLC d/b/a Pho Shobu, 8950 University Avenue, Suite 103 - Class LC Liquor License with Sunday Sales - New
 - 5. LVP SHS Des Moines Holding Corp. d/b/a Springhill Suites Hotel, 1236 Jordan Creek Parkway - Class BC Permit with Sunday Sales - Renewal
- d. Approval of Tobacco Permit
- e. Approval of Appointment - Sister Cities Commission
- f. Approval to Sell Surplus City Equipment
- g. Approval of Contract Agreement Renewal - Park Security Services
- h. Approval of Contract to Purchase Artwork
- i. Approval of Contracts - 2018 Art on the Campus
- j. Accept Work:
 - 1. Greenway Erosion Repair Project
 - 2. Raccoon River Park Road Drainage Improvements
 - 3. Fairmeadows Park Playground Replacement
 - 4. South 19th Street Trail and Sidewalk Project
 - 5. Raccoon River Park Softball Irrigation Modifications
- k. Approval of Proposal from MidAmerican Energy Company - South Area Lift Station 3 Phase Electric
- l. Approval of Reprogramming Polk County Funds to Historic Valley Junction Foundation Initiatives
- m. Approval of 28E Agreement - Assessment of Fair Housing
- n. Approval and Acceptance of Storm Water Management Facility Maintenance Agreement - B-Bop's Restaurant, 6135 Mills Civic Parkway
- o. Approval and Acceptance of Purchase Agreements and Property Interests:
 - 1. Ashworth Road Improvements, Phase 2
 - 2. Maple Grove Lift Station Project
- p. Approval of Tenant Purchase Agreement - Project Osmium Public Infrastructure
- q. Approval of Agreement with the Des Moines Metropolitan Wastewater Reclamation Authority for the Use of the Frink Creek Sewer

Vote 17-629: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

November 13, 2017

On Item 4(r) Proclamation - Small Business Saturday, November 25, 2017

At the request of Council member Trevillyan, Mayor Gaer read Proclamation - Small Business Saturday.

It was moved by Trevillyan, second by Trimble to approve Item 4(r) Proclamation - Small Business Saturday, November 25, 2017.

Vote 17-630: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 5(a) Jordan Creek Business Park, Village View Drive between South 60th Street and South 64th Street - Specific Plan Amendment to Allow SIC 4225 "Self-Service Storage Facility - Interior Unit Access with no Outside Storage Yard" as a Permitted Use, initiated by Rueter & Zenor Company and Rueter Corporation (Continued from July 10, 2017, August 7, 2017, August 21, 2017, September 5, 2017, September 18, 2017, October 16, 2017, and October 30, 2017)

It was moved by Trimble, second by Trevillyan to continue Item 5(a) Jordan Creek Business Park Specific Plan Amendment to December 11, 2017.

Vote 17-631: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 5(b) Vacation of Right of Way, Alley in the 23rd Block of First Addition to Valley Junction, initiated by the City of West Des Moines

It was moved by Trevillyan, second by Trimble to consider the second reading of the ordinance.

Vote 17-632: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Trimble to approve the second reading of the ordinance.

Vote 17-633: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

It was moved by Trevillyan, second by Trimble to waive the third reading and adopt the ordinance in final form.

Vote 17-634: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

November 13, 2017

On Item 5(c) Amendment to City Code - Title 2 (Boards and Commissions), Chapter 9 (Human Rights Commission), Section 3 (Commission Appointed) - Increase the Number of Commission Members from Five to Seven and Eliminate the Six-Year Service Limitation, initiated by the City of West Des Moines

It was moved by Trimble, second by Trevillyan to consider the second reading of the ordinance.

Vote 17-635: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the second reading of the ordinance.

Vote 17-636: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

It was moved by Trimble, second by Trevillyan to waive the third reading and adopt the ordinance in final form.

Vote 17-637: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 5(d) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 10 (Special Speed Zones) - Grand Avenue, 1,268 feet south of Park Drive to South 50th Street, initiated by the City of West Des Moines

It was moved by Trimble, second by Trevillyan to consider the second reading of the ordinance.

Vote 17-638: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the second reading of the ordinance.

Vote 17-639: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

It was moved by Trimble, second by Trevillyan to waive the third reading and adopt the ordinance in final form.

November 13, 2017

Vote 17-640: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(a) Mayor Gaer indicated this was the time and place for a public hearing to consider 1st Street Redevelopment PUD, southwest corner of 1st Street and Grand Avenue - Amend the Planned Unit Development (PUD) to Revise the Timing of Streetscape Installation along Grand Avenue and 1st Street for PUD Parcel 1, initiated by First Street, LP. He asked for the date the notice was published and the City Clerk indicated the notice was published on October 27, 2017 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 4-0, with three members absent, the Plan and Zoning Commission recommended City Council approval of the PUD amendment.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trimble, second by Trevillyan to consider the first reading of the ordinance.

Vote 17-641: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the first reading of the ordinance.

Vote 17-642: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(b) Amendment to City Code - Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Chapter 10 (Performance Standards), and Chapter 15 (Off Street Parking and Loading) - Establish Regulations for Distilleries with a Tasting Room, initiated by the City of West Des Moines.

It was moved by Trevillyan, second by Trimble to adopt Motion - Continue Public Hearing to November 27, 2017.

Council member Trimble inquired how the delay in this ordinance could affect the plans for The Foundry.

Lynne Twedt, Development Services Director, stated the building permit for The Foundry has already been approved, and our Fire Department staff are confident the provisions in our fire code sufficiently address any concerns about flammable liquids. At the request of a concerned citizen, staff will do further research on how other cities' fire codes address the issue.

November 13, 2017

Vote 17-643: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(c) Mayor Gaer indicated this was the time and place for a public hearing to consider Agreement for Private Development, initiated by Businessolver.com, Inc. (Continued from September 18, 2017). He asked for the date the notice was published and the City Clerk indicated the notice was published on September 8, 2017 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Agreement.

Vote 17-644: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Agreement for Private Development, initiated by Ridgway Properties, LLC. He asked for the date the notice was published and the City Clerk indicated the notice was published on November 3, 2017 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval of Agreement.

Vote 17-645: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(e) Mayor Gaer indicated this was the time and place for a public hearing to consider 2017 Sewer Cleaning and Televising Program, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on November 3, 2017 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Visu-Sewer, Inc.

November 13, 2017

Vote 17-646: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(a) Della Vita Plat 1, northwest corner of EP True Parkway and 88th Street - Subdivide Property into 33 Lots for Single Family Development, 54 Lots for Medium Density Development, Six Street Lots, and One Outlot, initiated by Della Vita, LLC

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval and Release of Final Plat, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 17-647: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(b) Kings Landing Plat 2, south of Stagecoach Road at 100th Street - Subdivide Property into 186 Single Family Lots, Eight Street Lots, One Lot for Public Greenway, Two Outlots for Stormwater Detention, and Several Outlots for Flood Areas, initiated by Kings Landing, LLC

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval and Release of Final Plat, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 17-648: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(c) Chateau 88, 752 88th Street - Subdivide Property into 39 Single Family Lots, Three Street Lots, and One Outlot, initiated by Chateau 88, LLC

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Preliminary Plat, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 17-649: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(d) Flynn Estates, 33513 335th Street (Waukee) - Subdivide Property into Two Single Family Lots, initiated by Dan Flynn

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval of Preliminary Plat, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

November 13, 2017

Vote 17-650: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(e) Maple Grove United Methodist Church, 9391 Ashworth Road - Construction of a 4,155 sq. ft. Church, initiated by Maple Grove United Methodist Church

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Site Plan, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 17-651: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(f) Smash Park, 6625 Coachlight Drive - Approval to Construct an approx. 26,000 sq. ft. Pickle Ball Facility, initiated by 68th Street Properties, LLC

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval of Overlay District Site Plan, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 17-652: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(g) Elevate at Jordan Creek, northeast corner of South 91st Street and Cascade Avenue - Modification to Conditions of Approval to a Previously Approved Plan, initiated by The Garret Companies

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Modifications to Conditions of Approval.

Vote 17-653: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(h) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 10 (Special Speed Zones) - Veterans Parkway, east corporate limits to SE Maffitt Lake Road, initiated by the City of West Des Moines

It was moved by Trimble, second by Trevillyan to consider the first reading of the ordinance.

Council member Sandager inquired about the reasoning for the proposed 40 mph speed limit recommended by staff.

November 13, 2017

Bret Hodne, Public Services Director, responded due to the curvature of the road, staff is recommending a 40 mph speed limit at this time. He noted staff will continue to monitor traffic, and if it is found in the future that the speed limit should be increased further, staff will then bring that recommendation to the Council.

Vote 17-654: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the first reading of the ordinance.

Vote 17-655: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(i) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 12 (Truck Routes) - South 60th Street, Mills Civic Parkway to Grand Avenue, initiated by the City of West Des Moines

It was moved by Trevillyan, second by Trimble to consider the first reading of the ordinance.

Vote 17-656: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Trimble to approve the first reading of the ordinance.

Council member Sandager inquired when this segment of South 60th Street will be opened.

Brian Hemesath, Interim City Engineer, responded staff is anticipated the road should be opened on November 22nd.

Vote 17-657: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 8 - Receive, File and/or Refer: no items

On Item 9 - Other Matters

Council member Sandager congratulated City Clerk Ryan Jacobson on the birth of his daughter, and he commended Secretary Katie Johnson for doing a good job filling in as acting City Clerk during his absence at the October 30th Council meeting.

November 13, 2017

The meeting was adjourned at 6:01 p.m.

Respectfully submitted,

Ryan T. Jacobson, CMC
City Clerk

ATTEST:

Steven K. Gaer, Mayor

CITY OF WEST DES MOINES
CITY COUNCIL ACTION ITEM

The following list(s) of municipal expenditures, all of which have been reviewed and authorized by the respective departments as being justified and properly due and the listing of which have been prepared by Finance departmental staff are being submitted to the City Council for approval:

Regular Bi-Weekly Claims	11/27/2017		\$ 2,469,304.85
			Total \$ Amount
EFT Claims	11/27/2017		\$ 598,290.30
			Total \$ Amount
Control Pay	11/27/2017		\$ 183,498.23
			Total \$ Amount
End of Month & Off-Cycle	10/31/17 to 12/10/2017		\$ 2,043,008.27

Approved by the West Des Moines City Council
this 27th day of November, 2017.

Tim Stiles, Finance Director

Tom Hadden, City Manager

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

Finance and Administration Committee acknowledgement of disbursement of expenditures:

Russ Trimble, Councilmember

Jim Sandager, Councilmember

John Mickelson (alternate)

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
Bank Account: WB VENDOR DISB - WB Vendor Disbursement				
Check	11/27/2017	306164 Accounts Payable	300 4TH STREET LLC	150,000.00
Check	11/27/2017	306165 Accounts Payable	ABSOLUTE CONCRETE CONSTRUCTION	116,401.31
Check	11/27/2017	306166 Accounts Payable	AECOM TECHNICAL SERVICES INC	7,876.25
Check	11/27/2017	306167 Accounts Payable	ALLIANCE CONSTRUCTION GROUP LLC	387,578.72
Check	11/27/2017	306168 Accounts Payable	AMERICAN SECURITY CORP	982.35
Check	11/27/2017	306169 Accounts Payable	AMERICAN TRAFFIC SAFETY SVCS	79.00
Check	11/27/2017	306170 Accounts Payable	BALL TEAM LLC	5,898.55
Check	11/27/2017	306171 Accounts Payable	BARKER LEMAR ENGINEERING	375.00
Check	11/27/2017	306172 Accounts Payable	BASCOM TRUCK & AUTOMOTIVE	2,421.96
Check	11/27/2017	306173 Accounts Payable	BEGLEY , JOHN	92.00
Check	11/27/2017	306174 Accounts Payable	BELLER DISTRIBUTING, LLC	143.88
Check	11/27/2017	306175 Accounts Payable	BIG CHAIR LLC	160.00
Check	11/27/2017	306176 Accounts Payable	BJ STORAGE	150.00
Check	11/27/2017	306177 Accounts Payable	BONNIE'S BARRICADES	579.80
Check	11/27/2017	306178 Accounts Payable	BOUND TREE MEDICAL LLC	1,476.73
Check	11/27/2017	306179 Accounts Payable	BP	31.24
Check	11/27/2017	306180 Accounts Payable	BROCKWAY MECHANICAL & ROOFING	589.37
Check	11/27/2017	306181 Accounts Payable	BUELOW , LISA	115.00
Check	11/27/2017	306182 Accounts Payable	C2LOGIX, INC	3,869.00
Check	11/27/2017	306183 Accounts Payable	CAMPBELL , MEREDITH	138.00
Check	11/27/2017	306184 Accounts Payable	CAPPEL'S ACE HARDWARE	34.95
Check	11/27/2017	306185 Accounts Payable	CARPENTER UNIFORM CO	4,284.44
Check	11/27/2017	306186 Accounts Payable	CENTRAL IOWA READY-MIX	480.00
Check	11/27/2017	306187 Accounts Payable	CHANNING BETE COMPANY INC	288.31
Check	11/27/2017	306188 Accounts Payable	CINTAS CORP FIRST AID & SAFETY	316.33
Check	11/27/2017	306189 Accounts Payable	CITY OF DES MOINES	531,504.34
Check	11/27/2017	306190 Accounts Payable	CITY OF URBANDALE	344.29
Check	11/27/2017	306191 Accounts Payable	CLIENTFIRST CONSULTING GROUP	22,134.61
Check	11/27/2017	306192 Accounts Payable	CONCRETE TECHNOLOGIES	128,508.21
Check	11/27/2017	306193 Accounts Payable	CONSTRUCTION & AGGREGATE PRODUCTS INC	134.60
Check	11/27/2017	306194 Accounts Payable	CONTRACTOR SALES & SERVICE	617.10
Check	11/27/2017	306195 Accounts Payable	DALLAS COUNTY RECORDER	462.00

City of West Des Moines
City Council Report
Bank Account: WB VENDOR DISB - WB Vendor Disbursement
Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
Check	11/27/2017	306196 Accounts Payable	DE LAGE LANDEN	907.20
Check	11/27/2017	306197 Accounts Payable	DEEVER ROOFING INC	7,195.00
Check	11/27/2017	306198 Accounts Payable	DES MOINES GOLF & COUNTRY CLUB	283.10
Check	11/27/2017	306199 Accounts Payable	DES MOINES REGISTER SUBSCRIPTIONS (CHECK)	520.05
Check	11/27/2017	306200 Accounts Payable	DES MOINES STAMP MFG CO	90.95
Check	11/27/2017	306201 Accounts Payable	DMACC	6,200.00
Check	11/27/2017	306202 Accounts Payable	ELECTRICAL ENGINEERING & EQUIP	182.35
Check	11/27/2017	306203 Accounts Payable	ELEVATION COATING LLC	20,852.50
Check	11/27/2017	306204 Accounts Payable	EMBLEM ENTERPRISES, INC.	327.97
Check	11/27/2017	306205 Accounts Payable	EMSLRC	20.00
Check	11/27/2017	306206 Accounts Payable	FASTENAL COMPANY	125.24
Check	11/27/2017	306207 Accounts Payable	FEH ASSOCIATES INC	14,661.02
Check	11/27/2017	306208 Accounts Payable	FLORIST DISTRIBUTING, INC.	24.00
Check	11/27/2017	306209 Accounts Payable	GARRETT , MEGAN	21.40
Check	11/27/2017	306210 Accounts Payable	GATEHOUSE MEDIA IOWA HOLDINGS	23.47
Check	11/27/2017	306211 Accounts Payable	GBA SYSTEMS INTEGRATORS LLC	49,535.90
Check	11/27/2017	306212 Accounts Payable	GENUS LANDSCAPE ARCHITECTS	6,090.00
Check	11/27/2017	306213 Accounts Payable	GONZALEZ , HORTENCIA	50.00
Check	11/27/2017	306214 Accounts Payable	GREENTECH OF IOWA	3,600.00
Check	11/27/2017	306215 Accounts Payable	GRIMES ASPHALT & PAVING	187.96
Check	11/27/2017	306216 Accounts Payable	GUS CONSTRUCTION CO INC	51,156.49
Check	11/27/2017	306217 Accounts Payable	HAHN , JENNIFER	64.25
Check	11/27/2017	306218 Accounts Payable	HARTLAND FUEL PRODUCTS LLC	33,238.33
Check	11/27/2017	306219 Accounts Payable	HAWKEYE TRUCK EQUIPMENT	5,023.30
Check	11/27/2017	306220 Accounts Payable	HDR ENGINEERING INC	15,111.08
Check	11/27/2017	306221 Accounts Payable	HENDERSON PRODUCTS, INC	500.00
Check	11/27/2017	306222 Accounts Payable	HERITAGE MICROBIAL CONTROL LLC	250.00
Check	11/27/2017	306223 Accounts Payable	HOME DEPOT CREDIT SERVICES	191.32
Check	11/27/2017	306224 Accounts Payable	HOME INC	12,500.00
Check	11/27/2017	306225 Accounts Payable	HUTCHINSON SALT COMPANY	119,243.56
Check	11/27/2017	306226 Accounts Payable	HY VEE INC	87.89
Check	11/27/2017	306227 Accounts Payable	IOWA ASSOCIATION OF BUILDING OFFICIALS	190.00
Check	11/27/2017	306228 Accounts Payable	IOWA BICYCLE COALITION	35.00
Check	11/27/2017	306229 Accounts Payable	IOWA CENTRAL COMMUNITY COLLEGE	50.00

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
Check	11/27/2017	306230 Accounts Payable	IOWA CUBS SPORTS TURF MNGT	6,550.00
Check	11/27/2017	306231 Accounts Payable	IOWA DEPARTMENT OF TRANSPORTATION	20.28
Check	11/27/2017	306232 Accounts Payable	IOWA INTERSTATE RAILROAD LTD	406.23
Check	11/27/2017	306233 Accounts Payable	IOWA ONE CALL	1,037.70
Check	11/27/2017	306234 Accounts Payable	IOWA PROFESSIONAL LICENSING BUREAU	100.00
Check	11/27/2017	306235 Accounts Payable	IOWA PUMP WORKS, INC	548.15
Check	11/27/2017	306236 Accounts Payable	IRON MOUNTAIN	139.13
Check	11/27/2017	306237 Accounts Payable	ITERIS INC	625.00
Check	11/27/2017	306238 Accounts Payable	JASPER CONSTRUCTION SERVICES	12,505.37
Check	11/27/2017	306239 Accounts Payable	JCG LAND SERVICES INC	19,013.64
Check	11/27/2017	306240 Accounts Payable	JDA CONSTRUCTION	8,949.00
Check	11/27/2017	306241 Accounts Payable	JIM'S JOHNS	603.00
Check	11/27/2017	306242 Accounts Payable	JM IMPRESSIONS ART&DESIGN	190.00
Check	11/27/2017	306243 Accounts Payable	JOOS , ALEX	100.00
Check	11/27/2017	306244 Accounts Payable	KABEL BUSINESS SERVICES	40.00
Check	11/27/2017	306245 Accounts Payable	KALDENBERG'S PBS LANDSCAPING	4,400.82
Check	11/27/2017	306246 Accounts Payable	KLAHN , RICHARD	92.00
Check	11/27/2017	306247 Accounts Payable	LACINA , WENDY	414.00
Check	11/27/2017	306248 Accounts Payable	LANGUAGE LINE SERVICES	467.90
Check	11/27/2017	306249 Accounts Payable	LASER RESOURCES	4,496.31
Check	11/27/2017	306250 Accounts Payable	LEGAL COURIERS OF IOWA	140.00
Check	11/27/2017	306251 Accounts Payable	LOWE'S HOME CENTER, INC.	952.91
Check	11/27/2017	306252 Accounts Payable	M&M COMMERCIAL CLEANING	1,970.00
Check	11/27/2017	306253 Accounts Payable	MAILFINANCE	232.17
Check	11/27/2017	306254 Accounts Payable	MARTIN'S FLAG COMPANY LLC	182.40
Check	11/27/2017	306255 Accounts Payable	MCFADDEN , HAROLD	92.00
Check	11/27/2017	306256 Accounts Payable	MCGREGER CORPORATION	19,363.65
Check	11/27/2017	306257 Accounts Payable	MERCEDES-BENZ OF DES MOINES	2,493.82
Check	11/27/2017	306258 Accounts Payable	MIDAMERICAN ENERGY	121.83
Check	11/27/2017	306259 Accounts Payable	MIDAMERICAN- DM-WDM TL	57.00
Check	11/27/2017	306260 Accounts Payable	MIDWEST SAFETY COUNSELORS,INC	300.00
Check	11/27/2017	306261 Accounts Payable	MITTERA GROUP	47,007.24
Check	11/27/2017	306262 Accounts Payable	MONAKHOV , OLEG	8.56
Check	11/27/2017	306263 Accounts Payable	MURPHY TRACTOR & EQUIPMENT CO.	110.51

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
Check	11/27/2017	306264 Accounts Payable	NORTHERN TOOL & EQUIPMENT	152.93
Check	11/27/2017	306265 Accounts Payable	O'HALLORAN INTERNATIONAL INC	254,941.51
Check	11/27/2017	306266 Accounts Payable	O'HERN , KINSEY	207.00
Check	11/27/2017	306267 Accounts Payable	OCCUPATIONAL SAFETY CONSULTANTS	3,410.00
Check	11/27/2017	306268 Accounts Payable	ON POINT SECURITY GROUP LLC	418.95
Check	11/27/2017	306269 Accounts Payable	OTANEZ , EVA DER ROCIO ORTIZ	948.75
Check	11/27/2017	306270 Accounts Payable	PALMER GROUP	4,744.80
Check	11/27/2017	306271 Accounts Payable	PER MAR SECURITY	684.72
Check	11/27/2017	306272 Accounts Payable	POLK COUNTY RECORDER	296.00
Check	11/27/2017	306273 Accounts Payable	POWERPLAN	214.00
Check	11/27/2017	306274 Accounts Payable	RAMAKER & ASSOCIATES, INC	1,855.00
Check	11/27/2017	306275 Accounts Payable	RDG PLANNING & DESIGN	540.00
Check	11/27/2017	306276 Accounts Payable	RELIANT FIRE APPARATUS INC	242.38
Check	11/27/2017	306277 Accounts Payable	RESERVE ACCOUNT	4,000.00
Check	11/27/2017	306278 Accounts Payable	REW SERVICES CORP	4,312.00
Check	11/27/2017	306279 Accounts Payable	ROBERT HALF TECHNOLOGY	7,440.00
Check	11/27/2017	306280 Accounts Payable	RW EXCAVATING & DOZING	3,650.01
Check	11/27/2017	306281 Accounts Payable	SEH INC	43,451.96
Check	11/27/2017	306282 Accounts Payable	SHOWTIME ENTERTAINMENT	75.00
Check	11/27/2017	306283 Accounts Payable	SIMPLEX GRINNELL	578.40
Check	11/27/2017	306284 Accounts Payable	SIXTA , ANDREW	184.00
Check	11/27/2017	306285 Accounts Payable	SKOLD DOOR & FLOOR CO.	724.00
Check	11/27/2017	306286 Accounts Payable	SM HENTGES & SONS INC	41,686.38
Check	11/27/2017	306287 Accounts Payable	SNAP-ON TOOLS	73.90
Check	11/27/2017	306288 Accounts Payable	SPRINT	49.62
Check	11/27/2017	306289 Accounts Payable	SPRINT	279.93
Check	11/27/2017	306290 Accounts Payable	SPRINT	156.99
Check	11/27/2017	306291 Accounts Payable	SPS VAR, LLC	1,185.00
Check	11/27/2017	306292 Accounts Payable	SRS TACTICAL	264.00
Check	11/27/2017	306293 Accounts Payable	STERLING CODIFIERS INC	9,102.00
Check	11/27/2017	306294 Accounts Payable	STIVERS FORD	33,695.00
Check	11/27/2017	306295 Accounts Payable	STORAGE MART #1052	310.98
Check	11/27/2017	306296 Accounts Payable	THE CONCRETE COMPANY INC	22,340.20
Check	11/27/2017	306297 Accounts Payable	THE GRAVEDIGGER LLC	450.00

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
Check	11/27/2017	306298 Accounts Payable	THE UNDERGROUND COMPANY	17,975.68
Check	11/27/2017	306299 Accounts Payable	THOMAS LAND SURVEYING LLC	1,500.00
Check	11/27/2017	306300 Accounts Payable	TITAN MACHINERY	123.22
Check	11/27/2017	306301 Accounts Payable	TODCO BARRICADE COMPANY	18,950.00
Check	11/27/2017	306302 Accounts Payable	TRUE VALUE & V&S VARIETY STORE	155.51
Check	11/27/2017	306303 Accounts Payable	UNITED CONTRACTORS INC	99,461.67
Check	11/27/2017	306304 Accounts Payable	UNITED PARCEL SERVICE	26.47
Check	11/27/2017	306305 Accounts Payable	UNITED REFRIGERATION INC.	249.99
Check	11/27/2017	306306 Accounts Payable	UNITED SEEDS	172.50
Check	11/27/2017	306307 Accounts Payable	UNITYPOINT HEALTH	515.00
Check	11/27/2017	306308 Accounts Payable	USPS-HASLER	1,500.00
Check	11/27/2017	306309 Accounts Payable	VEENSTRA & KIMM INC	272.00
Check	11/27/2017	306310 Accounts Payable	VISU-SEWER CLEAN & SEAL INC	3,483.93
Check	11/27/2017	306311 Accounts Payable	WARREN COUNTY ABSTRACT	450.00
Check	11/27/2017	306312 Accounts Payable	WATCHGUARD VIDEO	750.00
Check	11/27/2017	306313 Accounts Payable	WEST DES MOINES COMM SCHOOLS - FACILITIES	77.77
Check	11/27/2017	306314 Accounts Payable	WESTSIDE APPLIANCE PARTS & SVC	129.55
Check	11/27/2017	306315 Accounts Payable	WEX BANK	853.84
Check	11/27/2017	306316 Accounts Payable	BOWEN , GARY	4,550.00
Check	11/27/2017	306317 Accounts Payable	DMACC	15.00
Check	11/27/2017	306318 Accounts Payable	IOWA ASSN OF PROFESSIONAL FIRE	150.00
Check	11/27/2017	306319 Accounts Payable	DAVIS ESTATES LTD	6,200.00
Check	11/27/2017	306320 Accounts Payable	TORMEY , COLIN	18,500.00
Check	11/27/2017	306321 Accounts Payable	DES MOINES REGISTER SUBSCRIPTIONS (CHECK)	240.02
EFT	11/27/2017	1276 Accounts Payable	A TECH INC	258.00
EFT	11/27/2017	1277 Accounts Payable	ARNOLD MOTOR SUPPLY, LLP	309.86
EFT	11/27/2017	1278 Accounts Payable	BAUER BUILT	1,773.40
EFT	11/27/2017	1279 Accounts Payable	BAYLESS , RON	299.00
EFT	11/27/2017	1280 Accounts Payable	BROWNELLS INC	35.85
EFT	11/27/2017	1281 Accounts Payable	CDW GOVERNMENT INC	166.89
EFT	11/27/2017	1282 Accounts Payable	CENTERPOINT ENERGY SVCS RETAIL	3,384.10
EFT	11/27/2017	1283 Accounts Payable	CLINE , WENDY	146.35
EFT	11/27/2017	1284 Accounts Payable	DES MOINES ASPHALT & PAVING	344,629.41
EFT	11/27/2017	1285 Accounts Payable	DESIGN ALLIANCE INC	5,317.42

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
EFT	11/27/2017	1286 Accounts Payable	DRAKE , JOY	7.60
EFT	11/27/2017	1287 Accounts Payable	EMC RISK SERVICES	22,067.28
EFT	11/27/2017	1288 Accounts Payable	ENTENMANN ROVIN CO	462.50
EFT	11/27/2017	1289 Accounts Payable	EXCEL MECHANICAL INC	69.71
EFT	11/27/2017	1290 Accounts Payable	FBG SERVICE CORPORATION	2,798.00
EFT	11/27/2017	1291 Accounts Payable	FINESTEAD ENTERPRISES LLC	1,265.00
EFT	11/27/2017	1292 Accounts Payable	FOTH INFRASTRUCTURE & ENVIRONMENT LLC	124,753.11
EFT	11/27/2017	1293 Accounts Payable	GREIFZU , DARREL	369.12
EFT	11/27/2017	1294 Accounts Payable	HAWN , KIMBERLY	138.00
EFT	11/27/2017	1295 Accounts Payable	JENSEN , ALYSSA	187.21
EFT	11/27/2017	1296 Accounts Payable	KECK INC	5,451.21
EFT	11/27/2017	1297 Accounts Payable	KELTEK INC	1,321.56
EFT	11/27/2017	1298 Accounts Payable	KIRKHAM, MICHAEL, & ASSOC	67,186.23
EFT	11/27/2017	1299 Accounts Payable	MAYDWELL , BRIAN	580.01
EFT	11/27/2017	1300 Accounts Payable	MCCUBBIN , COURTNEY	92.00
EFT	11/27/2017	1301 Accounts Payable	MIDWEST WHEEL	971.06
EFT	11/27/2017	1302 Accounts Payable	MOBOTREX INC	1,881.00
EFT	11/27/2017	1303 Accounts Payable	ONENECK IT SOLUTIONS LLC	5,075.00
EFT	11/27/2017	1304 Accounts Payable	PERRY , MELANIE	81.32
EFT	11/27/2017	1305 Accounts Payable	RELIABLE MAINTENANCE	2,455.00
EFT	11/27/2017	1306 Accounts Payable	SHIELDS , CHARLES	92.00
EFT	11/27/2017	1307 Accounts Payable	STEPHENSON , LUCINDA	73.51
EFT	11/27/2017	1308 Accounts Payable	SWENSON , AARON	9.39
EFT	11/27/2017	1309 Accounts Payable	SWINTON , ASHLEE	1,906.75
EFT	11/27/2017	1310 Accounts Payable	WAYTEK INC	179.85
EFT	11/27/2017	1311 Accounts Payable	WILDE , KEVIN	172.60
EFT	11/27/2017	1312 Accounts Payable	WITTGRAF , JASON	61.00
EFT	11/27/2017	1313 Accounts Payable	YEAGER , LEMAR	2,263.00
WB VENDOR DISB WB Vendor Disbursement Totals:			Transactions: 196	\$3,067,595.15

Checks: 158 \$2,469,304.85
 EFTs: 38 \$598,290.30

City of West Des Moines
City Council Report
 Bank Account: WB CONTROLPAY - WB ControlPay
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
Bank Account: WB CONTROLPAY - WB ControlPay				
EFT	11/27/2017	1883 Accounts Payable	ABC ELECTRICAL CONTRACTORS	10,008.49
EFT	11/27/2017	1884 Accounts Payable	ADVENTURE LIGHTING	19.58
EFT	11/27/2017	1885 Accounts Payable	ARAMARK UNIFORM SERVICES	901.68
EFT	11/27/2017	1886 Accounts Payable	CAPITAL CITY EQUIPMENT	70.63
EFT	11/27/2017	1887 Accounts Payable	CAPITAL SANITARY SUPPLY CO INC	1,223.00
EFT	11/27/2017	1888 Accounts Payable	CENTURYLINK	1,914.19
EFT	11/27/2017	1889 Accounts Payable	CLIVE POWER EQUIPMENT	579.89
EFT	11/27/2017	1890 Accounts Payable	CORN STATES METAL	325.00
EFT	11/27/2017	1891 Accounts Payable	DES MOINES REGISTER MEDIA	2,550.03
EFT	11/27/2017	1892 Accounts Payable	ELECTRIC PUMP	249.70
EFT	11/27/2017	1893 Accounts Payable	ELECTRONIC ENGINEERING	65.89
EFT	11/27/2017	1894 Accounts Payable	EMERGENCY APPARATUS MAINT	6,129.55
EFT	11/27/2017	1895 Accounts Payable	FAST SIGNS INC	138.12
EFT	11/27/2017	1896 Accounts Payable	G&L CLOTHING	1,069.30
EFT	11/27/2017	1897 Accounts Payable	GALLS LLC	870.28
EFT	11/27/2017	1898 Accounts Payable	GARLAND'S INC	43.39
EFT	11/27/2017	1899 Accounts Payable	GOLDEN VALLEY HARDSCAPES	4,657.50
EFT	11/27/2017	1900 Accounts Payable	HOTSY CLEANING SYSTEMS INC	130.00
EFT	11/27/2017	1901 Accounts Payable	HOWARD R GREEN CO	8,006.50
EFT	11/27/2017	1902 Accounts Payable	IMAGETEK INC	7,871.25
EFT	11/27/2017	1903 Accounts Payable	INLAND TRUCK PARTS	2,860.27
EFT	11/27/2017	1904 Accounts Payable	INTERFLEET INC	4,067.02
EFT	11/27/2017	1905 Accounts Payable	IOWA WATER MANAGEMENT CORP	561.82
EFT	11/27/2017	1906 Accounts Payable	ISG	59,870.95
EFT	11/27/2017	1907 Accounts Payable	KONE INC	302.76
EFT	11/27/2017	1908 Accounts Payable	LOGAN CONTRACTORS SUPPLY, INC	3,935.79
EFT	11/27/2017	1909 Accounts Payable	MENARDS	234.73
EFT	11/27/2017	1910 Accounts Payable	METRO WASTE AUTHORITY	36,854.26
EFT	11/27/2017	1911 Accounts Payable	MID-IOWA SOLID WASTE EQUIPMENT	14.59
EFT	11/27/2017	1912 Accounts Payable	NORTHLAND PRODUCTS	340.70
EFT	11/27/2017	1913 Accounts Payable	PAY-LESS OFFICE PRODUCTS INC	839.46
EFT	11/27/2017	1914 Accounts Payable	PRAXAIR	773.86
EFT	11/27/2017	1915 Accounts Payable	PREFERRED PEST CONTROL	1,151.50
EFT	11/27/2017	1916 Accounts Payable	RED WING STORE	298.98

City of West Des Moines
City Council Report
 Bank Account: WB CONTROLPAY - WB ControlPay
 Batch Date: 11/27/2017

Type	Date	Number Source	Payee Name	Transaction Amount
EFT	11/27/2017	1917 Accounts Payable	SECURITY EQUIPMENT INC	6,446.50
EFT	11/27/2017	1918 Accounts Payable	SPECIALTY GRAPHICS INC	232.00
EFT	11/27/2017	1919 Accounts Payable	SPINDUSTRY SYSTEMS, INC.	4,993.00
EFT	11/27/2017	1920 Accounts Payable	SPRAYER SPECIALTIES INC	469.59
EFT	11/27/2017	1921 Accounts Payable	STAR EQUIPMENT LTD	280.50
EFT	11/27/2017	1922 Accounts Payable	STIVERS FORD (CONTROL PAY)	4,529.17
EFT	11/27/2017	1923 Accounts Payable	STRAUSS SAFE AND LOCK CO	151.26
EFT	11/27/2017	1924 Accounts Payable	TEAM SERVICES	435.11
EFT	11/27/2017	1925 Accounts Payable	THOMSON REUTERS-WEST PAYMENT	276.41
EFT	11/27/2017	1926 Accounts Payable	TOMPKINS INDUSTRIES	987.23
EFT	11/27/2017	1927 Accounts Payable	VAISALA INC	2,970.00
EFT	11/27/2017	1928 Accounts Payable	WALNUT CREEK PROMOTIONS INC	1,166.00
EFT	11/27/2017	1929 Accounts Payable	WASTE MANAGEMENT OF IOWA	62.40
EFT	11/27/2017	1930 Accounts Payable	ZOLL MEDICAL	1,568.40
WB CONTROLPAY WB ControlPay Totals:			Transactions: 48	\$183,498.23
EFTs:		48	\$183,498.23	

Payment Register

From Payment Date: 10/31/2017 - To Payment Date: 11/12/2017

Number	Date	Status	Source	Payee Name	Transaction Amount
13	11/10/2017	Reconciled	Accounts Payable	WEST BANK	\$19.10
74	11/10/2017	Open	Accounts Payable	KABEL BUSINESS SERVICES	\$12,056.42
75	11/17/2017	Open	Accounts Payable	KABEL BUSINESS SERVICES	\$5,102.32
1191	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$184,050.00
1192	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$36,750.00
1193	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$67,115.63
1194	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$52,434.38
1195	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$24,812.50
1196	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$7,400.00
1197	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$120,375.00
1198	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$78,750.00
1199	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$28,830.00
1200	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$150,943.75
1201	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$296,156.25
1202	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$139,223.75
1203	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$25,000.00
1204	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$86,000.00
1205	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$264,087.50
1206	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$102,175.00
1207	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$161,925.00
1208	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1209	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1210	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1211	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1212	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1213	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1214	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1215	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1216	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1217	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1218	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1219	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00

Payment Register

From Payment Date: 10/31/2017 - To Payment Date: 11/12/2017

1220	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1221	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1222	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1223	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1224	12/01/2017	Open	Accounts Payable	BANKERS TRUST	\$250.00
1269	11/21/2017	Open	Accounts Payable	BIBLIOTHECA LLC	\$26,818.65
1270	11/21/2017	Open	Accounts Payable	BUSSAN, RACHEL	\$298.18
1271	11/21/2017	Open	Accounts Payable	ESCHETE, DARRYL	\$81.12
1272	11/21/2017	Open	Accounts Payable	HETLAND, ALANA	\$128.38
1273	11/21/2017	Open	Accounts Payable	INNOVATIVE INTERFACES INC	\$9,697.00
1275	11/14/2017	Open	Accounts Payable	WELLMARK BLUE CROSS	\$75,812.18
1873	11/21/2017	Open	Accounts Payable	BAKER AND TAYLOR	\$14,516.34
1874	11/21/2017	Open	Accounts Payable	BRODART CO	\$606.40
1875	11/21/2017	Open	Accounts Payable	CAPITAL SANITARY SUPPLY CO INC	\$2,190.35
1876	11/21/2017	Open	Accounts Payable	DEMCO INC	\$4,495.00
1877	11/21/2017	Open	Accounts Payable	ELECTRONIC ENGINEERING	\$11.95
1878	11/21/2017	Open	Accounts Payable	OVERDRIVE	\$85.95
1879	11/21/2017	Open	Accounts Payable	PAY-LESS OFFICE PRODUCTS INC	\$635.68
1880	11/21/2017	Open	Accounts Payable	RECORDED BOOKS LLC	\$295.56
1881	11/21/2017	Open	Accounts Payable	SPECIALTY GRAPHICS INC	\$296.16
1882	10/31/2017	Open	Accounts Payable	COMMERCE BANK	\$50,660.99
306156	11/21/2017	Open	Accounts Payable	DEX MEDIA EAST LLC	\$60.40
306157	11/21/2017	Open	Accounts Payable	FARM AND HOME PUBLISHERS	\$53.80
306158	11/21/2017	Open	Accounts Payable	INFO DOG SECURITY	\$42.00
306159	11/21/2017	Open	Accounts Payable	INGRAM LIBRARY SERVICES	\$121.29
306160	11/21/2017	Open	Accounts Payable	INSTITUTE FOR CAREER RESEARCH	\$369.50
306161	11/21/2017	Open	Accounts Payable	MIDWEST TAPE LLC	\$7,929.99
306162	11/21/2017	Open	Accounts Payable	TELEVEND SERVICES INC	\$67.35
306163	11/21/2017	Open	Accounts Payable	UNIQUE MANAGEMENT SERVICES INC	\$277.45
					\$2,043,008.27

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Approval of Liquor Licenses

DATE: November 27, 2017

FINANCIAL IMPACT: None

BACKGROUND: In accordance with the Iowa Code Section 123.1 and the West Des Moines City Code Title 3, Business and Licensing, Chapter 2, Beer and Liquor Control, the following licenses have been investigated and reviewed by the WDM Police Department and, when necessary, by Building Inspection and/or Fire Department staff, and are presented to the City Council for approval. Copies of license applications are available, for your review, in the Office of the City Clerk.

1. DeJear Corporation, d/b/a Caleo Enterprises, 1701 25th Street (Events Center West) - 5-Day Class LC Liquor License for Event - December 8, 2017
2. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - December 13-14, 2017
3. Lovely Food Mart, Inc. d/b/a Indian Grocery, 6630 Mills Civic Parkway, Suite 3110 - Class BC Permit with Sunday Sales - Renewal

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Motion to approve the issuance of liquor licenses in the City of West Des Moines.

Lead Staff Member: Ryan T. Jacobson, City Clerk *RTJ*

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Approval of Appointment - Plan and Zoning Commission

DATE: November 27, 2017

FINANCIAL IMPACT: None

BACKGROUND:

A letter of resignation has been received from Michele Brown, who has served on the Plan and Zoning Commission since April 1, 2008. The Mayor and City Council thank her for her service to the community. Mayor Gaer would like to appoint Jennifer Drake to serve for the remainder of Ms. Brown's term, as well as a subsequent five-year term with an expiration of March 31, 2022.

Ms. Drake has been serving on the Library Board of Trustees since July 1, 2017, and she previously served on the Board of Adjustment from 2010 to 2015.

Jennifer Drake 213 South 26th Street 558-0146 (w) 991-2595 (h)

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Approval of appointment of Jennifer Drake to the Plan and Zoning Commission.

Lead Staff Member: Ryan T. Jacobson, City Clerk *RTJ*

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

CITY OF WEST DES MOINES, IOWA

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

The City of West Des Moines appreciates your interest in serving the community and welcomes your application. Please complete all sections of this application. If you have any questions, please contact the City Clerk's Office at (515) 222-3600 or TDD (Hearing Impaired) (515) 222-3334. The City of West Des Moines is committed to providing equal opportunity for citizen involvement.

Please indicate those Boards and/or Commissions on which you would be willing to serve by checking below:

- | | |
|---|---|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Water Works Board of Trustees |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Human Services Advisory Board |
| <input checked="" type="checkbox"/> Library Board of Trustees | <input type="checkbox"/> Human Rights Commission |
| <input type="checkbox"/> Plan & Zoning Commission | <input type="checkbox"/> Public Arts Advisory Commission |
| <input type="checkbox"/> Sister Cities Commission | <input type="checkbox"/> Valley Junction Events Committee |
| <input type="checkbox"/> Bicycle Advisory Commission | <input type="checkbox"/> Other _____ |

Name: Drake Jennifer L.
Last First Middle

Address: 213 S. 26th Street, West Des Moines, IA 50265
Street City State Zip

Occupation: Attorney

Employer's Name & Address
Whitfield & Eddy
699 Walnut, Suite 2000, Des Moines, Iowa 50309

Work Phone: 515-558-0146 When can you be reached at this number?: 8 am - 5 pm M-F

Home Phone: 515-991-2595 When can you be reached at this number?: Any time

E-mail address: jenny.drake@mchsi.com or drake@whitfieldlaw.com

Length of residence in West Des Moines: 42 years

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:
Board of Directors, WDM Chamber of Commerce (2016-current), Board of Directors, West Des Moines
Community Enrichment Foundation (2015-current), WDM Board of Adjustment (2010-2015)

Please indicate below the reasons why you would like to be appointed to a Board or Commission and any specific skills or experience that you believe support your application.

I am a lifelong resident of the City of West Des Moines and I truly love being involved with the community.

I would like to be appointed to the Library Board of Trustees as I am very passionate about life long learning

and providing citizens of the City with access to books and other offerings of the library. I believe I have the leadership

skills necessary to be a fully engaged and participating member of the Board and look forward to learning more about the goals and objectives of the Board of Trustees.

Please list two references other than a family member:

Name: Kristi Rike Relationship: Friend Phone: 515-418-1062

Name: Jim Sarcone Relationship: Friend/Colleague Phone: 515-865-2431

Do you sell to, or are you in any manner a part to, any contract to furnish supplies, material, or labor to the City of West Des Moines? No If so, please list: _____

Have you ever been employed by the City? No If so, please list dates of employment and positions held.

Do you have relatives working for the City? No If so, please give name and relationship.

Are you being sponsored by a community organization(s)? No If so, please list the following and attach a confirmation letter from said organization:

Organization: _____ Contact: _____

Phone Number: _____ Email: _____

Iowa Code Section 69.16A requires City boards/commissions to be gender balanced. Please indicate whether you are male or female.

Male Female

Applicant Signature:  Date: 3/27/17

Please mail completed application to the office of the City Clerk at the following address:

City of West Des Moines
P.O. Box 65320
West Des Moines, Iowa 50265-0320
ATTN: Ryan Jacobson

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Approving Annual Urban Renewal Report to the Iowa Department of Management

DATE: November 27, 2017

FINANCIAL IMPACT:

None

BACKGROUND:

House File 2460, signed by the Governor of Iowa on May 25, 2012, has amended Iowa Code Section 384.22 to require governing body approval and subsequent filing of an Urban Renewal Report for each area within all cities and counties in the State of Iowa. The Finance Department prepared the report for West Des Moines as of June 30, 2017, in the format prescribed by the Iowa Department of Management.

The report contains the information required by Iowa Code Section 384.22 and encompasses each of the City's active areas. The full report has been completed, but because it is 111 pages long, in an effort to conserve paper, it has been distributed electronically to the Council – a hard copy is also available for public viewing in the City Clerk's office. Following approval, staff will electronically submit the report prior to the deadline of December 1, 2017. Upon submission to the State, the complete report and all supporting documents, including plan documents, ordinances, and maps, will be available for public viewing at the Iowa Department of Management's website.

RECOMMENDATION:

Approve the report and authorize the Finance Director to upload the report to the State of Iowa's database.

Lead Staff Member: Tim Stiles, Finance Director 

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Levy Authority Summary

Local Government Name: WEST DES MOINES
 Local Government Number: 77G727

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST DES MOINES JORDAN CREEK URBAN RENEWAL	25022	3
WEST DES MOINES MILLS PRKWY URBAN RENEWAL	25023	13
WEST DES MOINES WESTOWN V URBAN RENEWAL	25027	1
WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL	25028	4
WEST DES MOINES WOODLAND TIF 2011	25031	12
WEST DES MOINES COACHLIGHT URBAN RENEWAL	25901	0
WEST DES MOINES MILLS PKWY URBAN RENEWAL	77058	3
WEST DES MOINES WESTOWN V URBAN RENEWAL	77076	2
WEST DES MOINES VALLEY JUNCTION URBAN RENEWAL	77079	1
WEST DES MOINES FULLER ROAD URBAN RENEWAL	77082	1
WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL	77087	1
WEST DES MOINES VAL-GATE URBAN RENEWAL	77090	3
WEST DES MOINES ALLUVION URBAN RENEWAL AREA	77091	1
WEST DES MOINES HISTORIC WDM URBAN RENEWAL	77993	0
WEST DES MOINES OSMIUM URBAN RENEWAL	91991	0

TIF Debt Outstanding: 116,066,030

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	6,663,207	396,771	Amount of 07-01-2016 Cash Balance Restricted for LMI
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TIF Revenue:	12,177,065
TIF Sp. Revenue Fund Interest:	20,138
Property Tax Replacement Claims	230,635
Asset Sales & Loan Repayments:	0
Total Revenue:	12,427,838

Rebate Expenditures:	2,453,560
Non-Rebate Expenditures:	11,840,351
Returned to County Treasurer:	0
Total Expenditures:	14,293,911

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	4,797,134	208,969	Amount of 06-30-2017 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 96,974,985

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES JORDAN CREEK URBAN RENEWAL
 UR Area Number: 25022

UR Area Creation Date: 05/2000

UR Area Purpose: See attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/JORDAN CREEK URBAN TIF INCREMENT	25197	25198	94,119,028
WEST DES MOINES CITY AG/WAUKEE SCH/JORDAN CREEK URBAN TIF INCREMENT	25199	25200	0
WEST DES MOINES CITY/WAUKEE SCH/JORDAN CREEK URBAN TIF 2 INCREMENT (AMEND)	25280	25281	25,380,972

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	179,710	301,442,640	437,509,690	0	0	-231,500	756,506,490	0	756,506,490
Taxable	82,859	167,679,741	393,758,721	0	0	-231,500	576,474,952	0	576,474,952
Homestead Credits									803

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **2,017,970** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 3,184,254
 TIF Sp. Revenue Fund Interest: 6,156
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 3,190,410

Rebate Expenditures: 0
 Non-Rebate Expenditures: 3,769,350
 Returned to County Treasurer: 0
Total Expenditures: 3,769,350

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **1,439,030** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES JORDAN CREEK URBAN RENEWAL

WestNet

Description:	Wireless Internet
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Public Safety Station #19

Description:	New Facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Wetlands Investigation

Description:	Long Range Planning
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

S 81st Station #19 St Frontage

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 60th - EP True to Mills Civic

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

EP True - 60th to 74th

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

68th Mills Civic to EP True

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mills Civic - 60th to 74th

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

74th Ashworth to Mills Civic

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Median Enhancements

Description:	Enhancements and improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 60th Coachlight to Applewood

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 60th & Wistful Vista - Signal

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Brookview Underpass Drainage

Description:	Widening, signalization and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEST DES MOINES JORDAN CREEK URBAN RENEWAL

GO Series 2014A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	710,000
Interest:	0
Total:	710,000
Annual Appropriation?:	No
Date Incurred:	09/11/2014
FY of Last Payment:	2019

GO Series 2010A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,765,000
Interest:	0
Total:	9,765,000
Annual Appropriation?:	No
Date Incurred:	03/04/2010
FY of Last Payment:	2019

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Non-Rebates For WEST DES MOINES JORDAN CREEK URBAN RENEWAL

TIF Expenditure Amount:	22,241
Tied To Debt:	GO Series 2010A
Tied To Project:	Median Enhancements
TIF Expenditure Amount:	91,759
Tied To Debt:	GO Series 2010A
Tied To Project:	WestNet
TIF Expenditure Amount:	369,033
Tied To Debt:	GO Series 2010A
Tied To Project:	Public Safety Station #19
TIF Expenditure Amount:	33,092
Tied To Debt:	GO Series 2010A
Tied To Project:	Wetlands Investigation
TIF Expenditure Amount:	5,425
Tied To Debt:	GO Series 2010A
Tied To Project:	S 81st Station #19 St Frontage
TIF Expenditure Amount:	114,087
Tied To Debt:	GO Series 2010A
Tied To Project:	S 60th - EP True to Mills Civic
TIF Expenditure Amount:	1,286,786
Tied To Debt:	GO Series 2010A
Tied To Project:	EP True - 60th to 74th
TIF Expenditure Amount:	195,660
Tied To Debt:	GO Series 2010A
Tied To Project:	68th Mills Civic to EP True
TIF Expenditure Amount:	22,671
Tied To Debt:	GO Series 2010A
Tied To Project:	Mills Civic - 60th to 74th
TIF Expenditure Amount:	1,382,001
Tied To Debt:	GO Series 2010A
Tied To Project:	74th Ashworth to Mills Civic
TIF Expenditure Amount:	18,559
Tied To Debt:	GO Series 2014A
Tied To Project:	Median Enhancements
TIF Expenditure Amount:	213,602
Tied To Debt:	GO Series 2014A
Tied To Project:	S 60th Coachlight to Applewood
TIF Expenditure Amount:	12,158

Tied To Debt:	GO Series 2014A
Tied To Project:	Brookview Underpass Drainage
TIF Expenditure Amount:	2,276
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES JORDAN CREEK URBAN RENEWAL (25022)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/JORDAN CREEK URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25198
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2000

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	301,442,640	409,308,610	0	0	-231,500	728,125,700	0	728,125,700
Taxable	0	167,679,741	368,377,749	0	0	-231,500	551,011,121	0	551,011,121
Homestead Credits									803

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	13,878,420	551,011,121	94,119,028	456,892,093	12,171,788

FY 2017 TIF Revenue Received: 2,510,439

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES JORDAN CREEK URBAN RENEWAL (25022)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/JORDAN CREEK URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25200
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2000

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	179,710	0	0	0	0	0	179,710	0	179,710
Taxable	82,859	0	0	0	0	0	82,859	0	82,859
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	751,610	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES JORDAN CREEK URBAN RENEWAL (25022)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/JORDAN CREEK URBAN TIF 2
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 25281
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,201,080	0	0	0	28,201,080	0	28,201,080
Taxable	0	0	25,380,972	0	0	0	25,380,972	0	25,380,972
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	313,190	25,380,972	25,380,972	0	0

FY 2017 TIF Revenue Received: 673,815

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL
 UR Area Number: 25023

UR Area Creation Date: 07/1999

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF INCREMENT	25185	25186	0
WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF INCREMENT	25187	25188	0
WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 1 INCREMENT (AMEND)	25274	25275	109,477,936
WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 1 INCREMENT (AMEND)	25276	25277	0
WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 3 INCREMENT (AMEND)	25288	25289	0
WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 4 INCREMENT (AMEND)	25290	25291	0
WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 3 INCREMENT (AMEND)	25298	25299	0
WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 5 INCREMENT	25338	25339	0
WEST DES MOINES CITY AG/WAUKEE SCH/ MILLS PKWY URBAN TIF 2 SUB 6 INCREMENT	25359	25360	36,318
WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 6 INCREMENT	25361	25362	49,445,163
WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 7 INCREMENT	25363	25364	72,328
WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 7 INCREMENT	25369	25370	42,795,577
WEST DES MOINES CORP MILLS PKWY URB TIF 2 SUB 5 WAUKEE	25514	25515	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	479,440	778,860	281,468,700	0	0	0	282,727,000	0	282,727,000
Taxable	221,055	433,247	253,321,830	0	0	0	253,976,132	0	253,976,132
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **3,050,869** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 5,375,965
 TIF Sp. Revenue Fund Interest: 11,363
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 5,387,328

Rebate Expenditures: 339,039
 Non-Rebate Expenditures: 4,776,904
 Returned to County Treasurer: 0
Total Expenditures: 5,115,943

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **3,322,254** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES MILLS PRKWY URBAN RENEWAL

Wells Fargo Area - Signal Interconnect

Description:	Signal Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Street Light Installations

Description:	Street light improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 74th - Grand Ave to 1000 South

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Grand - S 60th to S 74th

Description:	widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

WFHM Traffic Study

Description:	Traffic study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 68th - Mills Civic to E - W St

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

E - W St - 68th to 74th

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Diagonal St - S 68th to Mills Civic

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mills Civic - I-35 to 74th

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mills Civic - S JC Parkway to 105th #1

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mills Civic - S JC Parkway to 105th #6

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

JC Parkway/Mills Cabinet Relocation

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cascade Ave - S JC Pkwy to S 81st

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 81st - Mills Civic to Cascade Ave

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 88th St - Raccoon Rr Dr to Booneville

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Grand Ave - 1/2 mile W of S 88th

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 74th/Grand to MCP

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

S 88th/Sugar Creek to Booneville

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

S 60th/MCP to Grand

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Athene Rebate - Jobs

Description:	Athene Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Sugar Creek Conveyance Impr.

Description:	Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GAR - MRO Rebate

Description:	Global Aviation Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES MILLS PRKWY URBAN RENEWAL

GO Series 2010D - Microsoft

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,200,000
Interest:	274,963
Total:	4,474,963
Annual Appropriation?:	No
Date Incurred:	08/11/2010
FY of Last Payment:	2029

GO Series 2011B - WFHM

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,925,000
Interest:	138,050
Total:	4,063,050
Annual Appropriation?:	No
Date Incurred:	08/25/2011
FY of Last Payment:	2018

Athene - Job Creation Portion

Debt/Obligation Type:	Rebates
Principal:	1,135,595
Interest:	0
Total:	1,135,595
Annual Appropriation?:	Yes
Date Incurred:	10/14/2011
FY of Last Payment:	2021

GO Series 2015C - Athene

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,410,000
Interest:	161,900
Total:	3,571,900
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2020

GAR-MRO - Rebate

Debt/Obligation Type:	Rebates
Principal:	226,576
Interest:	0
Total:	226,576
Annual Appropriation?:	Yes

Date Incurred: 11/02/2015
FY of Last Payment: 2024

GO Series 2016B - Mills

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 6,045,000
Interest: 1,492,105
Total: 7,537,105
Annual Appropriation?: No
Date Incurred: 06/15/2016
FY of Last Payment: 2024

GO Series 2016B - Sub 7 Microsoft

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 7,810,000
Interest: 2,040,813
Total: 9,850,813
Annual Appropriation?: No
Date Incurred: 06/15/2016
FY of Last Payment: 2031

Non-Rebates For WEST DES MOINES MILLS PRKWAY URBAN RENEWAL

TIF Expenditure Amount: 401,245
 Tied To Debt: GO Series 2015C - Athene
 Tied To Project: Mills Civic - S JC Parkway to
 105th #6

TIF Expenditure Amount: 120,109
 Tied To Debt: GO Series 2015C - Athene
 Tied To Project: JC Parkway/Mills Cabinet
 Relocation

TIF Expenditure Amount: 226,585
 Tied To Debt: GO Series 2015C - Athene
 Tied To Project: Cascade Ave - S JC Pkwy to S
 81st

TIF Expenditure Amount: 230,261
 Tied To Debt: GO Series 2015C - Athene
 Tied To Project: S 81st - Mills Civic to Cascade
 Ave

TIF Expenditure Amount: 393,354
 Tied To Debt: GO Series 2010D - Microsoft
 Tied To Project: S 88th St - Raccoon Rr Dr to
 Booneville

TIF Expenditure Amount: 7,377
 Tied To Debt: GO Series 2010D - Microsoft
 Tied To Project: Grand Ave - 1/2 mile W of S 88th

TIF Expenditure Amount: 65,068
 Tied To Debt: GO Series 2011B - WFHM
 Tied To Project: S 74th - Grand Ave to 1000 South

TIF Expenditure Amount: 595,452
 Tied To Debt: GO Series 2011B - WFHM
 Tied To Project: Grand - S 60th to S 74th

TIF Expenditure Amount: 249,519
 Tied To Debt: GO Series 2011B - WFHM
 Tied To Project: WFHM Traffic Study

TIF Expenditure Amount: 18,283
 Tied To Debt: GO Series 2011B - WFHM
 Tied To Project: S 68th - Mills Civic to E - W St

TIF Expenditure Amount: 53,728
 Tied To Debt: GO Series 2011B - WFHM
 Tied To Project: E - W St - 68th to 74th

TIF Expenditure Amount: 702,973

Tied To Debt:	GO Series 2011B - WFHM
Tied To Project:	Diagonal St - S 68th to Mills Civic
TIF Expenditure Amount:	329,682
Tied To Debt:	GO Series 2011B - WFHM
Tied To Project:	Mills Civic - S JC Parkway to 105th #6
TIF Expenditure Amount:	13,721
Tied To Debt:	GO Series 2011B - WFHM
Tied To Project:	S 74th/Grand to MCP
TIF Expenditure Amount:	707,909
Tied To Debt:	GO Series 2016B - Mills
Tied To Project:	S 60th/MCP to Grand
TIF Expenditure Amount:	112,067
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th/Sugar Creek to Booneville
TIF Expenditure Amount:	395,640
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th/Sugar Creek to Booneville
TIF Expenditure Amount:	153,931
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Sugar Creek Conveyance Impr.

Rebates For WEST DES MOINES MILLS PRKWY URBAN RENEWAL

Athene USA Corporation

TIF Expenditure Amount:	339,039
Rebate Paid To:	Athene USA Corporation
Tied To Debt:	Athene - Job Creation Portion
Tied To Project:	Athene Rebate - Jobs
Projected Final FY of Rebate:	2022

GAR-MRO (Global Aviation)

TIF Expenditure Amount:	0
Rebate Paid To:	GAR-MRO
Tied To Debt:	GAR-MRO - Rebate
Tied To Project:	GAR - MRO Rebate
Projected Final FY of Rebate:	2024

Jobs For WEST DES MOINES MILLS PRKWY URBAN RENEWAL

Project:	Athene Rebate - Jobs
Company Name:	Athene (formerly Aviva USA)
Date Agreement Began:	01/28/2008
Date Agreement Ends:	10/20/2020
Number of Jobs Created or Retained:	1,074
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	55,000,000
Total Estimated Cost of Public Infrastructure:	7,000,000

Project:	GAR - MRO Rebate
Company Name:	GAR - MRO (dba Global Aviation)
Date Agreement Began:	11/02/2015
Date Agreement Ends:	06/30/2023
Number of Jobs Created or Retained:	23
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,200,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25186
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	310,270	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF INCREMENT
 TIF Taxing District Inc. Number: 25188
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	38,970	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 1
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 25275
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	179,000,010	0	0	0	179,000,010	0	179,000,010
Taxable	0	0	161,100,009	0	0	0	161,100,009	0	161,100,009
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	59,420	161,100,009	109,477,936	51,622,073	1,375,233

FY 2017 TIF Revenue Received: 2,918,850

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 1
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 25277
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,110	0	0	0	0	0	2,110	0	2,110
Taxable	973	0	0	0	0	0	973	0	973
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	143,082	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 3
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 25289
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	90,500	7,630	0	0	0	98,130	0	98,130
Taxable	0	50,341	6,867	0	0	0	57,208	0	57,208
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	28,870	57,208	0	57,208	1,524

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 4
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 25291
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	619,320	0	0	0	0	619,320	0	619,320
Taxable	0	344,502	0	0	0	0	344,502	0	344,502
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	484,820	134,500	0	134,500	3,583

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 3
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 25299
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	219,120	0	0	0	0	0	219,120	0	219,120
Taxable	101,030	0	0	0	0	0	101,030	0	101,030
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	195,058	24,062	0	24,062	471

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 5
 INCREMENT
 TIF Taxing District Inc. Number: 25339
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	22,570	0	0	0	0	0	22,570	0	22,570
Taxable	10,406	0	0	0	0	0	10,406	0	10,406
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	34,150	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/ MILLS PKWY URBAN TIF 2 SUB 6
 INCREMENT
 TIF Taxing District Inc. Number: 25360
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	78,770	0	0	0	0	0	78,770	0	78,770
Taxable	36,318	0	0	0	0	0	36,318	0	36,318
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	32,240	36,318	36,318	0	0

FY 2017 TIF Revenue Received: 338

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 6
 INCREMENT
 TIF Taxing District Inc. Number: 25362
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	54,939,070	0	0	0	54,939,070	0	54,939,070
Taxable	0	0	49,445,163	0	0	0	49,445,163	0	49,445,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	45,670	49,445,163	49,445,163	0	0

FY 2017 TIF Revenue Received: 1,316,440

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 7
 INCREMENT
 TIF Taxing District Inc. Number: 25364
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2008

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,870	0	0	0	0	0	156,870	0	156,870
Taxable	72,328	0	0	0	0	0	72,328	0	72,328
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	134,370	22,500	72,328	-49,828	-976

FY 2017 TIF Revenue Received: 1,417

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/MILLS PKWY URBAN TIF 2 SUB 7
 INCREMENT
 TIF Taxing District Inc. Number: 25370
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2008

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	69,040	47,507,970	0	0	0	47,577,010	0	47,577,010
Taxable	0	38,404	42,757,173	0	0	0	42,795,577	0	42,795,577
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	10,170	42,795,577	42,795,577	0	0

FY 2017 TIF Revenue Received: 1,138,920

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PRKWY URBAN RENEWAL (25023)
 TIF Taxing District Name: WEST DES MOINES CORP MILLS PKWY URB TIF 2 SUB 5 WAUKEE
 TIF Taxing District Inc. Number: 25515
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,020	0	0	0	14,020	0	14,020
Taxable	0	0	12,618	0	0	0	12,618	0	12,618
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	12,618	0	12,618	336

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL
 UR Area Number: 25027
 UR Area Creation Date: 11/2009
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WESTOWN V URB TIF 09 INCREMENT	25377	25378	6,552,330

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	251,079,150	0	0	0	251,079,150	0	251,079,150
Taxable	0	0	225,971,235	0	0	0	225,971,235	0	225,971,235
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **566,969** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue:	173,986
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	173,986

Rebate Expenditures:	0
Non-Rebate Expenditures:	896,572
Returned to County Treasurer:	0
Total Expenditures:	896,572

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **-155,617** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES WESTOWN V URBAN RENEWAL

Under grounding of electrical power lines near 59th Place and 60th Street

Description:	under grounding electrical power lines
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Merchants Bonding

Description:	Merchants Bonding Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Hy Vee

Description:	Hy Vee Corporate Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES WESTOWN V URBAN RENEWAL

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Ryan / Merchants Agreement

Debt/Obligation Type:	Rebates
Principal:	364,807
Interest:	0
Total:	364,807
Annual Appropriation?:	Yes
Date Incurred:	09/22/2014
FY of Last Payment:	2022

FY 16-17 Mid Am Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Hy Vee Agreement

Debt/Obligation Type:	Rebates
Principal:	533,000
Interest:	0
Total:	533,000
Annual Appropriation?:	Yes
Date Incurred:	03/09/2015
FY of Last Payment:	2025

Non-Rebates For WEST DES MOINES WESTOWN V URBAN RENEWAL

TIF Expenditure Amount:	2,559
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees

TIF Expenditure Amount:	894,013
Tied To Debt:	FY 16-17 Mid Am Costs
Tied To Project:	Under grounding of electrical power lines near 59th Place and 60th Street

Jobs For WEST DES MOINES WESTOWN V URBAN RENEWAL

Project:	Merchants Bonding
Company Name:	Ryan Co. (landlord) & Merchants Bonding (tenant)
Date Agreement Began:	09/22/2014
Date Agreement Ends:	12/31/2022
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	10,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Hy Vee
Company Name:	Hy Vee
Date Agreement Began:	03/09/2015
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	270
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,900,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (25027)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WESTOWN V URB TIF 09 INCREMENT
 TIF Taxing District Inc. Number: 25378
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	251,079,150	0	0	0	251,079,150	0	251,079,150
Taxable	0	0	225,971,235	0	0	0	225,971,235	0	225,971,235
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	244,526,820	6,552,330	6,552,330	0	0

FY 2017 TIF Revenue Received: 173,986

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL
 UR Area Number: 25028

UR Area Creation Date: 11/2009

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/ASHWORTH CORRIDOR URB TIF 09 INCREMENT	25381	25382	0
WEST DES MOINES CITY AG/WAUKEE SCH/ASHWORTH CORRIDOR URB TIF 09 INCREMENT	25383	25384	0
WEST DES MOINES CITY AG ASHWORTH TIF PHASE-IN 2011/WAUKEE SCH-INCREMENT	25442	25443	0
WEST DES MOINES CITY ASHWORTH TIF PI 2011/WAUKEE SCH-INCREMENT	25444	25445	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	231,020	15,107,320	11,428,470	0	0	-18,520	26,748,290	0	26,748,290
Taxable	106,517	8,403,586	10,285,623	0	0	-18,520	18,777,206	0	18,777,206
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 0 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 7,470
 Returned to County Treasurer: 0
Total Expenditures: 7,470

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: -7,470 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Newport

Description:	Newport Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Westfield

Description:	Westfield Building
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Newport Building

Debt/Obligation Type:	Rebates
Principal:	329,229
Interest:	0
Total:	329,229
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2024

Westfield Building

Debt/Obligation Type:	Rebates
Principal:	4,212,482
Interest:	0
Total:	4,212,482
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2024

Non-Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL

TIF Expenditure Amount:	7,470
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees

Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL

Newport

TIF Expenditure Amount:	0
Rebate Paid To:	R&R Realty
Tied To Debt:	Newport Building
Tied To Project:	Newport
Projected Final FY of Rebate:	2024

Westfield

TIF Expenditure Amount:	0
Rebate Paid To:	R&R Realty
Tied To Debt:	Westfield Building
Tied To Project:	Westfield
Projected Final FY of Rebate:	2024

Jobs For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL

Project:	Newport
Company Name:	R&R Realty, Newport Bldg LLC, INTL FC Stone, and E-Path USA
Date Agreement Began:	08/22/2016
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	103
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	11,780,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Westfield
Company Name:	R&R Realty and Westfield Building LLC
Date Agreement Began:	01/23/2017
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	89
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	27,000,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL (25028)
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/ASHWORTH CORRIDOR URB TIF 09 INCREMENT
 TIF Taxing District Inc. Number: 25382
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,401,700	11,428,470	0	0	-18,520	25,811,650	0	25,811,650
Taxable	0	8,011,080	10,285,623	0	0	-18,520	18,278,183	0	18,278,183
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	21,393,971	4,436,199	0	4,436,199	118,182

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL (25028)
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/ASHWORTH CORRIDOR URB TIF 09 INCREMENT
 TIF Taxing District Inc. Number: 25384
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	223,100	0	0	0	0	0	223,100	0	223,100
Taxable	102,866	0	0	0	0	0	102,866	0	102,866
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	143,028	80,072	0	80,072	1,569

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL (25028)
 TIF Taxing District Name: WEST DES MOINES CITY AG ASHWORTH TIF PHASE-IN 2011/WAUKEE SCH-INCREMENT
 TIF Taxing District Inc. Number: 25443
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,920	0	0	0	0	0	7,920	0	7,920
Taxable	3,651	0	0	0	0	0	3,651	0	3,651
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	3,651	0	3,651	61

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL (25028)
 TIF Taxing District Name: WEST DES MOINES CITY ASHWORTH TIF PI 2011/WAUKEE SCH-INCREMENT
 TIF Taxing District Inc. Number: 25445
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	705,620	0	0	0	0	705,620	0	705,620
Taxable	0	392,506	0	0	0	0	392,506	0	392,506
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	392,506	0	392,506	6,512

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WOODLAND TIF 2011
 UR Area Number: 25031
 UR Area Creation Date: 06/2011
 UR Area Purpose: see attached documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY WDLND TIF 2011 SUB A/WAUKEE SCH-INCREMENT	25446	25447	0
WEST DES MOINES CITY WDLND TIF 2011 SUB C/WAUKEE SCH-INCREMENT	25448	25449	0
WEST DES MOINES CITY WDLND TIF 2011 SUB D/WAUKEE SCH-INCREMENT	25450	25451	0
WEST DES MOINES CITY WDLND TIF 2011 SUB E/WAUKEE SCH-INCREMENT	25452	25453	0
WEST DES MOINES CITY WDLND TIF 2011 SUB F/WAUKEE SCH-INCREMENT	25454	25455	0
WEST DES MOINES CITY WDLND TIF 2011 SUB G/WAUKEE SCH-INCREMENT	25456	25457	0
WEST DES MOINES CITY WDLND TIF 2011 SUB F/WAUKEE SCH-INCREMENT	25458	25459	15,508,440
WEST DES MOINES CITY WDLND TIF 2011 SUB R-2/WAUKEE SCH-INCREMENT	25460	25461	2,426,370
WEST DES MOINES CITY WDLND TIF 2011 SUB R-3/WAUKEE SCH-INCREMENT	25462	25463	27,609,860
WEST DES MOINES CITY AG WDLND TIF 2011 SUB F/WAUKEE SCH-INCREMENT	25464	25465	0
WEST DES MOINES CITY WDLND AG TIF PHASE-IN 2011 SUB G/WAUKEE SCH-INCREMENT	25466	25467	0
WEST DES MOINES CITY WDLND TIF 2011 SUB B/WAUKEE SCH-INCREMENT	25470	25471	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	96,640	98,351,060	318,290	0	0	-9,260	98,756,730	0	98,756,730
Taxable	44,557	54,708,662	286,461	0	0	-9,260	55,030,420	0	55,030,420
Homestead Credits									93

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	552,545	396,771	Amount of 07-01-2016 Cash Balance Restricted for LMI
TIF Revenue:	1,206,201		
TIF Sp. Revenue Fund Interest:	2,619		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,208,820		
Rebate Expenditures:	842,997		
Non-Rebate Expenditures:	650,964		
Returned to County Treasurer:	0		
Total Expenditures:	1,493,961		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	267,404	208,969	Amount of 06-30-2017 Cash Balance Restricted for LMI

Projects For WEST DES MOINES WOODLAND TIF 2011

KTJ 201 LLC

Description:	Rebate Agreement
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

LMI Requirement

Description:	Accumulating LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES WOODLAND TIF 2011

KTJ Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	2,888,662
Interest:	0
Total:	2,888,662
Annual Appropriation?:	Yes
Date Incurred:	10/27/2011
FY of Last Payment:	2020

LMI Requirement

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	396,771
Interest:	0
Total:	396,771
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2020

Non-Rebates For WEST DES MOINES WOODLAND TIF 2011

TIF Expenditure Amount:	650,964
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WEST DES MOINES WOODLAND TIF 2011

KTJ 201 LLC

TIF Expenditure Amount:	842,997
Rebate Paid To:	KTJ 201 LLC
Tied To Debt:	KTJ Rebate Agreement
Tied To Project:	KTJ 201 LLC
Projected Final FY of Rebate:	2020

Income Housing For WEST DES MOINES WOODLAND TIF 2011

Amount of FY 2017 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	650,964
<hr/>	
Lots for low and moderate income housing:	650,964
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB A/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25447	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,891,210	0	0	0	0	2,891,210	0	2,891,210
Taxable	0	1,608,263	0	0	0	0	1,608,263	0	1,608,263
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	2,999,650	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB C/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25449	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,960	0	0	0	0	3,960	0	3,960
Taxable	0	2,202	0	0	0	0	2,202	0	2,202
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	3,960	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB D/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25451	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,320	0	0	0	0	1,320	0	1,320
Taxable	0	734	0	0	0	0	734	0	734
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,320	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB E/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25453	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	610,620	0	0	0	0	610,620	0	610,620
Taxable	0	339,663	0	0	0	0	339,663	0	339,663
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	506,980	103,640	0	103,640	2,761

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB F/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25455	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,640	0	0	0	0	2,640	0	2,640
Taxable	0	1,468	0	0	0	0	1,468	0	1,468
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	2,640	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB G/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25457	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,145,190	0	0	0	-1,852	5,143,338	0	5,143,338
Taxable	0	2,862,066	0	0	0	-1,852	2,860,214	0	2,860,214
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,250	2,860,214	0	2,860,214	76,197

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB F/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25459	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:	2014	UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District		Blighted No
statutorily ends:	2024	Economic Development 06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,699,580	0	0	0	0	35,699,580	0	35,699,580
Taxable	0	19,858,213	0	0	0	0	19,858,213	0	19,858,213
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	20,191,140	15,508,440	15,508,440	0	0

FY 2017 TIF Revenue Received: 412,208

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB R-2/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25461	
TIF Taxing District Base Year:	2011	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,361,960	0	0	0	0	4,361,960	0	4,361,960
Taxable	0	2,426,370	0	0	0	0	2,426,370	0	2,426,370
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	672,300	2,426,370	2,426,370	0	0

FY 2017 TIF Revenue Received: 64,613

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WOODLAND TIF 2011 (25031)
 TIF Taxing District Name: WEST DES MOINES CITY WDLND TIF 2011 SUB R-3/WAUKEE SCH-
 INCREMENT
 TIF Taxing District Inc. Number: 25463
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	49,133,240	318,290	0	0	-7,408	49,444,122	0	49,444,122
Taxable	0	27,330,807	286,461	0	0	-7,408	27,609,860	0	27,609,860
Homestead Credits									69

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	9,320,920	27,609,860	27,609,860	0	0

FY 2017 TIF Revenue Received: 729,380

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WOODLAND TIF 2011 (25031)
 TIF Taxing District Name: WEST DES MOINES CITY AG WDLND TIF 2011 SUB F/WAUKEE SCH-
 INCREMENT
 TIF Taxing District Inc. Number: 25465
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,420	0	0	0	0	0	39,420	0	39,420
Taxable	18,175	0	0	0	0	0	18,175	0	18,175
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	32,440	6,980	0	6,980	137

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND AG TIF PHASE-IN 2011 SUB G/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25467	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,220	0	0	0	0	0	57,220	0	57,220
Taxable	26,382	0	0	0	0	0	26,382	0	26,382
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	63,390	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES WOODLAND TIF 2011 (25031)	
TIF Taxing District Name:	WEST DES MOINES CITY WDLND TIF 2011 SUB B/WAUKEE SCH-INCREMENT	
TIF Taxing District Inc. Number:	25471	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	501,340	0	0	0	0	501,340	0	501,340
Taxable	0	278,876	0	0	0	0	278,876	0	278,876
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	541,340	0	0	0	0

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES COACHLIGHT URBAN RENEWAL
 UR Area Number: 25901

 UR Area Creation Date: 02/2017

 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

Base Increment
No. No. Increment
Value
Used

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **0** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: **0**

Rebate Expenditures: 0
 Non-Rebate Expenditures: 8,857
 Returned to County Treasurer: 0
Total Expenditures: **8,857**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **-8,857** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES COACHLIGHT URBAN RENEWAL

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEST DES MOINES COACHLIGHT URBAN RENEWAL

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Non-Rebates For WEST DES MOINES COACHLIGHT URBAN RENEWAL

TIF Expenditure Amount:	8,857
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL
 UR Area Number: 77058
 UR Area Creation Date: 07/1999
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/99 MILLS PKWY TIF INCR	77460	77462	0
W DES MOINES CITY AG/WDM SCH/99 MILLS PKWY TIF INCR	77461	77544	0
W DES MOINES CITY/WDM SCH/14 AMD #5 99 MILLS PKWY TIF INCR	77885	77886	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	176,700	25,920	0	0	0	202,620	0	202,620
Taxable	0	98,291	23,328	0	0	0	121,619	0	121,619
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 0 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 0 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL (77058)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/99 MILLS PKWY TIF INCR
 TIF Taxing District Inc. Number: 77462
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL (77058)
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/99 MILLS PKWY TIF INCR
 TIF Taxing District Inc. Number: 77544
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL (77058)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/14 AMD #5 99 MILLS PKWY TIF INCR
 TIF Taxing District Inc. Number: 77886
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	176,700	25,920	0	0	0	202,620	0	202,620
Taxable	0	98,291	23,328	0	0	0	121,619	0	121,619
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	196,100	6,520	0	6,520	206

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL
 UR Area Number: 77076
 UR Area Creation Date: 11/2009
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/09 WESTOWN V TIF INCR	77750	77751	0
W DES MOINES CITY AG/WDM SCH/09 WESTOWN V TIF INCR	77813	77814	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	17,001,800	0	0	0	17,001,800	0	17,001,800
Taxable	0	0	15,301,620	0	0	0	15,301,620	0	15,301,620
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 0 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 0 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (77076)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/09 WESTOWN V TIF INCR
 TIF Taxing District Inc. Number: 77751
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	17,001,800	0	0	0	17,001,800	0	17,001,800
Taxable	0	0	15,301,620	0	0	0	15,301,620	0	15,301,620
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	18,842,800	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (77076)
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/09 WESTOWN V TIF INCR
 TIF Taxing District Inc. Number: 77814
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	0	0	0	0

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES VALLEY JUNCTION URBAN RENEWAL
 UR Area Number: 77079
 UR Area Creation Date: 11/2009
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

Base No.	Increment No.	Increment Value Used
77748	77749	0

W DES MOINES CITY/WDM SCH/09 (87 & 94 BASE) VALLEY JCT TIF INCR

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,036,970	36,153,390	952,700	0	-24,076	56,640,864	0	56,640,864
Taxable	0	9,476,955	32,538,051	857,430	0	-24,076	45,023,490	0	45,023,490
Homestead Credits									93

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **573,251** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 573,251
 Returned to County Treasurer: 0
Total Expenditures: 573,251

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **0** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES VALLEY JUNCTION URBAN RENEWAL

Wright Tree Acquisition

Description:	Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

139-6th St

Description:	Renovation of Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEST DES MOINES VALLEY JUNCTION URBAN RENEWAL

Payment on Project

Debt/Obligation Type:	Internal Loans
Principal:	403,251
Interest:	0
Total:	403,251
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Wright Tree Payment

Debt/Obligation Type:	Internal Loans
Principal:	170,000
Interest:	0
Total:	170,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2011
FY of Last Payment:	2017

Non-Rebates For WEST DES MOINES VALLEY JUNCTION URBAN RENEWAL

TIF Expenditure Amount:	170,000
Tied To Debt:	Wright Tree Payment
Tied To Project:	Wright Tree Acquisition
TIF Expenditure Amount:	403,251
Tied To Debt:	Payment on Project
Tied To Project:	139-6th St

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES VALLEY JUNCTION URBAN RENEWAL (77079)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/09 (87 & 94 BASE) VALLEY JCT TIF INCR
 TIF Taxing District Inc. Number: 77749
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,036,970	36,153,390	952,700	0	-24,076	56,640,864	0	56,640,864
Taxable	0	9,476,955	32,538,051	857,430	0	-24,076	45,023,490	0	45,023,490
Homestead Credits									93

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	17,168,200	39,496,740	0	39,496,740	1,249,413

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES FULLER ROAD URBAN RENEWAL
 UR Area Number: 77082
 UR Area Creation Date: 03/2010
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/10 FULLER ROAD TIF INCR	77825	77826	197,981

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	25,720,200	26,625,770	0	0	52,345,970	0	52,345,970
Taxable	0	0	23,148,180	23,963,193	0	0	47,111,373	0	47,111,373
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: -994 **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 6,425
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 6,425

Rebate Expenditures: 6,263
 Non-Rebate Expenditures: 3,498
 Returned to County Treasurer: 0
Total Expenditures: 9,761

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: -4,330 **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES FULLER ROAD URBAN RENEWAL

Chow Rebate

Description:	Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEST DES MOINES FULLER ROAD URBAN RENEWAL

Chow Rebate

Debt/Obligation Type:	Rebates
Principal:	6,263
Interest:	0
Total:	6,263
Annual Appropriation?:	Yes
Date Incurred:	09/30/2012
FY of Last Payment:	2017

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,498
Interest:	0
Total:	3,498
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

I2T Rebate

Debt/Obligation Type:	Rebates
Principal:	140,925
Interest:	0
Total:	140,925
Annual Appropriation?:	Yes
Date Incurred:	09/19/2016
FY of Last Payment:	2026

Non-Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

TIF Expenditure Amount:	3,498
Tied To Debt:	Chow Rebate
Tied To Project:	FY 16-17 Legal Fees

Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

Chow Rebate

TIF Expenditure Amount:	6,263
Rebate Paid To:	Liang Qiao
Tied To Debt:	Chow Rebate
Tied To Project:	Chow Rebate
Projected Final FY of Rebate:	2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES FULLER ROAD URBAN RENEWAL (77082)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/10 FULLER ROAD TIF INCR
 TIF Taxing District Inc. Number: 77826
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	25,720,200	26,625,770	0	0	52,345,970	0	52,345,970
Taxable	0	0	23,148,180	23,963,193	0	0	47,111,373	0	47,111,373
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	42,714,370	9,631,600	197,981	9,433,619	298,417

FY 2017 TIF Revenue Received: 6,425

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL
 UR Area Number: 77087

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/13 4125 WESTOWN PARKWAY TIF INCR	77865	77866	2,999,980

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	5,925,000	0	0	5,925,000	0	5,925,000
Taxable	0	0	0	5,332,500	0	0	5,332,500	0	5,332,500
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: -4,381 **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue:	94,899
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	94,899

Rebate Expenditures:	94,314
Non-Rebate Expenditures:	131
Returned to County Treasurer:	0
Total Expenditures:	94,445

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: -3,927 **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL

Miscellaneous

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

4125 Westown Building

Description:	Fazio Rebate
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	131
Interest:	0
Total:	131
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Fazio Rebate

Debt/Obligation Type:	Rebates
Principal:	454,403
Interest:	0
Total:	454,403
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2021

Non-Rebates For WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL

TIF Expenditure Amount:	131
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	Miscellaneous

Rebates For WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL

Fazio

TIF Expenditure Amount:	94,314
Rebate Paid To:	Fazio IA Holdings
Tied To Debt:	Fazio Rebate
Tied To Project:	Miscellaneous
Projected Final FY of Rebate:	2021

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL (77087)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/13 4125 WESTOWN PARKWAY TIF INCR
 TIF Taxing District Inc. Number: 77866
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	5,925,000	0	0	5,925,000	0	5,925,000
Taxable	0	0	0	5,332,500	0	0	5,332,500	0	5,332,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,508,000	4,417,000	2,999,980	1,417,020	44,825

FY 2017 TIF Revenue Received: 94,899

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL
 UR Area Number: 77090

UR Area Creation Date: 10/2014

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/DM SCH/14 VAL-GATE TIF INCR	77879	77880	0
W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR	77881	77882	0
W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR	77883	77884	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	131,700	16,181,250	4,595,000	0	0	20,907,950	0	20,907,950
Taxable	0	73,259	14,563,125	4,135,500	0	0	18,771,884	0	18,771,884
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:

0

0

Amount of 07-01-2016 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:

0

0

Amount of 06-30-2017 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)
 TIF Taxing District Name: W DES MOINES CITY/DM SCH/14 VAL-GATE TIF INCR
 TIF Taxing District Inc. Number: 77880

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,450	0	0	0	2,450	0	2,450
Taxable	0	0	2,205	0	0	0	2,205	0	2,205
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	2,205	0	2,205	81

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR
 TIF Taxing District Inc. Number: 77882

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	131,700	15,966,100	4,595,000	0	0	20,692,800	0	20,692,800
Taxable	0	73,259	14,369,490	4,135,500	0	0	18,578,249	0	18,578,249
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	18,578,249	0	18,578,249	587,692

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)	
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR	
TIF Taxing District Inc. Number:	77884	
TIF Taxing District Base Year:	0	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	212,700	0	0	0	212,700	0	212,700
Taxable	0	0	191,430	0	0	0	191,430	0	191,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	191,430	0	191,430	6,115

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL AREA
 UR Area Number: 77091
 UR Area Creation Date: 05/2014
 UR Area Purpose: See attached plan documents

Tax Districts within this Urban Renewal Area

Base No.	Increment No.	Increment Value Used
77887	77888	67,502,700

W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	75,003,000	0	0	0	75,003,000	0	75,003,000
Taxable	0	0	67,502,700	0	0	0	67,502,700	0	67,502,700
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: -93,022 **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 2,135,335
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 230,635
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,365,970

Rebate Expenditures: 1,170,947
 Non-Rebate Expenditures: 1,118,513
 Returned to County Treasurer: 0
Total Expenditures: 2,289,460

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: -16,512 **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES ALLUVION URBAN RENEWAL AREA

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Microsoft Development

Description:	Microsoft Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Transmission Lines

Description:	Relocate Transimssion Lines
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Maffit Lake Road

Description:	Maffitt Lake Road - Vets to Solteria
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Pine Ave

Description:	Pine - S 8th to End of pvmt
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Pine Ave

Description:	Pine - East Corp Limit to Solteria
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Solteria Ave

Description:	Solteria - Willow Creek Dr to Pine
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Solteria Ave

Description:	Solteria - White Crane to County Line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Trail Study

Description:	Study relocation of Great Western Trail
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

White Crane Rd

Description:	White Crane - Solteria to Corp Limit
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Army Post Road ASR

Description:	Aquafier Storage Reservoir
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Water Mains & Booster Station

Description:	Water Mains 1A1/1A2 & Booster Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Veterans Parkway

Description:	Veterans Parkway - Maffitt to Adams
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Veterans Parkway Signage

Description:	Veterans Parkway Signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES ALLUVION URBAN RENEWAL AREA

2015 Series A Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	21,755,000
Interest:	4,994,737
Total:	26,749,737
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2029

2015 Series B Taxable Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,715,000
Interest:	1,694,187
Total:	14,409,187
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2025

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

2016 Series D Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,700,000
Interest:	2,651,752
Total:	13,351,752
Annual Appropriation?:	No
Date Incurred:	11/16/2016
FY of Last Payment:	2030

Non-Rebates For WEST DES MOINES ALLUVION URBAN RENEWAL AREA

TIF Expenditure Amount:	4,896
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees
TIF Expenditure Amount:	56,584
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Transmission Lines
TIF Expenditure Amount:	18,690
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Transmission Lines
TIF Expenditure Amount:	120,558
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Maffit Lake Road
TIF Expenditure Amount:	39,821
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Maffit Lake Road
TIF Expenditure Amount:	181,162
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	59,839
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	51,140
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	16,892
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	113,140
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	37,371
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	98,949
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	32,683

Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	2,031
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Trail Study
TIF Expenditure Amount:	671
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Trail Study
TIF Expenditure Amount:	184,247
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Army Post Road ASR
TIF Expenditure Amount:	60,858
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Army Post Road ASR
TIF Expenditure Amount:	2,976
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	983
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	25,038
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	8,270
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	1,288
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Veterans Parkway Signage
TIF Expenditure Amount:	426
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Veterans Parkway Signage

Rebates For WEST DES MOINES ALLUVION URBAN RENEWAL AREA

Microsoft Alluvion Data Center

TIF Expenditure Amount:	1,170,947
Rebate Paid To:	Microsoft
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Microsoft Development
Projected Final FY of Rebate:	2025

Jobs For WEST DES MOINES ALLUVION URBAN RENEWAL AREA

Project:	Microsoft Development
Company Name:	Microsoft
Date Agreement Began:	12/18/2014
Date Agreement Ends:	12/31/2034
Number of Jobs Created or Retained:	84
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,126,218,400
Total Estimated Cost of Public Infrastructure:	61,750,000

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL AREA (77091)
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR
 TIF Taxing District Inc. Number: 77888
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	75,003,000	0	0	0	75,003,000	0	75,003,000
Taxable	0	0	67,502,700	0	0	0	67,502,700	0	67,502,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	209,400	67,502,700	67,502,700	0	0

FY 2017 TIF Revenue Received: 2,135,335

Projects For WEST DES MOINES HISTORIC WDM URBAN RENEWAL

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Steffes

Description:	Steffes Buildng
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

The Foundry

Description:	The Foundry Building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES HISTORIC WDM URBAN RENEWAL

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Steffes Rebate

Debt/Obligation Type:	Rebates
Principal:	78,300
Interest:	0
Total:	78,300
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2024

The Foundry

Debt/Obligation Type:	Rebates
Principal:	188,630
Interest:	0
Total:	188,630
Annual Appropriation?:	Yes
Date Incurred:	04/17/2017
FY of Last Payment:	2024

Non-Rebates For WEST DES MOINES HISTORIC WDM URBAN RENEWAL

TIF Expenditure Amount:	6,640
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees

Jobs For WEST DES MOINES HISTORIC WDM URBAN RENEWAL

Project:	Steffes
Company Name:	Steffes Holdings, LLC
Date Agreement Began:	04/03/2017
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	550,000
Total Estimated Cost of Public Infrastructure:	0

Project:	The Foundry
Company Name:	The Foundry DSM, LLC TENX Adventures 2 LLC
Date Agreement Began:	04/17/2017
Date Agreement Ends:	12/31/2028
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,780,000
Total Estimated Cost of Public Infrastructure:	0

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
 Urban Renewal Area: WEST DES MOINES OSMIUM URBAN RENEWAL
 UR Area Number: 91991

UR Area Creation Date: 11/2016

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area

**Base Increment Increment
No. No. Value
Used**

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	0	0	Amount of 07-01-2016 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	28,201
Returned to County Treasurer:	0
Total Expenditures:	28,201

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	-28,201	0	Amount of 06-30-2017 Cash Balance Restricted for LMI
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Projects For WEST DES MOINES OSMIUM URBAN RENEWAL

FY 16-17 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Microsoft Osmium

Description:	Microsoft Data Center Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES OSMIUM URBAN RENEWAL

FY 16-17 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Microsoft Developer Rebate

Debt/Obligation Type:	Rebates
Principal:	10,050,000
Interest:	0
Total:	10,050,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2016
FY of Last Payment:	2019

Non-Rebates For WEST DES MOINES OSMIUM URBAN RENEWAL

TIF Expenditure Amount:	28,201
Tied To Debt:	FY 16-17 Legal Fees
Tied To Project:	FY 16-17 Legal Fees

Rebates For WEST DES MOINES OSMIUM URBAN RENEWAL

Microsoft Osmium Data Center

TIF Expenditure Amount:	0
Rebate Paid To:	Microsoft Corporation
Tied To Debt:	Microsoft Developer Rebate
Tied To Project:	Microsoft Osmium
Projected Final FY of Rebate:	2019

Jobs For WEST DES MOINES OSMIUM URBAN RENEWAL

Project:	Microsoft Osmium
Company Name:	Microsoft Corporation
Date Agreement Began:	11/14/2016
Date Agreement Ends:	06/30/2037
Number of Jobs Created or Retained:	97
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	981,240,000
Total Estimated Cost of Public Infrastructure:	91,000,000

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM:

DATE: November 27, 2017

Approving Annual Tax Increment Financing (TIF) Indebtedness Certification Report to Dallas and Polk Counties

FINANCIAL IMPACT:

Up to \$18,832,074 in various TIF-related expenditures are projected in FY 2018-19, which rely on the use of tax revenues generated by the City's Urban Renewal Areas. This includes \$585,733 of "set aside" for Low and Medium Income Housing (LMI) from the Woodland Hills URA. The City plans to "capture" \$625,864,535 of incremental valuation from within all the various Urban Renewal Areas, which represents 48.0% of the total \$1,308,976,407 incremental valuation available in such areas. This amount and percentage are both higher than the FY 2017-18 captured valuation of \$496,600,802 (43.2%) and total valuation available (\$1,419,634,946), primarily due to the increasing debt requirements of the Alluvion Urban Renewal Area and to a lesser extent, the creation of several new Urban Renewal Areas.

BACKGROUND:

Each year the City is required to submit its tax increment financing (TIF) needs to the Dallas, Polk, and Warren County Auditors annually by December 1 for the subsequent fiscal year (none of the City's active Urban Renewal Areas currently extend into either Madison County). Staff, with assistance from the City's financial advisory firm (Public Financial Management), has computed the FY 2018-19 request based on indebtedness and obligations of the City.

Approval of this item will approve the certifications and also allow for the Finance Director to adjust the requirement if there are substantial adjustments in tax valuations between now and December 1st.

The request prepared by staff is based on the County Auditor's preliminary taxable valuation figures which, when finalized, will be certified to the State of Iowa. A summary of specific planned tax increment sources and uses for FY 2018-19 are as follows:

Urban Renewal Area	Taxable Increment Available 18-19	Taxable Increment Captured 18-19	Money to WDM TIF Fund 18-19	Taxable Increment Released 18-19
Jordan Creek	\$ 688,280,541	\$ 186,252,193	\$ 4,981,486	\$ 502,028,348
Mills Parkway (Original)	177,537,522	47,650,258	1,274,450	129,887,264
Mills Parkway (Global Aviation)	2,443,671	-	-	2,443,671
Mills Parkway (Aviva)	51,086,403	51,086,403	1,366,353	-
Mills Parkway (Mountain)	43,409,776	43,409,776	1,161,034	-
Mills Parkway (Glennan Square)	4,446,800	-	-	4,446,800
Mills Parkway (West Grand Business)	-	-	-	-
Fuller Road	14,311,300	-	-	14,311,300
4125 Westown Parkway	9,272,000	3,759,303	118,930	5,512,697
Historic West Des Moines	1,322,010	-	-	1,322,010
EP True Parkway	-	-	-	-
Alluvion	170,127,600	170,127,600	5,382,189	-
Osmium	-	-	-	-
Val Gate	2,857,050	-	-	2,857,050
Midtown	2,088,000	1,566,000	49,542	522,000
Westown V (Polk County)	13,903,400	13,903,400	439,851	-
Westown V (Dallas County)	18,648,880	18,648,880	498,781	-
Coachlight Drive	-	-	-	-
Ashworth Corridor	34,829,431	34,829,431	931,545	-
Woodland Hills	74,412,023	57,631,291	1,541,402	16,780,732
Total	\$ 1,308,976,407	\$ 628,864,535	\$ 17,745,564	\$ 680,111,872

Note that "Increment Released" refers to the incremental taxable valuation within the Urban Renewal Area which will be released to the respective taxing bodies with corresponding revenues allocated just as normal tax revenues.

RECOMMENDATION:

Approve tax increment needs for FY 2018-19 and authorize the City's Finance Director to complete and submit the annual certification forms to Dallas, Polk, and Warren counties as required.

Lead Staff Member: Tim Stiles, Finance Director

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM: Resolution Approving Adjustments to City Fees and Charges (Effective December 01, 2017)

FINANCIAL IMPACT: The adjustment will have an unknown, but slight increase to overall revenues which will be offset by additional fees charged by our vendor.

BACKGROUND: On June 26, 2017 the City Council updated a comprehensive, consolidated listing of the City's various rates, fees and charges. Each of the rates/charges/fees listed was identified by staff and has been tied to the date of last approval or update.

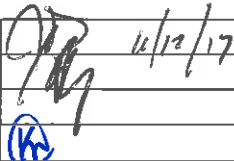
We were notified by The American Heart Association of their fee changes on October 3, 2017 with an immediate implementation date. This fee increase changes the charges for our supplies, which we are required to purchase, to offer these classes to our Community. This increase matches the fee increase imposed by the Heart Association.

OUTSTANDING ITEMS: None

RECOMMENDATION: Approve and ratify the current listing of Consolidated City Fees and Charges with an effective Date of December 01, 2017.

Lead Staff Member: Mark McCulloch, Deputy Chief

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

RESOLUTION RATIFYING CURRENT RATES, FEES, AND CHARGES OF THE CITY OF WEST DES MOINES AND UPDATING CERTAIN FEES REQUESTED BY STAFF OR AS REQUIRED BY CITY POLICY AND IOWA CODE.

WHEREAS, effort has been made to consolidate all fees, rates, and charges into one reference document to be ratified by Council, and

WHEREAS, staff of the City's EMS Department has seen an increase in vendor costs related to providing CPR Training, and

NOW, THEREFORE, BE IT RESOLVED

BY THE COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the adopted schedule of rates and fees as amended is ratified and approved as of December 01, 2017 and

BE IT FURTHER RESOLVED, that previous resolutions in conflict with this resolution are hereby repealed.

PASSED AND APPROVED, this 27th day of November, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

City of West Des Moines, Iowa
 Schedule of Rates, Fees and Charges
 As of July 1, 2017

Description	Fee	Last Change (Approval Date)
A. Emergency Medical Services		
I. Ambulance Services		
a. Basic Life Support	\$ 375.00	Resolution (6/29/2015)
b. Basic Life Support – Emergency	600.00	Resolution (6/29/2015)
c. Advanced Life Support	450.00	Resolution (6/29/2015)
d. Advanced Life Support – Emergency	700.00	Resolution (6/29/2015)
e. Advanced Life Support – Level 2	1,000.00	Resolution (6/29/2015)
f. Advanced Life Support – No Transport	200.00	Resolution (12/27/2011)
g. Critical Care Transport	1,200.00	Resolution (6/29/2015)
h. Mileage (loaded mile)	13.00	Resolution (12/27/2011)
i. Administrative Collection Fee	30.00	Resolution (12/27/2011)
j. Public Assist Fee	75.00	Resolution (12/27/2011)
k. Special Event Coverage	125.00	Resolution (6/29/2015)
l. Ambulance Report Request Fee	10.00	Resolution (12/27/2011)
II. EMS AHA Training Center		
a. Healthcare Provider Courses		
i. Initial	\$ 100.00	Resolution (07/01/2017)
ii. Renewal	60.00	Resolution (06/30/2014)
iii. Skills Check	60.00	Resolution (07/01/2017)
b. Instructor		
i. Instructor initial course	\$ 250.00	Resolution (07/01/2017)
ii. Instructor renewal	50.00	Resolution (07/01/2017)
iii. Instructor Fee – BLS Card	5.00	
iv. Instructor Fee – HSV Card	20.00	
c. Heart Saver Courses		
i. CPR/AED	\$ 7085.00	Resolution (07/01/2017)
CPR/AED with First Aid	125140.00	Resolution (07/01/2017)
ii. Skills Check	5570.00	Resolution (07/01/2017)
iii. Skills Check with First Aid	6580.00	Resolution (07/01/2017)
iv. Card Fee	5.00	
d. Miscellaneous Courses/Charges		
i. Blood Borne Pathogens	\$ 45.00	Resolution (07/01/2017)
ii. Family and Friend	35.00	Resolution (07/01/2017)
iii. Replacement Card	4025.00	Resolution (06/30/2014)
iv. Travel Fee (outside of WDM)	30.00/hour	Resolution (07/01/2017)
v. ACLS Renewal	75.00	
e. Text Materials		
i. Healthcare Provider	\$ 15.00	Resolution (06/30/2014)
ii. CPR/AED	15.00	Resolution (06/30/2014)
iii. CPR/AED w/First Aid	20.00	Resolution (06/30/2014)
iv. CPR Anytime Family/Friend Kit	50.00	Resolution (06/30/2014)
f.e. Equipment Rental		
i. Rental Fee (3 days use)	\$ 40.00	
ii. Rental Late Return Fee	40.00/day	

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

4(h)1

DATE: November 27, 2017

ITEM:

Resolution - Accepting Work
Fairmeadows Park Storm Sewer Improvements

FINANCIAL IMPACT:

The total construction cost for the Fairmeadows Park Storm Sewer Improvements was \$443,138.00 which was paid from account no. 660.000.000.5250.490 with ultimate funding intended to come from Stormwater Utility Fees. The original cost of the project was \$446,563.00. There were two (2) Change Orders on the project that totaled (\$3,425.00).

BACKGROUND:

J&K Contracting, LLC was working under an agreement dated September 19, 2016, for construction services for the Fairmeadows Park Storm Sewer Improvements. Work on this project included replacement of the culvert, additional stormwater intakes in street, demolition of existing park equipment, and rough grading of the park site.

This action accepts the public improvements and authorizes staff to pay the retainage no sooner than 30 days.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution Accepting Work for Fairmeadows Park Storm Sewer Improvements.

Lead Staff Member: Brian J. Hemesath, P.E., Interim City Engineer *BTH*

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney <i>RS</i>
Agenda Acceptance	<i>W</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION ACCEPTING WORK

WHEREAS, on September 19, 2016, the City Council entered into a contract with J&K Contracting, LLC of Ames, Iowa for the following described public improvement:

**Fairmeadows Park Storm Sewer Improvements
Project No. 0510-055-2013**

and,

WHEREAS, said contractor has substantially completed the construction of said improvement in accordance with plans and specifications as shown by the report of the City Engineer filed with the City Clerk on November 27, 2017; and,

WHEREAS, the City has retained 5% of the construction costs;

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that said report of the City Engineer is hereby approved and said public improvement is accepted as having been substantially completed in accordance with plans and specifications and the total final construction cost of said improvement is \$443,138.00 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of \$22,156.90, which includes retainage for the project, no sooner than 30 days subject to the Contractor satisfying all the conditions of the contract.

PASSED AND APPROVED this 27th day of November, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk



Engineering Services
4200 Mills Civic Parkway
West Des Moines, IA 50266
Main (515) 222-3620 Fax (515) 273-0602

RETAINAGE

City of
West Des Moines

Contractor: **J & K Contracting**
1307 East Lincoln Way
Ames, IA 50010

Project Title	Fairmeadows Park Storm Sewer Improvements	
WDM Project File Number	0510-055-2013	
Purchase Order Number	2017-00000212	
Orig. Contract Amount & Date	\$446,863.00	06/19/16
Estimated Completion Date	08/01/17	
Pay Period	6/18/17 to 12/27/17	
Pay Request Number	Ratepage	
Date	12/27/17	

BID ITEMS								
Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed	
1	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00	
2	CONSTRUCTION SURVEY	LS	1	\$1,750.00	\$1,750.00	1.00	\$1,750.00	
3	CLEARING AND GRUBBING	LS	1	\$5,350.00	\$5,350.00	1.00	\$5,350.00	
4	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	1,400	\$11.00	\$16,400.00	1,400.00	\$16,400.00	
5	EXCAVATION, CLASS 10	CY	3,700	\$8.00	\$29,600.00	3,700.00	\$29,600.00	
6	SUBGRADE PREPARATION	SY	470	\$4.00	\$1,880.00	470.00	\$1,880.00	
7	GRANULAR SUBBASE	SY	340	\$14.50	\$4,930.00	340.00	\$4,930.00	
8	ABANDON SANITARY SEWER	LS	1	\$3,095.00	\$3,095.00	1.00	\$3,095.00	
9	REMOVAL OF STORM SEWER PIPE LESS THAN OR EQUAL TO 36-INCH	LF	40	\$22.00	\$880.00	80.00	\$1,760.00	
10	REMOVAL OF 72-INCH CMP STORM SEWER PIPE	LF	445	\$26.00	\$11,570.00	445.00	\$11,570.00	
11	REMOVAL OF GABIONS, TRASH RACK, GUARD FENCE, AND HEADWALL	LS	1	\$3,400.00	\$3,400.00	1.00	\$3,400.00	
12	STORM SEWER, TRENCHED, RCP, 2000 D (CLASS III), 15-INCH	LF	10	\$71.00	\$710.00	9.00	\$639.00	
13	STORM SEWER, TRENCHED, RCP, 2000 D (CLASS III), 24-INCH	LF	46	\$100.00	\$4,600.00	60.00	\$6,000.00	
14	STORM SEWER, TRENCHED, RCP, 2000 D (CLASS III), 36-INCH	LF	12	\$145.50	\$1,746.00	18.00	\$2,618.00	
15	STORM SEWER, TRENCHED, RCP, 2000 D (CLASS III), 72-INCH	LF	225	\$427.00	\$96,075.00	232.00	\$99,084.00	
16	STORM SEWER PIPE ECCENTRIC REDUCER, TRENCHED, RCP, 2000 D (CLASS III), 78-INCH TO 72-INCH	LS	1	\$2,885.00	\$2,885.00	1.00	\$2,885.00	
17	APRONS, CONCRETE, 36-INCH DIA.	EA	1	\$3,765.00	\$3,765.00	1.00	\$3,765.00	
18	APRONS, CONCRETE, 72-INCH DIA.	EA	1	\$8,708.00	\$8,708.00	1.00	\$8,708.00	
19	APRONS, CONCRETE, 78-INCH DIA.	EA	1	\$10,152.00	\$10,152.00	1.00	\$10,152.00	
20	SUBDRAIN, 6-INCH	LF	180	\$21.00	\$3,780.00	175.00	\$3,675.00	
21	REMOVE EXISTING 8 IN. DIA. WATER MAIN	LF	110	\$24.00	\$2,640.00	110.00	\$2,640.00	
22	VALVE, GATE, DI MECHANICAL JOINT, 8 IN. DIA.	EA	1	\$2,000.00	\$2,000.00	1.00	\$2,000.00	
23	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	110	\$98.00	\$10,580.00	110.00	\$10,580.00	
24	ADJUSTMENT OF FIXTURE	EA	2	\$1,735.00	\$3,470.00	2.00	\$3,470.00	
25	REMOVAL OF STORM STRUCTURE	EA	2	\$440.00	\$880.00	2.00	\$880.00	
26	SW-505, DOUBLE GRATE INTAKE	EA	2	\$4,700.00	\$9,400.00	2.00	\$8,400.00	
27	SW-506, DOUBLE GRATE INTAKE WITH MANHOLE	EA	1	\$8,080.00	\$8,080.00	1.00	\$8,080.00	
28	SW-506, DOUBLE GRATE INTAKE WITH MANHOLE, MODIFIED	EA	1	\$12,875.00	\$12,875.00	1.00	\$12,875.00	
29	STEEL SHEET PILE	SF	280	\$47.50	\$13,775.00	282.00	\$13,305.00	
30	REMOVAL OF PAVEMENT	SY	292	\$12.00	\$3,504.00	292.00	\$3,504.00	
31	REMOVAL OF SIDEWALK	SY	101	\$8.00	\$808.00	101.00	\$808.00	
32	STREET PAVEMENT, REINFORCED PCC, CLASS 'C' MIX, 6-INCH THICKNESS	SY	292	\$97.00	\$28,324.00	292.00	\$28,324.00	
33	SIDEWALK, PCC, CLASS 'B' or 'C' MIX, 4-INCH THICKNESS	SY	101	\$88.00	\$8,888.00	101.00	\$8,888.00	
34	TEMPORARY SEEDING, FERTILIZING, AND MULCHING	AC	1.5	\$1,700.00	\$2,550.00	1.50	\$2,550.00	
35	PERMANENT SEEDING, FERTILIZING, AND MULCHING	AC	0.3	\$11,400.00	\$3,420.00	0.30	\$3,420.00	
36	SWPPP	LS	1	\$5,700.00	\$5,700.00	1.00	\$5,700.00	
37	MACADAM STONE	TON	50	\$61.00	\$3,050.00	54.00	\$3,294.00	
38	REVTMENT, CLASS D	TON	380	\$70.00	\$26,200.00	476.00	\$33,320.00	
39	REVTMENT, CLASS B	TON	450	\$75.00	\$33,750.00	312.00	\$23,400.00	
40	WEIR STONE, 3.0' X 3.5' X 1.5'	EA	18	\$335.00	\$6,030.00	18.00	\$6,030.00	
41	WEIR STONE, 4.0' X 5.0' X 2.0'	EA	21	\$620.00	\$13,020.00	21.00	\$13,020.00	
42	CONCRETE GROUT FOR REVTMENT	CY	40	\$320.00	\$12,800.00	16.00	\$5,120.00	
43	SILT FENCE	LF	800	\$1.85	\$1,480.00	800.00	\$1,480.00	
44	SILT FENCE - REMOVAL	LF	800	\$0.50	\$400.00	800.00	\$300.00	
45	STABILIZED CONSTRUCTION ENTRANCE, MACADAM STONE	TON	40	\$48.00	\$1,920.00	0.00	\$0.00	
46	EROSION MATTING	SQ	85	\$31.00	\$2,635.00	11.00	\$341.00	
47	FENCE, CHAIN LINK, VINYL COATED	LF	75	\$50.00	\$3,750.00	70.00	\$3,500.00	
48	DEMOLITION OF PARK FEATURES	LS	1	\$12,400.00	\$12,400.00	1.00	\$12,400.00	
CO1.1	164 LF of 42-inch tall black chain link fence with 10-foot gate	LS	1	\$8,219.00	\$8,219.00	1.00	\$8,219.00	
					TOTAL	\$452,782.00		\$443,136.00

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
None			\$0.00
			\$0.00
		TOTAL	\$0.00

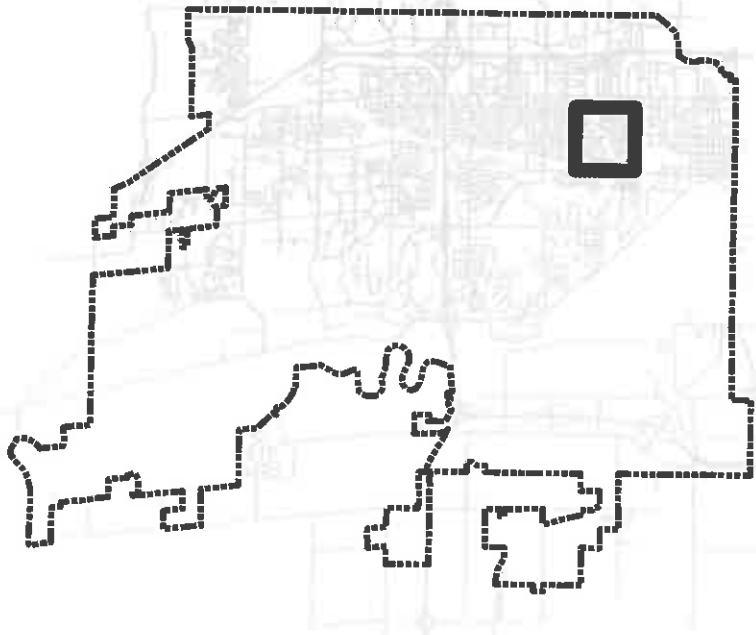
PAY REQUEST SUMMARY		
	Total Approved	Total Completed
Contract Price	\$448,583.00	\$443,138.00
Approved Change Order 1	\$6,219.00	
Approved Change Order 2	(\$9,644.00)	
Revised Contract Price	\$443,138.00	\$443,138.00
Materials Stored		\$0.00
Retainage (5%)		\$0.00
Total Earned Less Retainage		\$443,138.00
Total Previously Approved (list each)	Pay Request 1	\$180,311.43
	Pay Request 2	\$112,847.41
	Pay Request 3	\$87,042.89
	Pay Request 4	\$37,886.07
	Pay Request 5	\$23,113.50
	Total Previously Approved	\$420,081.10
Amount Due This Request		\$22,156.90
Percent Complete		100%
Percent of Contract Period Utilized		100%

The amount **\$22,156.90** is recommended for approval for payment in accordance with the terms of the Contract

Contractor	Recommended By	Checked By: <i>BJC JMS</i>
J & K Contracting	L.T. Leon Associates, Inc	City of West Des Moines
Signature	Signature	Signature:
Name	Name: Luis T. Leon, P.E.	Name: Brian J. Hemegath, P.E.
Title	Title: Principal Engineer	Title: Interim City Engineer
Date	Date	Date:



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Fairmeadows Park Storm Sewer Improvements

LOCATION:

22nd Street & Locust Street

DRAWN BY: JDR

DATE: 11/10/2017

PROJECT NUMBER/NAME: 0510-055-2013

SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

4(h)2

DATE: November 27, 2017

ITEM:

Resolution - Accepting Work
Grand Avenue Siphon Replacement

FINANCIAL IMPACT:

The total construction cost for the Grand Avenue Siphon Replacement was \$703,471.97 which was paid from account no. 640.000.000.5250.490 with ultimate funding intended to come from Sewer Fee Revenues. The original cost of the project was \$707,707.00. There were two (2) Change Orders on the project that totaled (\$4,235.03).

BACKGROUND:

J&K Contracting, LLC was working under an agreement dated December 12, 2016 for construction services for the Grand Avenue Siphon Replacement. Work on this project included the replacement of a single-barrel sanitary sewer siphon under Walnut Creek southeast of 63rd Street & Grand Avenue in the City of Des Moines.

This action accepts the public improvements and authorizes staff to pay the retainage no sooner than 30 days.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution Accepting Work for Grand Avenue Siphon Replacement.

Lead Staff Member: Brian J. Hemesath, P.E., Interim City Engineer *BJH*

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney <i>JBW</i>
Agenda Acceptance	<i>ky</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION ACCEPTING WORK

WHEREAS, on December 12, 2016, the City Council entered into a contract with J&K Contracting, LLC of Ames, Iowa for the following described public improvement:

**Grand Avenue Siphon Replacement
Project No. 0510-048-2015**

and,

WHEREAS, said contractor has substantially completed the construction of said improvement in accordance with plans and specifications as shown by the report of the City Engineer filed with the City Clerk on November 27, 2017; and,

WHEREAS, the City has retained 5% of the construction costs;

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that said report of the City Engineer is hereby approved and said public improvement is accepted as having been substantially completed in accordance with plans and specifications and the total final construction cost of said improvement is \$703,471.97 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of \$35,173.60, which includes retainage for the project, no sooner than 30 days subject to the Contractor satisfying all the conditions of the contract.

PASSED AND APPROVED this 27th day of November, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk



Department of Engineering Services
 4200 Mills Civic Pkwy, Ste 2D, PO Box 65320
 West Des Moines, IA 50265-0320
 (515) 222-3620 Fax (515) 273-0602

RETAINAGE

THE CITY OF
West Des Moines

Contractor: **J & K Contracting, LLC**
1307 E. Lincoln Way
Ames, IA 50010

Project Title	Grand Avenue Siphon Replacement	
WDM Project File Number	0510-048-2015	
Purchase Order Number	2017-0000386	
Orig. Contract Amount & Date	\$707,707.00	12/09/16
Estimated Completion Date	05/15/17	
Pay Period	6/9/2017 To 12/27/2017	
Pay Request Number	Retainage	
Date	12/27/17	

BID ITEMS							
Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
1	18" Ductile Iron Sanitary Sewer in Place	LF	148	\$400.00	\$59,200.00	148.00	\$59,200.00
2	15" Sanitary Sewer in Place	LF	231	\$200.00	\$46,200.00	231.00	\$46,200.00
3	15" Sanitary Sewer Tunnelled in Place	LF	280	\$575.00	\$161,000.00	280.00	\$161,000.00
4	8" Sewer Service	LF	15	\$100.00	\$1,500.00	15.00	\$1,500.00
5	Sewer Service Cleanout	EA	1	\$1,000.00	\$1,000.00	1.00	\$1,000.00
6	Manhole - Type SW-303 Modified - 120"	EA	1	\$50,000.00	\$50,000.00	1.00	\$50,000.00
7	Manhole - Type SW-301 - 48"	EA	2	\$7,000.00	\$14,000.00	2.00	\$14,000.00
8	Manhole - Type SW-303 Modified - 48"	EA	1	\$6,000.00	\$6,000.00	1.00	\$6,000.00
9	Connection to Existing Pipe	EA	1	\$2,500.00	\$2,500.00	1.00	\$2,500.00
10	8" HMA Pavement	SY	400	\$120.00	\$48,000.00	400.00	\$48,000.00
11	8" PCC Driveway	SY	195	\$150.00	\$29,250.00	195.00	\$29,250.00
12	6" PCC Trail Removal and Replacement	SY	207	\$125.00	\$25,875.00	207.00	\$25,875.00
13	Chain Link Fence Removal and Replacement	LF	90	\$30.00	\$2,700.00	90.00	\$2,700.00
14	Vinyl Coated Chain Link Fence Removal and Replacement	LF	70	\$30.00	\$2,100.00	70.00	\$2,100.00
15	Retaining Wall Removal and Replacement	SF	350	\$45.00	\$15,750.00	350.00	\$15,750.00
16	Rip-Rap	TON	400	\$70.00	\$28,000.00	400.00	\$28,000.00
17	2" PVC Conduit	LF	220	\$14.00	\$3,080.00	220.00	\$3,080.00
18	Sodding	SQ	275	\$125.00	\$34,375.00	275.00	\$34,375.00
19	Video Inspection of Sanitary Sewer	LF	659	\$2.00	\$1,318.00	659.00	\$1,318.00
20	Steel Sheeting	SF	1,260	\$75.00	\$94,500.00	1,280.00	\$94,500.00
21	Trail Closure Signage	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00
22	Parking Lot Painting	LS	1	\$1,200.00	\$1,200.00	1.00	\$1,200.00
23	Traffic Control	LS	1	\$8,000.00	\$8,000.00	1.00	\$8,000.00
24	Erosion Control	LS	1	\$10,000.00	\$10,000.00	1.00	\$10,000.00
25	Clearing and Grubbing	LS	1	\$52,659.00	\$52,659.00	1.00	\$52,659.00
26	Construction Staking	LS	1	\$4,500.00	\$4,500.00	1.00	\$4,500.00
CO1.01	Reroute 100 LF of 1" Water Service	LS		\$2,000.00	\$0.00	1.00	\$2,000.00
CO1.02	Electrical Junction Box	LS		\$647.57	\$0.00	1.00	\$647.57
CO1.03	Eliminate T-Lock Lining in MH-1	LS		-\$5,700.00	\$0.00	1.00	-\$5,700.00
CO1.04	Credit for Eliminating 11LF of Sheet Piling	LS		-\$15,274.00	\$0.00	1.00	-\$15,274.00
C02.01	3" HMA Pavement	SY		\$45.00	\$0.00	541.00	\$24,345.00
C02.02	Bid Item 11, 8" PCC Driveway	SY		\$150.00	\$0.00	-14.80	-\$2,220.00
C02.03	Bid Item 12, 6" PCC Trail Removal & Replacement	SY		\$125.00	\$0.00	-36.00	-\$4,500.00
C2.04	Bid Item 16, Rip Rap	TON		\$70.00	\$0.00	-50.48	-\$3,533.60
				TOTAL	\$707,707.00		\$703,471.97

MATERIALS STORED SUMMARY

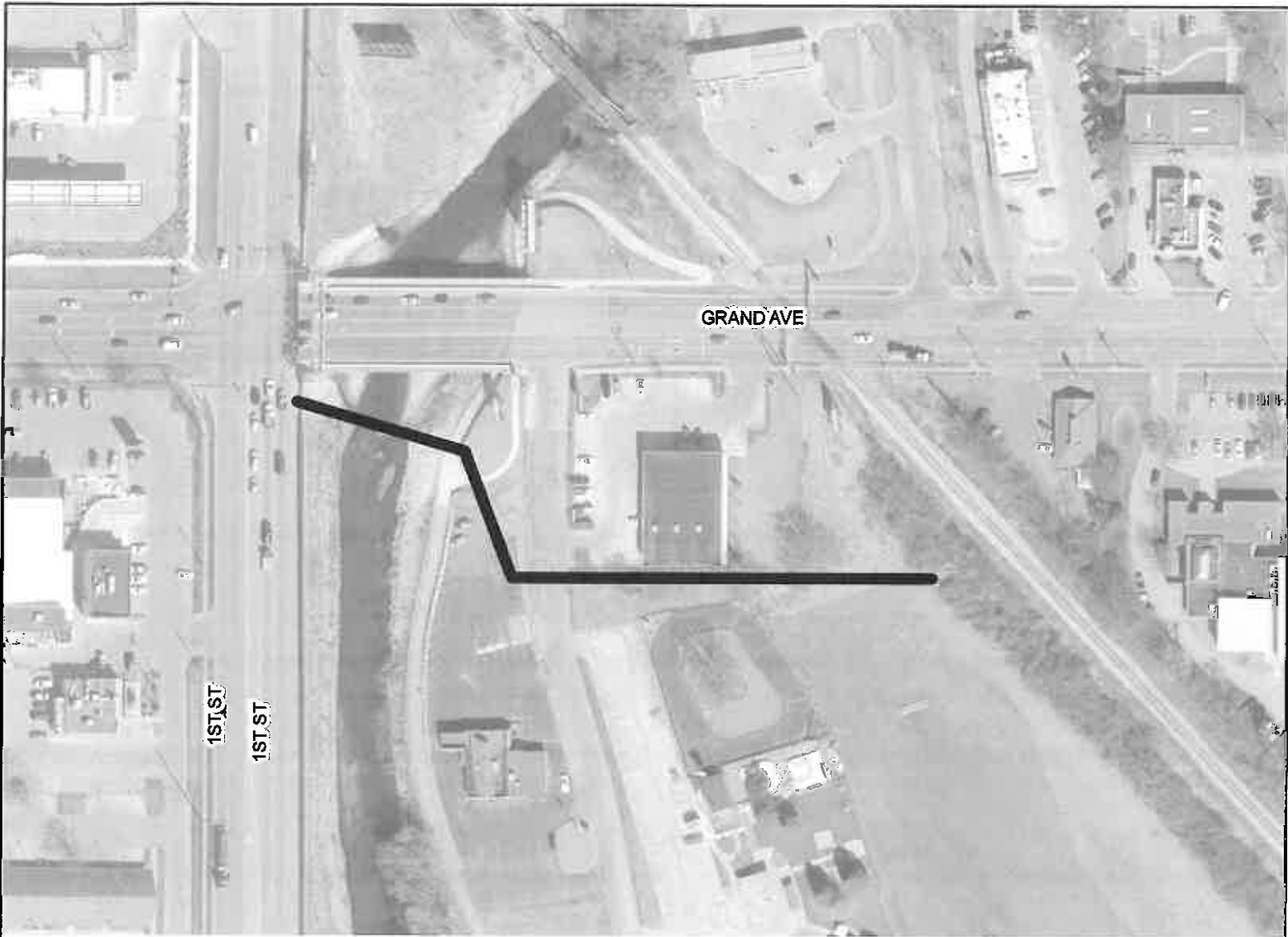
Description	# of Units	Unit Price	Extended Cost
None			\$0.00
			\$0.00
TOTAL			\$0.00

PAY REQUEST SUMMARY

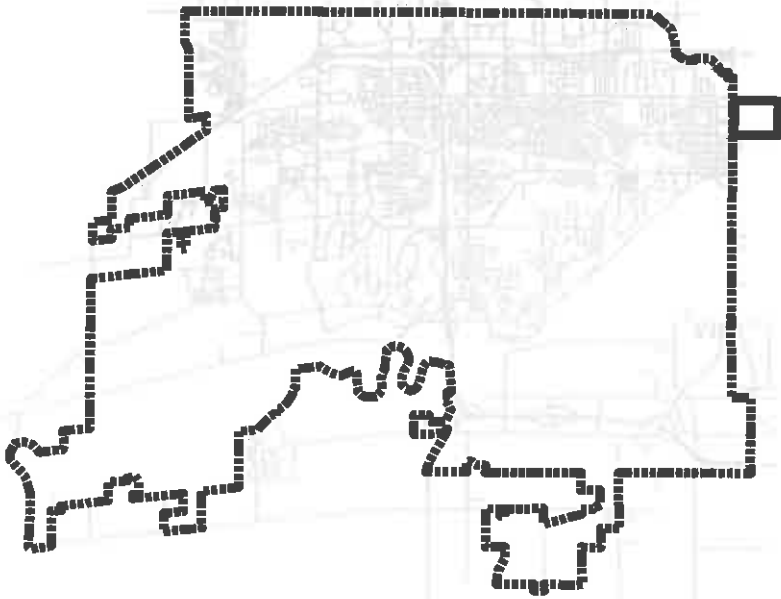
	Total Approved	Total Completed
Contract Price	\$707,707.00	\$703,471.97
Approved Change Order 1	-\$18,326.43	
Approved Change Order 2	\$14,091.40	
Revised Contract Price	\$703,471.97	\$703,471.97
Materials Stored		\$0.00
Retainage (5%)		\$0.00
Total Earned Less Retainage		\$703,471.97
Total Previously Approved (list each)	Pay Request 1	\$228,994.18
	Pay Request 2	\$313,524.19
	Pay Request 3	\$125,780.00
	Pay Request 4	
	Pay Request 5	
	Pay Request 6	
Total Previously Approved		\$668,298.37
Amount Due This Request		\$35,173.60
Percent Complete		100%
Percent of Contract Period Utilized		100%

The amount **\$35,173.60** is recommended for approval for payment in accordance with the terms of the Contract

Contractor: J & K Contracting, LLC	Recommended By: Veenstra & Kimm, Inc	Checked By: <i>BJC</i> City of West Des Moines
Signature:	Signature:	Signature:
Name:	Name: Gerald E. Rinshart	Brian J. Hemesath, P.E.
Title:	Title: Project Manager	Title: Interim City Engineer
Date:	Date:	Date:



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:	Grand Avenue Siphon Replacement		
LOCATION:	1st Street & Grand Avenue		
DRAWN BY: JDR	DATE: 11/07/2016	PROJECT: 0510-048-2015	SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

4(i)

DATE: November 27, 2017

ITEM:

Resolution - Approving Professional Services Agreement
City Hall Space Planning

FINANCIAL IMPACT:

The cost of the Professional Services Agreement associated with the study for this project is anticipated not to exceed \$46,000.00 for Basic Services. Should the cost for the professional services be projected to exceed the amounts set forth in the contract, staff would not authorize such expenditures without further approval by the City Council. All work will be billed on an hourly basis using the established hourly fee structure as set forth in the contract. All costs for these services can be paid from account no. 500.000.000.5250.495 with the ultimate funding intended to come from General Funds for Capital Improvements.

BACKGROUND:

Approval of this action authorizes Invision Architecture to perform the professional services necessary for the space planning of City Hall located at 4200 Mills Civic Parkway. Some major HVAC improvements at City Hall are being scheduled for construction in 2018-2019. Carpet replacement, ceiling grid replacement, and painting are being considered as part of the HVAC improvements since City Hall users and occupants will already be inconvenienced. Invision Architecture will review the space in City Hall and determine how we can better utilize the space we have.

The Engineering Services Department retains professional consultants based on their past work experience, qualifications of their staff, familiarity with the project, manpower availability, and past performance. Once a firm has been selected based on the above criteria, City staff then negotiates a fee with the consultant for performing the desired scope of services. City staff attempts, whenever feasible, to distribute professional services work on an equitable basis to qualified firms maintaining local metropolitan area offices who have expressed interest in working for the City of West Des Moines.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Resolution Approving Professional Services Agreement for City Hall Space Planning.

Lead Staff Member: Brian J. Hemesath, P.E., Interim City Engineer *BJH*

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney <i>RS</i>
Agenda Acceptance	<i>KS</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT

WHEREAS, funding is available for the following described public project:

**City Hall Space Planning
Project No. 0705-003-2017**

and,

WHEREAS, said Space Plan needs to be prepared; and,

WHEREAS, Engineering Services Department staff have recommended said Space Plan be prepared by Invision Architecture, and,

WHEREAS, the Engineering Services Department has obtained a written proposal from Invision Architecture to do the work requested, which estimates the following cost to the City of West Des Moines;

Basic Services of the Consultant \$46,000.00

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that Invision Architecture is hereby directed to prepare the Space Plan for the above named project.

BE IT FURTHER RESOLVED, that the City Clerk is authorized and directed to enter into an agreement with Invision Architecture for the cost indicated above as payment by the City of West Des Moines for the services indicated.

PASSED AND APPROVED on this **27th** day of **November, 2017**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this 27 day of November, 2017, by and between the CITY OF WEST DES MOINES, a municipal corporation, hereinafter referred to as "City", and INVISION Architecture, LTD, (Fed. I.D. #42-0921076), a professional corporation incorporated and licensed under the laws of the State of Iowa, party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

Services provided under this Agreement for the City Hall Space Planning (Project No. 0705-003-2017) shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, including any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant	\$46,000
II. Resident Consultant Services	_____
Total	\$46,000

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant' representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily

injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.

- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company licensed to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.
- E. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of West Des Moines
Attn: Ryan T. Jacobson, City Clerk
Address: 4200 Mills Civic Parkway
City, State: West Des Moines, IA 50265-0320

FOR THE CONSULTANT:

Name: INVISION Architecture, LTD
Attn: Mark Nevenhoven
Address: 303 Watson Powell Jr. Way
City, State: Des Moines, IA

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of age, color, creed, disability, gender identity, national origin, race, religion, sex, sexual orientation, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their age, color, creed, disability, gender identity, national origin, race, religion, sex, sexual orientation, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees to indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorney's fees, and court costs for any damage or loss which is due to or arises from a breach of this Agreement, or from negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its sub consultants or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

- A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.
- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly

waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be effected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement at any time if it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. The Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

22. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to effect the provisions and purposes of this Agreement.

23. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

INVISION Architecture, LTD

CITY OF WEST DES MOINES

BY: _____
Mark Nevenhoven, AIA, Partner

BY: _____
Ryan T. Jacobson, City Clerk

ATTACHMENT 1

SCOPE OF SERVICES

The scope of this project is to evaluate the current departmental uses and layouts throughout City Hall and to develop a new organizational plan for the building and departments that will assist in better collaboration, efficiency, and service to the public. The process will determine the following:

- current and future capacity needs of the building
 - evaluate the current and future needs of each department including work styles
 - establish space needs planning for each department
 - evaluate location of departments based on collaboration and efficiency
 - establish building and program space standards
 - develop new departmental configurations for working efficiencies
 - assess possible common reception area for departments to address control and safety concerns
 - develop phasing and cost estimates for consideration
1. Preliminary steps
 1. Gather information and document the existing building and site. City will provide existing documents in PDF format and paper format for original building design and any changes that have occurred since the original construction.
 2. Physical walk through of building to document and photograph existing conditions.
 3. Provide City with list of information and documents that need to be provided to define demographics.
 4. Gather and review existing departmental layouts, space allocation and user information from documents provided by City.
 5. Develop existing program document and base plans to determine building capacity and inefficiencies.
 2. Project Kick Off
 1. Objectives: Introductions, organization of the team, document project expectations, confirm scope, schedule, staff engagement, deliverables, documentation format, lines of communication and reporting relationships
 2. Present Discovery process approach
 3. Gather owner-provided information.
 3. Discovery Session #1
 1. Objectives: Establish the broad goals, objective and institutional "big picture." Understand strategic direction and services, evaluate strategy, better define challenges and trends.
 2. Provide homework for users that will require group discussion.
 4. Discovery Session #2
 1. Objectives: Report out departmental discussions.
 2. Develop spectrum exercises and review data gathering process.
 3. Tabletop exercises to understand departmental relationships.
 5. Strategy Session
 1. Objectives: Present findings of demographic research, data gathering, and spectrum evaluation that establishes design direction.
 2. Review initial relationship and special diagrams developed from Discovery findings.
 6. Implementation Session
 1. Objectives: Present concepts of reorganization plan and departmental layouts.
 2. Review initial relationship and special diagrams developed from Discovery findings.
 7. Report Meeting
 1. Objectives: Present final report.

ATTACHMENT 2
PROJECT SCHEDULE

December 2017

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
				December 1 Project Kick Off	2	3
December 4-7 Preliminary Steps		December 6 Discovery Session 1			9	10
11	12	December 13 Discovery Session 2	14	15	16	17
18	19	20	December 21 Strategy Session	22	23	24
25	26	27	28	29	30	31
Christmas Day						Christmas Eve New Year's Eve

January 2018

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2	3	4	5	6	7
New Year's Day						
8	9	January 10 Implementation Session	11	12	13	14
January 15 City Council Materials Due for Review	16	17	18	19	20	21
January 22 City Council Meeting	23	24	25	26	January 27 City Council Work Session	28
29	30	31				

ATTACHMENT 3
SCHEDULE OF FEES

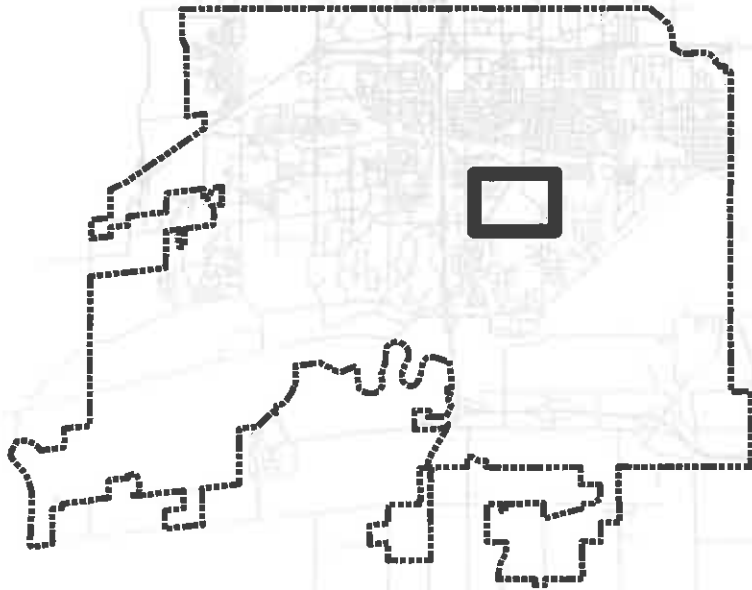
August 2017

Partner	\$250
Principal	\$165
Architect	\$85 - \$140
Project Manager	\$75 - \$150
Intern Architect	\$65-\$90
Student Intern	\$55
Interior Designer	\$80-\$95
Medical Planner	\$140 - \$150
Standards and Model Content Manager	\$110
Specification Writer	\$135- \$150
Graphic Designer	\$95
Draftsperson	\$70 - \$90
Administrative	\$55-\$150

Services provided on an hourly basis shall be performed in accordance with the Standard Hourly Rate Schedule in effect at the time of performance. This schedule is updated annually and will be adjusted with normal review practices.



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

City Hall Space Planning

LOCATION:

4200 Mills Civic Parkway

DRAWN BY: JDR

DATE: 11/13/2017

PROJECT NUMBER: 0705-003-2017
SUBDIVISION NAME:

SHT. 1 of 1

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 27, 2017

ITEM: Resolution – Authorizing Application for Surface Transportation Block Grant (STBG) Program Funding – Des Moines Area Metropolitan Planning Organization

FINANCIAL IMPACT: Potentially up to \$1,433,890.

BACKGROUND: The Des Moines Area Metropolitan Planning Organization (MPO) is accepting Surface Transportation Block Grant (STBG) funding applications from member governments, the Iowa Department of Transportation, and the Des Moines Metropolitan Transit Authority. Applications are due December 8, 2017. The STBG program was formerly known as the Surface Transportation Program, or STP. The MPO will evaluate applications during January and February 2018. The STBG funds will then be awarded to successful projects for Federal Fiscal Year 2022.

The STBG program requires the recipient of the funds to commit non-federal matching funds equal to at least 20 percent of the total project cost. The application currently indicates the City would commit 26% of the funds to the project.

The future reconstruction of Grand Avenue from 1st Street to 6th Street is recommended for the STBG grant application. The City has already been awarded a total of \$2,252,550 of STBG funds over the last 2 years. Construction is anticipated to begin in 2020.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

RECOMMENDATION: Staff recommends that the City Council authorize staff to file applications for the below listed projects and that the Council authorize the Mayor and the City Manager to act on the City's behalf in filing the application, approve the indicated priority and match amounts for the projects, and agree to maintain the completed projects for at least twenty years, as indicated in the proposed resolution.

Surface Transportation Block Grant Program:

- Grand Avenue Widening – 1st Street to 6th Street

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer *BH*

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	
Agenda Acceptance	<i>AS</i>

PUBLICATION(S) (if applicable)	
Published in	
Date(s) Published	

SUBCOMMITTEE REVIEW			
Committee			
Date Reviewed			
Recommendation	Yes	No	Split

Attachments: Attachment A - Resolution
Exhibit A - Project Recommendations

Attachment A

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, AUTHORIZING THE CITY TO SUBMIT APPLICATIONS TO THE DES MOINES METROPOLITAN PLANNING ORGANIZATION FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM FUNDING FOR FFY 2022 AND PLEDGING THAT THE CITY WILL PROVIDE MATCHING FUNDS FOR FEDERAL FUNDS RECEIVED

WHEREAS, the City of West Des Moines is a full member of the Des Moines Area Metropolitan Planning Organization; and

WHEREAS, the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; and

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications; and

WHEREAS, the City Council of the City of West Des Moines on November 27, 2017, directed staff to file applications for Surface Transportation Block Grant (STBG) program funding for Federal Fiscal Year 2022;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council authorizes the City Manager and the Mayor to sign the applications to the Des Moines Metropolitan Planning Organization and sign all pertinent papers on behalf of the City as they relate to these applications.

SECTION 2. The City of West Des Moines supports and approves the applications for Federal Surface Transportation Block Grants or the projects identified in Exhibit A.

SECTION 3. The City of West Des Moines pledges matching funds for federal funds received, as required by the Federal Surface Transportation Block Grant Program.

SECTION 4. The City of West Des Moines accepts and agrees to maintain improvements partially funded by the Federal Surface Transportation Block Grant Program for a minimum of twenty (20) years upon completion of the project.

PASSED AND ADOPTED this 27th day of **November, 2017**.

Steven K. Gaer, Mayor

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on November 27, 2017, by the following vote:

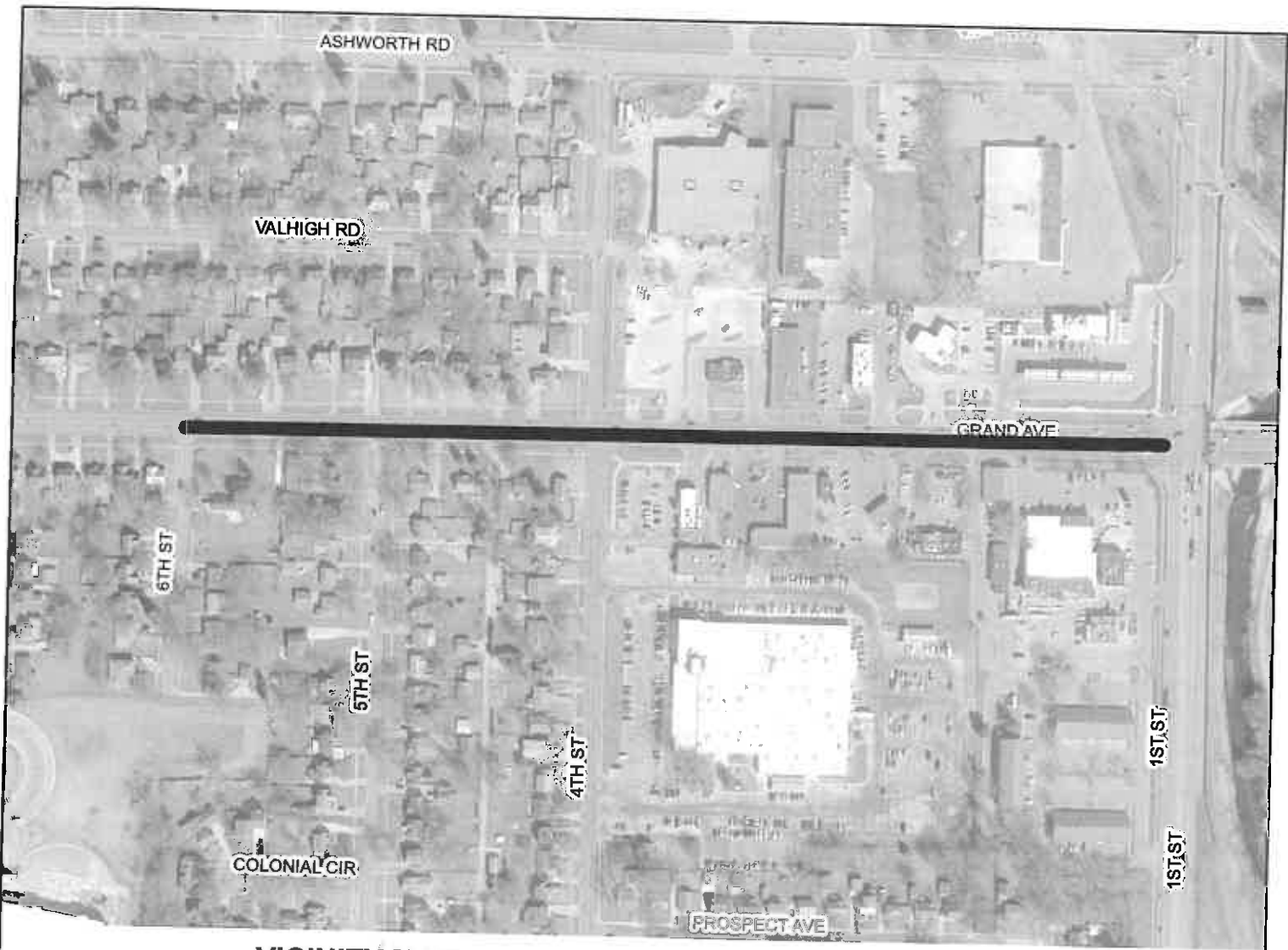
ATTEST:

Ryan Jacobson, City Clerk

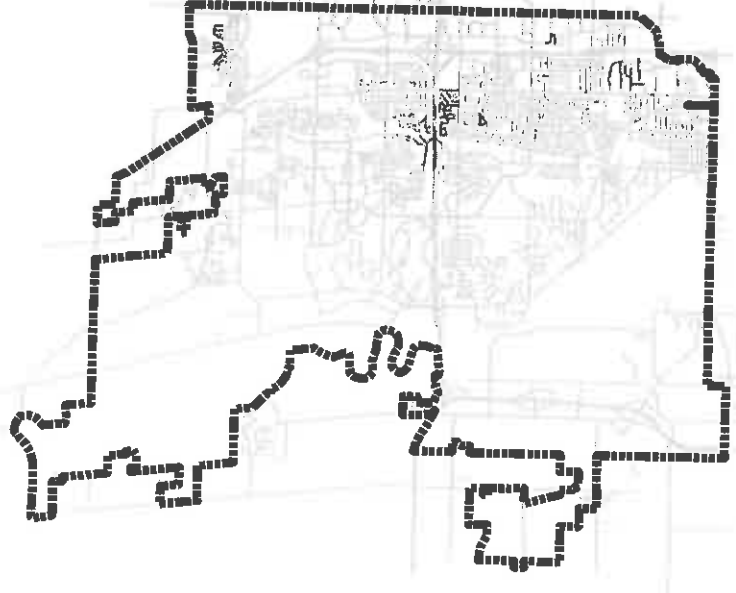
Exhibit A

**City of West Des Moines
Surface Transportation Program Applications
November 2017
For Federal Fiscal Year 2022**

Surface Transportation Program	Total Est. Cost	STP/STBG Funds Already Awarded	STP/STBG Funds Request	Other Grants Already Awarded (TSIP)	City Match	Match Percent
Grand Avenue Widening – 1 st Street to 6 th Street	\$5,586,440	\$2,252,550	\$1,400,000	\$500,000	\$1,433,890	26%



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:	Grand Avenue Reconstruction 0510-031-2016	
LOCATION:	Grand Avenue - 1st Street to 6th Street	
DRAWN BY: JDR	DATE: 9-6-2016	SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM: Resolution - Approval and Acceptance of Purchase Agreements and Conveyance of Property Interests for Project Osmium Public Infrastructure (Middle Creek Trunk Sewer Extension)

FINANCIAL IMPACT: \$6,200.00 (previously budgeted)

SYNOPSIS: Property interests necessary for the Project Osmium Public Infrastructure (Middle Creek Trunk Sewer Extension) have been acquired through negotiated purchase agreements at the appraised fair market value from the owners shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the appraisals shown in bold, if any. The attached resolution approves the purchase agreements and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 640.000.000.5550.730, Project No. 0510-015-2017.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Adopt Resolution Approving and Accepting Purchase Agreements and Conveyance of Property Interests to the City of West Des Moines for the Project Osmium Public Infrastructure (Middle Creek Trunk Sewer Extension).

Lead Staff Member: Brian J. Hemesath, P.E., Interim City Engineer *BJA*

STAFF REVIEWS

Department Director	<i>RJS</i> Richard J. Scieszinski, City Attorney
Appropriations/Finance	<i>JBW</i>
Legal	<i>JBW</i>
Agenda Acceptance	<i>JBW</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENTS AND
CONVEYANCE OF PROPERTY INTERESTS FOR THE CONSTRUCTION OF THE PROJECT
OSMIUM PUBLIC INFRASTRUCTURE (MIDDLE CREEK TRUNK SEWER EXTENSION,
PROJECT NO. 0510-015-2017)**

WHEREAS, on June 26, 2017, the City Council of the City of West Des Moines, Iowa established the fair market value and authorized the acquisition of property and easements, including any leasehold interests, necessary for the construction of the Project Osmium Public Infrastructure (Middle Creek Trunk Sewer Extension, Project No. 0510-015-2017); and

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, the City of West Des Moines has negotiated purchase agreements for the acquisition of property interests necessary for the Project; and

WHEREAS, the names of the property owners and the fair market value of the property to be acquired through purchase agreements are attached hereto as **Exhibit "A"** and made a part of this resolution; and

WHEREAS, documents conveying property interests necessary to complete the project have been presented to the City for approval; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.
2. The City Clerk is directed to certify the Council's approval and acceptance.

Exhibit "A"

**PROJECT OSMIUM PUBLIC INFRASTRUCTURE
(MIDDLE CREEK TRUNK SEWER EXTENSION, PROJECT NO. 0510-015-2017)**

<u>PARCEL #</u>	<u>PROPERTY OWNER</u>	<u>ACQUIRED PRICE-FMV</u>
"1"	Davis Estates, Ltd. Michael Blaser, Attorney at Law along Middle Creek between 30th Avenue and Interstate 35	\$6,200.00
	TOTAL	\$6,200.00

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM: Resolution - Approval and Acceptance of Purchase Agreements and Conveyance of Property Interests for Project Osmium Public Infrastructure (Veterans Parkway: SE Maffitt Lake Road to SE Adams Street)

FINANCIAL IMPACT: \$185,000.00 (previously budgeted)

SYNOPSIS: Property interests necessary for the Project Osmium Public Infrastructure (Veterans Parkway: SE Maffitt Lake Road to SE Adams Street) have been acquired through negotiated purchase agreements at the appraised fair market value from the owners shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the appraisals shown in bold, if any. The attached resolution approves the purchase agreements and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 500.000.000.5550.730, Project No. 0510 007 2017.

OUTSTANDING ISSUES (if any): This acquisition is a total taking which includes \$18,500 advance payment with balance minus costs due at Closing (tentatively scheduled on or before 06/01/18).

RECOMMENDATION:

Adopt Resolution Approving and Accepting Purchase Agreements and Conveyance of Property Interests to the City of West Des Moines for the Project Osmium Public Infrastructure.

Lead Staff Member: Brian J. Hemesath, P.E., Interim City Engineer *BH*

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	<i>[Signature]</i>
Legal	<i>JBW</i>
Agenda Acceptance	<i>[Signature]</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENTS AND
CONVEYANCE OF PROPERTY INTERESTS FOR THE CONSTRUCTION OF THE PROJECT
OSMIUM PUBLIC INFRASTRUCTURE (VETERANS PARKWAY: SE MAFFITT LAKE
ROAD TO SE ADAMS STREET, PROJECT NO. 0510-007-2017)**

WHEREAS, on June 26, 2017, the City Council of the City of West Des Moines, Iowa established the fair market value and authorized the acquisition of property and easements, including any leasehold interests, necessary for the construction of the Project Osmium Public Infrastructure (Veterans Parkway: SE Maffitt Lake Road to SE Adams Street, Project No. 0510-007-2017); and

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, the City of West Des Moines has negotiated purchase agreements for the acquisition of property interests necessary for the Project; and

WHEREAS, the names of the property owners and the fair market value of the property to be acquired through purchase agreements are attached hereto as **Exhibit "A"** and made a part of this resolution; and

WHEREAS, documents conveying property interests necessary to complete the project have been presented to the City for approval; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.
2. The City Clerk is directed to certify the Council's approval and acceptance.

3. The City Attorney is authorized to take all steps necessary and consistent with the Purchase Agreements to acquire the property interests.
4. The documents shall be filed with the county recorder as appropriate.
5. The Director of Finance is authorized to make payment to the property owners shown on the attached **Exhibit "A"** pursuant to the terms and conditions of the Purchase Agreements.

PASSED AND ADOPTED this 27th day of November, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit "A"

**PROJECT OSMIUM PUBLIC INFRASTRUCTURE
(VETERANS PARKWAY: SE MAFFITT LAKE ROAD TO SE ADAMS STREET,
PROJECT NO. 0510-007-2017)**

<u>PARCEL #</u>	<u>PROPERTY OWNER</u>	<u>ACQUIRED PRICE-FMV</u>	
"007-15"	Colin P. Tormey 1875 SE County Line Rd	\$185,000.00	*total acquisition (dwelling): \$18,500 advance payment with balance due at Closing (on or before June 1, 2018) *includes additional \$5,000 for moving and relocation cost and expenses
	TOTAL	\$185,000.00	

NO CHANGE FROM PREVIOUS READING

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: November 27, 2017

ITEM: 1st Street Redevelopment PUD, SW corner of 1st Street and Grand Avenue – Amend PUD to revise the timing of streetscape installation along Grand Avenue and 1st Street for PUD Parcel 1 – First Street, LP – ZC-003656-2017

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The 1st Street Redevelopment PUD requires that the developer submit a minor modification for the installation of street scape plantings along Grand Avenue and 1st Street in front of Parcels 1 and 2 (True Value and Sully's) within 2 years of the approval of the PUD. The 1st Street Redevelopment PUD was approved on November 2, 2015. At the time of the PUD writing, Grand Avenue was not slated for reconstruction until far into the future. The reconstruction of Grand Avenue has now been moved up in the list of priorities and is slated for likely construction in 2020, with a 1 year to 18 month construction time-frame. The applicant is requesting that the installation of streetscape plantings along Grand Avenue and 1st Street be delayed to be coordinated with the Grand Avenue reconstruction because of the disturbed area related to the widening of Grand Avenue will impact the 1st Street Redevelopment site. The trigger within the PUD will be revised to state the streetscape and parking lot of Parcel 1 (the True Value property) will need to be modified in conjunction with the widening of Grand Avenue.

Previous Council Action:

Vote: 5-0 approval

Date: November 13, 2017

Motion: Approval of the First Reading of the amendment to the PUD.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the 1st Street Redevelopment PUD Ordinance Amendment in final form, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz **BP**

Staff Reviews:

Department Director	LP
Appropriations/Finance	APFS
Legal	APFS
Agenda Acceptance	APFS (R)

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Date(s) Published	October 27, 2017
Letter sent to surrounding property owners	10/26/2017

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	Not reviewed		
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

Exhibit I

Proposed PUD Ordinance Amendment

Prepared by: B. Portz, Development Services, PO Box 65320, W.D.M., IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, AND ORDINANCE #2122, 2135, AND 2184 PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. AMENDMENT. Ordinance #2122, 2135, and 2184 pertaining to the **1st Street Redevelopment PUD**, Section 13: *Landscaping*; Subsection B: *Streetscaping* is hereby amended by adding the following bolded italicized text and deleting the highlighted strikethrough text:

- B. Streetscaping: A landscaped edge with hardscape elements or "streetscape" shall be provided along Grand Avenue and 1st Street. These streetscapes are intended to provide desired green to the city, reinforce a district identity, provide visual screening of parking and other negative site elements, bring human scale to adjoining buildings and provide traffic calming benefits. The streetscape shall be accomplished in accordance with the Grand Avenue redevelopment plan streetscaping intent and shall include vegetation, furniture, and ornamental stone wall screening elements as illustrated in the redevelopment plan. Pedestrian elements such as patios and walkways may encroach into the streetscape area; however, no buildings or off street parking may.

A minimum ten foot (10') streetscape easement shall be provided along Grand Avenue and 1st Street to the first drive entrance onto 1st Street to provide area for district streetscape, signage and to maintain utility corridors. Said easement shall be adjusted at the corners of intersecting streets if necessary to provide a full depth streetscape easement area around traffic signal equipment easements. The developer shall provide the necessary easements at the time of site plan approval. The streetscape easement width may be modified to accommodate the existing parking lot location along parcels 1 and 2.

Streetscape landscaping shall be placed within the streetscape easement of the property. Landscape vegetation and amenities such as pedestrian benches and ornamental wall stones shall be implemented within the streetscape area to provide screening of off street parking areas to a minimum height of three feet (3'). To aid in achieving this, a minimum of two (2) trees and ten (10) shrubs shall be required for every fifty (50) linear feet of streetscape distance. Of the required number of trees, a minimum of one-half ($1/2$) must be overstory in nature. No substitution of shrubs for required trees shall be allowed. Additionally, three (3) "ornamental wall stones" as illustrated in the Grand Avenue redevelopment plan shall be provided for every one hundred (100) linear feet of streetscape. It is recommended that the stones be clustered in groups of at least three (3) stones amongst and between groups of shrubs to provide mass and screening

rather than be equally spaced along the streetscape length. With city council approval at the site plan application, the developer can defer installation of required streetscape elements or plantings to accommodate changes in interim or future access drives.

~~Within twenty four (24) months of the PUD approval,~~ *In coordination with the reconstruction of Grand Avenue,* the developer must submit a minor modification application for *PUD* parcels 1 ~~and 2~~ to initiate installation of the streetscape improvements along the Grand Avenue frontage and the 1st Street frontage for *PUD* parcels 1 ~~and 2~~. ~~See exhibit D.~~ Said minor modification shall also include parking lot modifications *as needed* ~~and a new retro style pole sign identifying the tenants of parcels 1 and 2.~~

SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 3. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 4. OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the ____ day of _____, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2017.

Ryan T. Jacobson
City Clerk

No Change From Previous Reading

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM:

Motion - Approval of Traffic Code Amendment
Special Speed Zones
Veterans Parkway – East Corporate Limits to SE Maffitt Lake Road
Second Reading, Waive Third Reading, and Adoption of Ordinance in Final Form

FINANCIAL IMPACT:

None

BACKGROUND:

Approval of the ordinance will assign a 40 mph speed limit to the section of Veterans Parkway from the East Corporate Limits to SE Maffitt Lake Road. This section of Veterans Parkway is currently 35 mph and a traffic speed study and roadway geometrics indicates that a 40 mph speed limit on this section of Veterans Parkway is appropriate.



RECOMMENDATION:

City Council Adopt:

Motion approving Second Reading, Waive Third Reading, and Adoption of Ordinance in Final Form

Lead Staff Member: Jim Dickinson, P.E. 

STAFF REVIEWS

Department Director	Bret Hodne, Public Services Director 
Appropriations/Finance	Tim Stiles, Finance Director
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)		SUBCOMMITTEE REVIEW (if applicable)		
Published In	Des Moines Register	Committee	Public Services	
Dates(s) Published		Date Reviewed	November 6, 2017	
		Recommendation	Yes	No
				Split

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING PROVISION PERTAINING TO THE TRAFFIC CODE RELATING TO OFFICIAL TRAFFIC CONTROLS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA.

SECTION 1: TITLE 6 (MOTOR VEHICLE AND TRAFFIC), CHAPTER 9, SECTION 6-9-10: SPECIAL SPEED ZONES: is hereby amended by adding the following paragraphs:

Delete:

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Speed</u>
Southwest Connector	Army Post Road	Southern terminus	35 mph

Add:

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Speed</u>
Veterans Parkway	East Corporate Limits	SE Maffitt Lake Road	40 mph

SECTION 2. REPEALER. All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, provisions, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 4. VIOLATION. Any person who violates the provisions of this Ordinance, upon conviction, shall be punished with a fine not to exceed \$100.00 plus applicable surcharge and court costs.

SECTION 5. WHEN EFFECTIVE. This Ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

PASSED AND APPROVED this 27th day of November, 2017.

Steven K. Gaer, Mayor

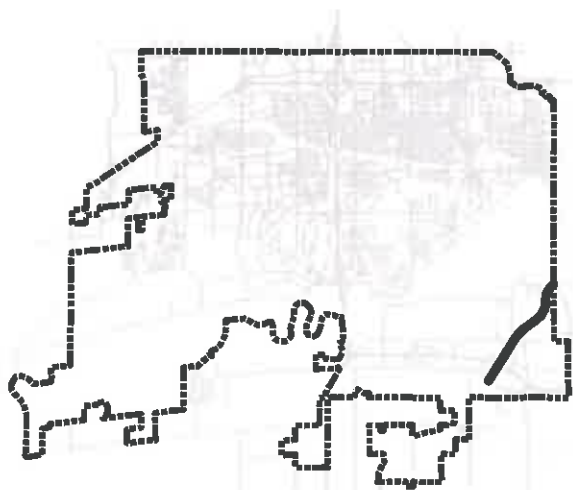
ATTEST:

Ryan T. Jacobson
City Clerk

Published in the Des Moines Register this _____ day of _____.



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Traffic Code Amendment Special Speed Zones

LOCATION:

Veterans Parkway - East Corporation Limits to SE Maffitt Lake Road

DRAWN BY: REF

DATE: 10-30-2017

PROJECT: Special Speed Zones

SHT. 1 of 1

No Change From Previous Reading

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM:

Motion - Approval of Traffic Code Amendments
Truck Routes
South 60th Street – Mills Civic Parkway to Grand Avenue
Second Reading, Waive Third Reading, and Adoption of Ordinance in Final Form

FINANCIAL IMPACT:

None.

BACKGROUND:

This ordinance will designate South 60th Street as a truck route between Mills Civic Parkway and Grand Avenue. 60th Street is currently designated as a truck route from University Avenue to Mills Civic Parkway and this change would continue this designation on south to Grand Avenue.



RECOMMENDATION:

City Council Adopt:

Motion approving Second Reading, Waive Third Reading, and Adoption of Ordinance in Final Form

Lead Staff Member: Jim Dickinson, P.E. 

STAFF REVIEWS

Department Director	Bret Hodne, Public Services Director 
Appropriations/Finance	Tim Stiles, Finance Director
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)		SUBCOMMITTEE REVIEW (if applicable)		
Published In	Des Moines Register	Committee	Public Services	
Dates(s) Published		Date Reviewed	November 6, 2017	
		Recommendation	Yes	No
				Split

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING PROVISION PERTAINING TO THE TRAFFIC CODE RELATING TO OFFICIAL TRAFFIC CONTROLS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA,

SECTION 1. TITLE 6: (MOTOR VEHICLE AND TRAFFIC), CHAPTER 9: SECTION 6-9-12-2: TRUCK ROUTES: is hereby amended by revising the following paragraph:

Delete:

<u>Street</u>	<u>From</u>	<u>To</u>
Sixtieth (South) Street	Wistful Vista Drive	Mills Civic Parkway

Add:

<u>Street</u>	<u>From</u>	<u>To</u>
Sixtieth (South) Street	Wistful Vista Drive	Grand Avenue

SECTION 2. REPEALER. All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, provisions, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 4. VIOLATION. Any person who violates the provisions of this Ordinance, upon conviction, shall be punished with a fine not to exceed \$100.00 plus applicable surcharge and court costs.

SECTION 5. WHEN EFFECTIVE. This Ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

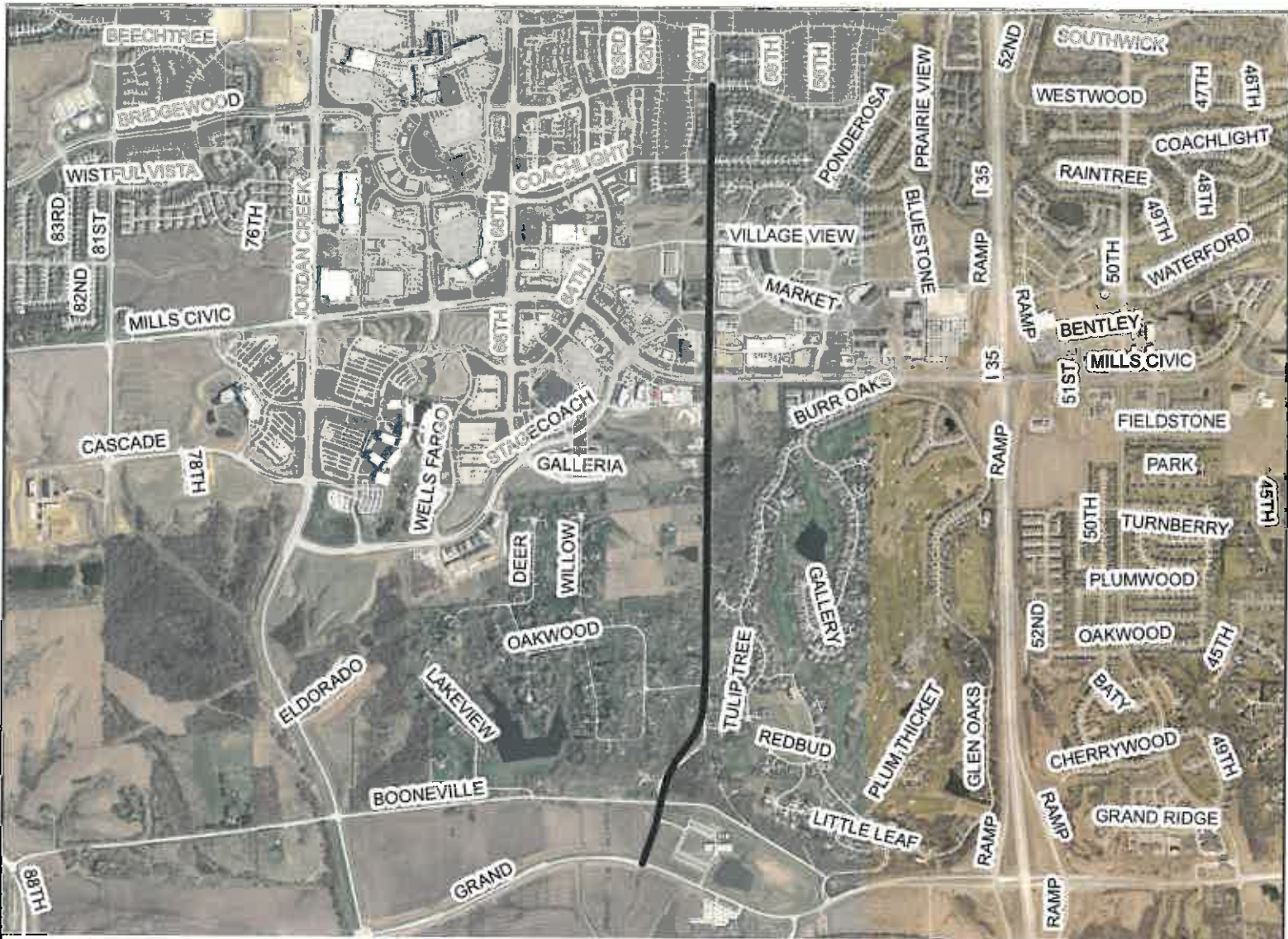
PASSED AND APPROVED this 27th day of November, 2017

Steven K. Gaer, Mayor

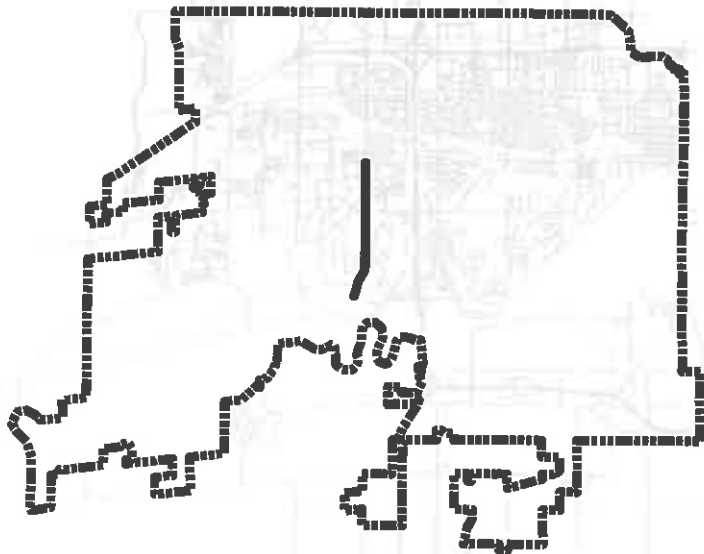
ATTEST:

Ryan T. Jacobson
City Clerk

Published in the Des Moines Register this _____ day of _____.



VICINITY MAP



LEGEND

PROJECT LOCATIONS 



PROJECT: **Approval of Traffic Code Amendment, Truck Routes**

LOCATION: **South 60th Street - Wistful Vista Drive to Grand Avenue**

DRAWN BY: REF

DATE: 11-13-2017

SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: November 27, 2017

ITEM: Ordinance Amendment - Amend Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions) to add a definition for distilleries and tasting rooms, Amend Title 9 (Zoning) Chapter 6 (Commercial, Office and Industrial Zoning District), Section 6 (Commercial, Office and Industrial Use Regulations) to add SIC 2085 – Distillery, Amend Title 9 (Zoning), Chapter 10 (Performance Standards) to add regulations for distilleries with a tasting room, and Amend Title 9 (Zoning), Chapter 15 (Off Street Parking and Loading) to regulate parking requirements for distilleries with a tasting room – City Initiated – AO-003660-2017 (Continued from November 13, 2017)

Ordinance: Approval of First Reading

FINANCIAL IMPACT: Undetermined.

BACKGROUND: At the last Iowa legislative session, legislation was adopted that allows distilleries to sell their products by the glass for on-site consumption with the proper liquor license. This new legislation goes into effect on January 1, 2018. Because of this new legislation, staff reviewed City code and found that SIC 2085, Distillery was not specifically listed, however, SIC 208, Beverages (which distilleries would fall under) was listed as a Permitted Conditional Use in Business Park and Light Industrial zoning and permitted by right in General Industrial zoning. Nothing in the code addressed tasting rooms for on-site consumption associated with a distillery. Staff determined that because the liquor will be sold retail, a tasting room operates similar to a bar versus free tasting with prospective retailers of the product as would be done as part of the wholesale of the liquor. Per a recent change to City Code, taprooms associated with a brewery are allowed in the same zoning districts in which distilleries are allowed. To be consistent with that recent City Code change, staff requests approval of an ordinance amendment to define tasting rooms, to allow tasting rooms in association with a distillery as a permitted conditional use in the General Industrial, Light Industrial, Business Park, and other commercial districts and to establish requirements for area coverage, licensing, and parking.

Plan and Zoning Commission Action:

Vote: 6-0 approval. Commissioner Costa absent

Date: November 20, 2017

Motion: Adopt a resolution recommending the City Council approve the ordinance amendment.

November 6, 2017 Meeting:

This request was originally considered by the Plan & Zoning Commission on November 6, 2017. At the meeting a resident spoke in opposition to the allowance of distilleries with tasting rooms in Neighborhood Commercial districts due to concerns on the safety of alcohol production uses, especially located in proximity to residential areas. The Commission voted to continue the Ordinance Amendment request to the November 20, 2017 meeting to allow input from the Fire Marshal regarding allowing distilleries within Neighborhood Commercial districts.

November 20, 2017 Meeting:

At the November 20, 2017 Plan & Zoning Commission meeting, the Commission heard from a resident that was concerned with allowing distilleries with tasting rooms in Neighborhood Commercial districts due to their close proximity to residential areas. The Fire Marshal spoke about the safety measures that were in place in the fire code and the building code to allow these types of uses. He stated that he did not have any more concern about distilleries than any other land use that might be allowed in a Neighborhood Commercial area. Several Commission members stated that they didn't think a distillery was appropriate in a Neighborhood Commercial area. The Plan & Zoning Commission members voted to recommend approval of the ordinance amendment with the modification to remove distilleries with a tasting room as a Permitted Conditional Use in Neighborhood Commercial districts. The attached ordinance has been revised to reflect the Plan and Zoning Commission recommendation.

OUTSTANDING ISSUES: There are no outstanding issues. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- City Council Subcommittee (*Not presented due to the cancellation of meetings in October*)
- Staff Review and Comment
 - *Size of Distilleries*
 - *Parking Requirements*
 - *Review Process*
 - *Staff Recommendation*
- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendation and Conditions of Approval

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the first reading to amend City Code to regulate tasting rooms associated with distilleries, subject to the removal of distilleries with a tasting room as a Permitted Conditional Use in Neighborhood Commercial districts and subject to meeting all City Code requirements.

Lead Staff Member: Brian Portz, AICP *BP*

STAFF REVIEWS:

Department Director	<i>LS</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>BP</i> <i>LS</i>

PUBLICATION(S) (if applicable)

Published In	<i>Des Moines Register</i>
Date(s) Published	October 27, 2017
Letter sent to surrounding property owners	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	Not reviewed		
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Exhibit I - Plan and Zoning Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Proposed Rezoning Ordinance (*now Exhibit II*)
- Exhibit II - Proposed Rezoning Ordinance

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION**

Meeting Date: November 20, 2017

Item: Ordinance Amendment - Amend Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions) to add a definition for distilleries and tasting rooms, Amend Title 9 (Zoning) Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations) to add SIC 2085 – Distillery, Amend Title 9 (Zoning), Chapter 10 (Performance Standards) to add regulations for distilleries with a tasting room, and Amend Title 9 (Zoning), Chapter 15 (Off Street Parking and Loading) to regulate parking requirements for distilleries with a tasting room – City Initiated – AO-003660-2017 (deferred from November 6, 2017)

Request Action: Approval of an amendment to the City Code

Case Advisor: Brian S. Portz, AICP *BP*

Applicant's Request: At the last legislative session, legislation was adopted that allows distilleries to sell their products by the glass for on-site consumption with the proper liquor license. This new legislation goes into effect on January 1, 2018. Because of this new legislation, staff reviewed City code and found that SIC 2085, Distillery was not specifically listed, however, SIC 208, Beverages (which distilleries would fall under) was listed as a Permitted Conditional Use in Business Park and Light Industrial zoning and permitted by right in General Industrial zoning. Nothing in the code addressed tasting rooms for on-site consumption associated with a distillery. Staff determined that because the liquor will be sold retail, a tasting room operates similar to a bar versus free tasting with prospective retailers of the product as would be done as part of the wholesale of the liquor. Per a recent change to City Code, taprooms associated with a brewery are allowed in the same zoning districts in which distilleries are allowed. To be consistent with that recent City Code change, staff requests approval of an ordinance amendment to define tasting rooms, to allow tasting rooms in association with a distillery as a permitted conditional use in the General Industrial, Light Industrial, Business Park, and other commercial districts and to establish requirements for area coverage, licensing, and parking.

November 6, 2017 Meeting: At the November 6, 2017 Plan & Zoning Commission meeting, the Commission voted to continue the Ordinance Amendment request to the November 20, 2017 meeting to allow input from the Fire Marshal regarding allowing distilleries within Neighborhood Commercial districts due to concerns expressed at the public hearing on the safety of alcohol production uses, especially located in proximity to residential areas. Planning Staff again discussed the allowance of distilleries with tasting rooms within Neighborhood Commercial areas with the Fire Marshal and he indicated that he doesn't have any concerns with this type of use in Neighborhood Commercial or other Commercial districts, since there are Fire and Building Code regulations specific to inherent hazards of the use that will be put into place at the time of construction of such a use. The Fire Marshal said that he will be at the November 20th meeting to answer any questions that the Commission may have.

City Council Subcommittee: Due to cancellation of two Development and Planning City Council Subcommittee meetings in October, this item was not presented to the subcommittee.

Staff Review and Comment: Staff notes the following:

- **Size of Distilleries:** Staff proposes to limit which zoning districts that distilleries with tasting rooms can be located based on their size. As with breweries with a taproom, the smaller the distillery, the more commercial zoning districts they may be allowed. Specifically, distilleries of 5,000 square feet or less with a tasting room may be allowed with approval by the Board of Adjustment of a Permitted Conditional Use (Pc) Permit in Neighborhood Commercial (NC), Community Commercial (CMC), Support Commercial (SC), Regional Commercial (RC), Valley Junction Historical Business (VJHB), Warehouse Retail (WR), Business Park (BP), Light Industrial (LI), or General Industrial (GI) with a Permitted Conditional Use (Pc). Distilleries greater than 5,000 square feet, but less than or equal to 10,000 square feet with a tasting room are allowed with approval of a Pc in all of the above districts except for NC and VJHB. And, distilleries greater than 10,000 square feet with a tasting room are only allowed with approval of a Pc in BP, LI and GI districts.

- **Parking Requirements:** In coordination with the parking requirements for taprooms in association with a brewery, staff is proposing 3 parking spaces per 1,000 square feet for the distillery plus 1.5 parking spaces per 100 square feet for the area of the distillery where the tasting room is located.
- **Review Process:** Staff proposes that tasting rooms in association with distilleries be reviewed through the Permitted Conditional Use (Pc) permit process. This will enable a review of the licensing, the parking, and the distillery size limitations that are proposed to be included in the ordinance. It will also allow for the establishment of conditions of approval or restrictions should the Board of Adjustment determine such is necessary for the use to locate on a particular site.
- **Staff recommendation:** After further review, staff is recommending no changes to the ordinance amendment as proposed. Sufficient safeguards exist with the size restrictions, Permitted Conditional Use review process and the current regulations contained in the building and fire codes. Should the Plan and Zoning Commission wish to recommend further restrictions to distillery uses, the following modifications could be considered:
 - Place restrictions on on-site grain milling, allowing that operation only in industrial areas.
 - Change use matrix to remove the Permitted Conditional Use for distilleries from Neighborhood Commercial districts.
 - Allow in the designated zoning district depending on size only when no residential use or zoning is designated within 'X' feet of the proposed establishment. (Should this approach be chosen, staff seeks Commission recommendation on a suitable distance.)

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Noticing Information: On October 27, 2017, notice of the November 6, 2017, Plan and Zoning Commission and November 13, 2017 City Council public hearings for this project was published in the *Des Moines Register*.

Staff Recommendation and Conditions of Approval: Staff recommends the Plan & Zoning Commission approve a resolution recommending to the City Council approval of the ordinance amendment.

Attachments:

- Attachment A – Proposed Resolution
- Exhibit A – Proposed Ordinance

RESOLUTION NO. PZC-17-107

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN ORDINANCE TO AMEND TITLE 9 (ZONING), CHAPTER 2 (ZONING RULES AND DEFINITIONS) TO ADD A DEFINITION FOR DISTILLERIES AND TASTING ROOMS, TITLE 9 (ZONING), CHAPTER 6 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONING DISTRICTS), SECTION 6 (COMMERCIAL, OFFICE AND INDUSTRIAL USE REGULATIONS), SUBSECTION C, TABLE 6.1 (USE MATRIX) TO ADD SIC 2085 – DISTILLERY, AMEND TITLE 9 (ZONING), CHAPTER 10 (PERFORMANCE STANDARDS) TO ADD REGULATIONS FOR DISTILLERIES WITH A TASTING ROOM, AND AMEND TITLE 9 (ZONING), CHAPTER 15 (OFF STREET PARKING AND LOADING) TO REGULATE PARKING REQUIREMENTS FOR DISTILLERIES WITH A TASTING ROOM

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, and Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, staff requests an amendment to Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions) to add a definition for distilleries and tasting rooms, Amend Title 9 (Zoning) Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix) to add SIC 2085 – Distillery, Amend Title 9 (Zoning), Chapter 10 (Performance Standards) to add regulations for distilleries with a tasting room, and Amend Title 9 (Zoning), Chapter 15 (Off Street Parking and Loading) to regulate parking requirements for distilleries with a tasting room;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, this Commission held a duly-noticed hearing to consider the application for an amendment to ordinance;

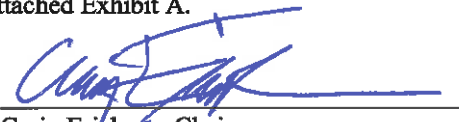
WHEREAS, this Commission did consider the application for an amendment to ordinance;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings for approval in the staff report or as amended orally at the Plan and Zoning Commission public hearing are adopted.

SECTION 2. The AMENDMENT TO ORDINANCE (AO-003660-2017) is recommended to the City Council for approval, as stated in the staff report or as amended in the attached Exhibit A.

PASSED AND ADOPTED on November 20, 2017.



Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:



Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 20, 2017 by the following vote:

AYES: Andersen, Brown, Crowley, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

ABSENT: Costa

ATTEST:



Recording Secretary

EXHIBIT II

Prepared by: B. Portz, West Des Moines Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

TO AMEND TITLE 9 (ZONING), CHAPTER 2 (ZONING RULES AND DEFINITIONS) TO ADD A DEFINITION FOR DISTILLERIES AND TASTING ROOMS, TITLE 9 (ZONING), CHAPTER 6 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONING DISTRICT), SECTION 6 (COMMERCIAL, OFFICE AND INDUSTRIAL USE REGULATIONS), SUBSECTION C, TABLE 6.1 (USE MATRIX) TO ADD SIC 2085 – DISTILLERY, AMEND TITLE 9 (ZONING), CHAPTER 10 (PERFORMANCE STANDARDS) TO ADD REGULATIONS FOR DISTILLERIES WITH A TASTING ROOM, AND AMEND TITLE 9 (ZONING), CHAPTER 15 (OFF STREET PARKING AND LOADING) TO REGULATE PARKING REQUIREMENTS FOR DISTILLERIES WITH A TASTING ROOM

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Section 2 (Definitions), is hereby amended by placing in alphabetical order the following definitions in italicized and bold lettering:

Distillery: A business that produces an alcoholic product by the process of distillation.

Tasting Room: Any portion of a distillery where either the sale or consumption of the distillery product by the glass occurs.

Section 2. Amendment. Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District), Section 6 (Commercial, Office and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix – Division D - Manufacturing) is hereby amended by adding the text in italicized and bold lettering and deleting the strikethrough highlighted text:

SIC CODES	RC	CMC	NC	CVC	SC	VJC	VJHB	WR	BP	VJLI	LI	GI	OF	PCP	OS
<i>2082 Brewery with no taproom</i>									<i>Pc</i>		<i>Pc</i>	<i>P</i>			
<i>2082 Brewery less than or equal to 5,000 sq. ft. in conjunction with a taproom</i>	<i>Pc</i>	<i>Pc</i>	<i>Pc</i>		<i>Pc</i>		<i>Pc</i>	<i>Pc</i>	<i>Pc</i>		<i>Pc</i>	<i>Pc</i>			
<i>2082 Brewery greater than 5,000 sq. ft. and less than or equal to 10,000 sq. ft. in conjunction with a taproom</i>	<i>Pc</i>	<i>Pc</i>			<i>Pc</i>			<i>Pc</i>	<i>Pc</i>		<i>Pc</i>	<i>Pc</i>			
<i>2082 Brewery greater than over 10,000 sq. ft. with or without in conjunction with a taproom</i>									<i>Pc</i>		<i>Pc</i>	<i>P</i>			
<i>2085 Distillery with no tasting room</i>									<i>Pc</i>		<i>Pc</i>	<i>P</i>			
<i>2085 Distillery less than or equal to 5,000 sq. ft. with a tasting room</i>	<i>Pc</i>	<i>Pc</i>			<i>Pc</i>		<i>Pc</i>	<i>Pc</i>	<i>Pc</i>		<i>Pc</i>	<i>Pc</i>			
<i>2085 Distillery greater than 5,000 sq. ft. and less than or equal to 10,000 sq. ft. with a tasting room</i>	<i>Pc</i>	<i>Pc</i>			<i>Pc</i>			<i>Pc</i>	<i>Pc</i>		<i>Pc</i>	<i>Pc</i>			
<i>2085 Distillery greater than 10,000 sq. ft. with a tasting room</i>									<i>Pc</i>		<i>Pc</i>	<i>Pc</i>			

5813 Drinking Places	Pc	Pc	Pc		Pc		Pc	Pc			Pc	Pc			
-Taproom/beer parlor in conjunction with a brewery of less than <i>or equal to</i> 5,000 sq. ft.	Pc	Pc	Pc		Pc		Pc	Pc	Pc		Pc	Pc			
-Taproom/beer parlor in conjunction with a brewery <i>or distillery</i> greater than 5,000 sq. ft. and less than <i>or equal to</i> 10,000 sq. ft.	Pc	Pc			Pc			Pc	Pc		Pc	Pc			
-Taproom/beer parlor in conjunction with a brewery <i>or distillery</i> greater than 10,000 sq. ft.									Pc		Pc	Pc			

Section 3. Amendment. Title 9 (Zoning), Chapter 10 (Performance Standards), Section 4 (Specific Use Regulations), Paragraph A, is hereby amended by adding the following italicized and bold text:

24. Tasting Rooms in conjunction with a Distillery: In those districts where a tasting room is allowed, the tasting room shall only be allowed by approval of a permitted conditional use permit to operate in conjunction with a distillery. The distillery must have a native distilled spirits liquor control license issued through the State of Iowa and a class LC liquor license issued by the city. For tasting rooms exceeding 50 percent of the gross square footage of the distillery, or serving cocktails, spirits or liquor produced elsewhere, those uses will be considered a drinking place/bar for purposes of this ordinance and regulation.

Parking space requirements for a distillery with a tasting room will be calculated at the parking rate for SIC 5813, drinking places for that portion of the distillery identified as the liquor consumption area. This parking calculation shall be in addition to the parking requirement for SIC 2085, Distillery for that portion of the distillery identified for production purposes.

Section 4. Amendment. Title 9 (Zoning), Chapter 15 (Off Street Parking and Loading), Section 7-E is hereby amended by adding the following italicized and bold text:

<i>2085 Distillery with Tasting Room</i>	<ul style="list-style-type: none"> • <i>3 spaces per 1,000 square feet of GFA for the distillery plus 1.5 spaces per 100 square feet of GFA for the area of the distillery where the tasting room is located</i>
5813 Drinking places	<ul style="list-style-type: none"> • 1.5 spaces per 100 square feet of GFA
<i>-Tasting Room in conjunction with a distillery</i>	<ul style="list-style-type: none"> • <i>1.5 spaces per 100 square feet of GFA of the tasting room in addition to that parking required of the distillery</i>

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 6. Savings Clause. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 7. Violations and Penalties. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

Section 8. Other Remedies. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2017, and approved this _____ day of _____, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T Jacobson
City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of West Des Moines, Iowa, on _____, 2017 and was published in the Des Moines Register on _____, 2017.

Ryan T. Jacobson
City Clerk

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM: Westport, West side of Wendover Road, approximately 650 feet north of 335th Street - Vacate 75' Public Highway Easement – Westport Development, LLC – VAC-003648-2017

ORDINANCE: Approval of First Reading

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Westport Development, LLC, is requesting to vacate the existing 75' Public Highway Easement located along the east boundary of the Westport development on the west side of Wendover Road. The easement was established in the late 1970's for a future public highway through this area. The land in this area was part of unincorporated Dallas County at the time the easement was established. The applicant is requesting to vacate the easement to allow for development of the Westport property. As a part of the Westport Plat 1, the applicant deeded a portion of the Westport property to the City for public right-of-way for Wendover Road. Due to the granting of right-of-way to the City by the applicant, the 75' Public Highway Easement is no longer needed.

On the east side of Wendover Road, there is an existing 45' public roadway easement that was dedicated as a part of the Sugar Creek Hills subdivision to the east. With the existing 45' easement on the east side of Wendover Road and the dedication of right of way by the applicant as a part of the Westport final plat, there will be a total of 100' of land that can be utilized for the reconstruction of Wendover Road as needed in the future.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017. Councilmembers had no comments and expressed no disagreement with the proposal.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, Staff recommends the City Council approve the request to vacate the 75' Public Highway Easement along the east boundary of the Westport development, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz, AICP *BP*

STAFF REVIEWS

Department Director	<i>BP</i>
Appropriations/Finance	
Legal	<i>RJS</i>
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Date(s) Published	November 10, 2017
Letter sent to surrounding property owners	November 10, 2017

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	October 2, 2017		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Vacation Sketch
- Attachment C - Proposed Ordinance
- Exhibit A - Conditions of Approval

75' Public Highway Easement Vacation



1: 3,500



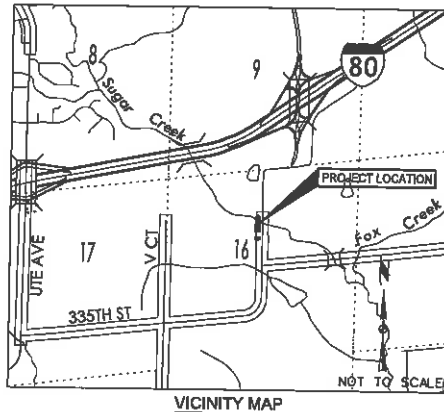
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 © City of West Des Moines, Iowa

VACATION PLAT

NE Corner SE 1/4 NW 1/4
 Sec 16-78-26
 Found 5/8" Rebar with
 Yellow Plastic Cap #15268
 NE 1/4 NW 1/4
 SEC. 16-78-26
 DAVIS ESTATES, LTD
 ZONING: AGRICULTURAL
 N 84°26'50" E
 75.48'



Found 5/8" Rebar with
 Yellow Plastic Cap #15268

SE 1/4 NW 1/4
 SEC. 16-78-26

N 00°54'01" E 641.00'
 S 00°54'01" W 639.83' M
 S 00°54'33" W 639.83' R

WENDOVER ROAD

75.00'
 Public Highway Easement
 Bk 554, Pg 256

Found 1/2" Iron Rod

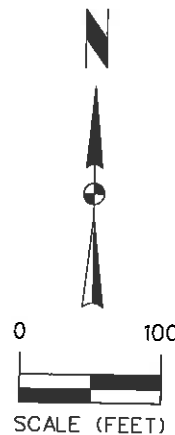
S 83°34'02" W
 75.62'

NE Corner Parcel "A"
 Found 5/8" Rebar with
 Yellow Plastic Cap #15268

ED & LYNNE MINER
 ZONING: RESIDENTIAL
 PARCEL "A"
 SE 1/4 NW 1/4
 SEC. 16-78-26

S 00°54'01" W 669.78' M
 S 00°54'33" W 669.78' R

Center of Section
 Sec 16-78-26
 Found 5/8" Rebar
 with Yellow
 Plastic Cap #15268



PART OF SECTION 16-T78N-R16W

PUBLIC HIGHWAY EASEMENT VACATION

S SNYDER
 & ASSOCIATES

2727 S.W. SNYDER BLVD.
 ANKENY, IA 50023 (515) 964-2020

SHEET	2 OF 2
PN:	116.0830
FLD BK:	PG:
DATE:	09/18/17
PM/TECH:	EDG/JJB

Prepared by: B. Portz, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Tax Statement: Not Applicable

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WEST DES MOINES, IOWA VACATING A
75' PUBLIC HIGHWAY EASEMENT (WESTERN PORTION OF WENDOVER ROAD)
LOCATED APPROXIMATELY 650' NORTH OF 335TH STREET**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. Pursuant to Title 7, Chapter 1, Section 10 of the West Des Moines City Code, "VACATION AND DISPOSAL," that portion of the 75' Public Highway Easement legally described below and lying across the eastern portion of the Westport development, approximately 650' north of 335th Street is hereby vacated:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°54'01" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 639.83 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AS RECORDED IN BOOK 789, PAGE 37 OF THE DALLAS COUNTY RECORDER'S OFFICE; THENCE SOUTH 83°34'02" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", 75.62 FEET; THENCE NORTH 00°54'01" EAST, 641.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 84°26'50" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 75.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES (48,031 S.F.).

SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part hereof not adjudged invalid, or unconstitutional.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by this ____ day of _____, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2017.

Ryan T. Jacobson, City Clerk

EXHIBIT A
Conditions of Approval

1. **No conditions of approval.**

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

6(c)

DATE: November 27, 2017

ITEM:

Public Hearing (5:35 p.m.)
Ashworth Road Improvements – 81st Street to 88th Street

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost was estimated to be \$4,485,768.00 for the Ashworth Road Improvements from 81st Street to 88th Street. There were six (6) bids submitted with the low bid of \$3,482,918.90 being submitted by Concrete Technologies, Inc. (CTI) of Grimes, Iowa. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Road Use Tax and Ashworth Road TIF.

BACKGROUND:

This project involves the widening of Ashworth Road from a rural two-lane cross section to an urban five-lane cross section from 81st Street to 88th Street. Work will include grading, storm sewer, water main, paving, and other associated work. The 88th Street and Ashworth Road intersection is anticipated to be open to traffic by August 1, 2018 and the project is to be completed by November 15, 2018. Ashworth Road will remain open to traffic throughout the winter months. The bids received contained one irregularity which was noted in the bid tabulation.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Costs for Ashworth Road Improvements – 81st Street to 88th Street;
- Motion receiving and filing Report of Bids;
- Resolution waiving bid irregularities and awarding the construction contract to Concrete Technologies, Inc.

Lead Staff Member: Brian J. Hemesath, P.E., Interim City Engineer *BJA*

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	<i>W</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	November 17, 2017

SUBCOMMITTEE REVIEW (if applicable)

Committee	
Date Reviewed	
Recommendation	Yes No Split

RESOLUTION APPROVING ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST

WHEREAS, on October 30, 2017, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Ashworth Road Improvements – 81st Street to 88th Street
Project No. 0510-029-2016**

and,

WHEREAS, notice of hearing on Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvements were published as required by law;

therefore,

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, that the Plans, Specifications, Form of Contract, and Estimate of Costs for said Public Improvement are hereby approved.

PASSED AND APPROVED on this 27nd day of November, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

RESOLUTION APPROVING THE AWARDING OF A CONTRACT

WHEREAS, the City Council of the City of West Des Moines has heretofore directed advertisement for bids for the following described public improvement:

**Ashworth Road Improvements – 81st Street to 88th Street
Project No. 0510-029-2016**

and,

WHEREAS, bids have been received and opened by the City Clerk and placed on file by the City Council; and,

WHEREAS, irregularities were noted on one of the bids that was received; and,

WHEREAS, the irregularities noted were not substantive in nature; and,

WHEREAS, the bid of Concrete Technologies, Inc. in the amount of \$3,482,918.90 was the lowest responsible bid received for said public improvement;

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, waives the irregularities in the bids that were received.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that a contract for the Ashworth Road Improvements – 81st Street to 88th Street is hereby awarded to Concrete Technologies, Inc. in the amount of \$3,482,918.90 and the bond of said bidder for the project is hereby fixed in the same amount.

BE IT FURTHER RESOLVED that the City Engineer is authorized and directed to return bid bond(s) and/or check(s) to any unsuccessful bidder.

BE IT FURTHER RESOLVED that work on said project may commence as soon as the final contract and bond have been approved by the City Engineer and have been signed by the City Clerk and after the contractor is given a written notice to proceed by the City Engineer.

PASSED AND ADOPTED on this 27nd day of November, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk



McClure Engineering Company
 1380 NW 121st Street
 Clive, IA 50325
 Ph: 515-964-1229 Fax: 515-964-2370

Owner: City of West Des Moines
 Proj. No.: MEC 20616014
 Location: 4200 Mills Civic Parkway, West Des Moines, IA


Bid Date: Nov. 22nd, 2017
 Time: 2:00 PM

ASHWORTH ROAD - 81ST STREET TO 88TH STREET
CITY PROJ. NO. 0510-029-2016

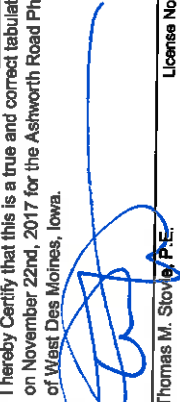
TABULATION OF BIDS

Item No.	Item	Unit	Estimated Quantity	Engineer's Estimate			Concrete Technologies Inc.			Alliance Construction Group				
				Unit Price	Extended Price	Yes	Unit Price	Extended Price	Yes	Unit Price	Extended Price	Yes		
1.01	SECTION 1000 - GENERAL	LS	1											
1.02	TRAFFIC CONTROL	EA	15	300.00	4,500.00		71,500.00	1,072,500.00		88,000.00	1,320,000.00		88,000.00	1,320,000.00
1.03	REMOVALS, AS PER PLAN	LS	1	5,000.00	5,000.00		3,535.00	3,535.00		3,500.00	3,500.00		3,500.00	3,500.00
1.04	PERMANENT ROAD CLOSURE - URBAN (\$1-182) W/ TYPE 3 OBJECT MARKERS	EA	1	800.00	800.00		657.00	657.00		650.00	650.00		650.00	650.00
1.05	SAFETY FENCE	LF	100	10.00	1,000.00		6.10	610.00		8.00	800.00		8.00	800.00
2.01	SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE	AC	12	4,000.00	48,000.00		1,650.00	19,800.00		1,830.00	21,960.00		1,830.00	21,960.00
2.02	CLEARING AND GRUBBING	CY	9200	12.00	110,400.00		6.10	56,120.00		6.75	62,100.00		6.75	62,100.00
2.03	EXCAVATION, CLASS 10, CLASS 12, OR CLASS 13	CY	7800	5.00	39,000.00		3.10	24,180.00		5.50	42,900.00		5.50	42,900.00
2.04	EMBANKMENT IN PLACE - CONTRACTOR SUPPLY AND PLACE	CY	35100	15.00	526,500.00		9.10	318,410.00		8.25	289,575.00		8.25	289,575.00
2.05	BELOW GRADE EXCAVATION (CORE OUT)	CY	7000	2.50	17,500.00		2.25	15,750.00		2.50	17,500.00		2.50	17,500.00
2.06	SUBGRADE PREPARATION	SY	24452	3.00	73,356.00		2.70	66,020.40		2.75	67,243.00		2.75	67,243.00
2.07	SUBGRADE TREATMENT, FLY ASH	SY	2000	11.00	22,000.00		8.10	16,200.00		11.00	22,000.00		11.00	22,000.00
2.08	SUBBASE, GRANULAR SUBBASE 4 IN.	SY	6000	20.00	120,000.00		8.60	51,600.00		11.00	66,000.00		11.00	66,000.00
2.09	REMOVAL OF KNOWN BOX CULTVERT	LF	115	150.00	17,250.00		55.50	6,382.50		56.00	6,440.00		56.00	6,440.00
2.10	REMOVAL OF KNOWN PIPE CULTVERT AND STORM SEWER, LESS THAN OR EQUAL TO 30 IN. DIA.	LF	768	15.00	11,520.00		16.20	12,465.60		15.50	11,940.00		15.50	11,940.00
2.11	FILLING AND PLUGGING OF KNOWN PIPE CULTVERTS, PIPES, AND CONDUITS, STANDPIPE	LS	1	500.00	500.00		1,010.00	1,010.00		1,000.00	1,000.00		1,000.00	1,000.00
3.01	SECTION 3010 - TRENCH EXCAVATION AND BACKFILL	TON	200	40.00	8,000.00		36.40	7,280.00		36.00	7,200.00		36.00	7,200.00
3.02	TRENCH FOUNDATION	CY	500	20.00	10,000.00		15.15	7,575.00		15.00	7,500.00		15.00	7,500.00
3.03	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	LF	1480	75.00	111,000.00		56.50	83,670.00		48.00	71,040.00		48.00	71,040.00
4.01	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	846	80.00	67,680.00		59.75	50,359.50		50.00	42,300.00		50.00	42,300.00
4.02	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	965	90.00	86,850.00		66.75	64,406.25		61.00	58,965.00		61.00	58,965.00
4.03	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	289	110.00	31,780.00		83.50	24,046.50		80.00	23,120.00		80.00	23,120.00
4.04	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	349	150.00	52,350.00		101.00	35,249.00		99.00	34,551.00		99.00	34,551.00
4.05	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	303	180.00	54,540.00		138.50	42,065.50		132.00	39,996.00		132.00	39,996.00
4.06	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	240	200.00	48,000.00		153.50	36,840.00		148.00	35,520.00		148.00	35,520.00
4.07	SECTION 4030 - PIPE CULTVERTS	EA	4	1,300.00	5,200.00		910.00	3,640.00		845.00	3,380.00		845.00	3,380.00
4.08	PIPE APRON, RCP, 15 IN. DIA.	EA	1	1,500.00	1,500.00		935.00	935.00		875.00	875.00		875.00	875.00
4.09	PIPE APRON, RCP, 18 IN. DIA.	EA	1	2,500.00	2,500.00		1,110.00	1,110.00		1,090.00	1,090.00		1,090.00	1,090.00
4.10	PIPE APRON, RCP, 24 IN. DIA.	EA	1	3,000.00	3,000.00		2,020.00	2,020.00		1,885.00	1,885.00		1,885.00	1,885.00
4.11	PIPE APRON, RCP, 30 IN. DIA.	EA	1	500.00	500.00		305.00	305.00		285.00	285.00		285.00	285.00
4.12	FOOTING FOR CONCRETE PIPE APRON, RCP, 15 IN. DIA.	EA	1	600.00	600.00		305.00	305.00		285.00	285.00		285.00	285.00
4.13	FOOTING FOR CONCRETE PIPE APRON, RCP, 18 IN. DIA.	EA	1	1,000.00	1,000.00		340.00	340.00		305.00	305.00		305.00	305.00
4.14	FOOTING FOR CONCRETE PIPE APRON, RCP, 30 IN. DIA.	EA	1	1,500.00	1,500.00		505.00	505.00		500.00	500.00		500.00	500.00
4.15	FOOTING FOR CONCRETE PIPE APRON, RCP, 48 IN. DIA.	EA	1	1,000.00	1,000.00		810.00	810.00		800.00	800.00		800.00	800.00
4.16	PIPE APRON GUARD	EA	7	1,000.00	7,000.00		810.00	5,670.00		800.00	5,600.00		800.00	5,600.00
4.17	SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS	LF	3467	15.00	52,005.00		9.50	32,936.50		13.00	45,071.00		13.00	45,071.00
4.18	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN. DIA.	EA	12	500.00	6,000.00		305.00	3,660.00		450.00	5,400.00		450.00	5,400.00
4.19	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE OR MANHOLE, CMP, 8 IN. DIA.	EA	22	275.00	6,050.00		355.00	7,810.00		250.00	5,500.00		250.00	5,500.00
4.20	SUBDRAIN OUTLETS AND CONNECTIONS, RCP STORM SEWER COLLAR, 6 IN. DIA.	EA	1	500.00	500.00		355.00	355.00		450.00	450.00		450.00	450.00
4.21	SUBDRAIN OUTLETS AND CONNECTIONS, RCBC WINGWALL, CMP, 8 IN. DIA.	EA	2	1,000.00	2,000.00		355.00	710.00		550.00	1,100.00		550.00	1,100.00
4.22	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	LF	40	50.00	2,000.00		39.00	1,560.00		38.50	1,540.00		38.50	1,540.00

Name of Bidder	EA	Engineer's Estimate	Concrete Technologies Inc.	Alliance Construction Group
11.02 PLUG OR ABANDON WELL	1	\$ 2,500.00	\$ 3,200.00	\$ 2,500.00
SECTION 11010 - CONSTRUCTION SURVEY				
11.03 CONSTRUCTION SURVEY	LS	\$ 25,000.00	\$ 25,700.00	\$ 24,500.00
11.04 MONUMENT PRESERVATION AND REPLACEMENT	LS	\$ 5,000.00	\$ 1,110.00	\$ 3,700.00
SECTION 11030 - TEMPORARY SERVICES DURING CONSTRUCTION				
11.05 MAINTENANCE OF POSTAL SERVICE	LS	\$ 3,000.00	\$ 3,500.00	\$ 3,000.00
11.06 MAINTENANCE OF SOLID WASTE COLLECTION	LS	\$ 7,500.00	\$ 3,500.00	\$ 3,500.00
SECTION 11050 - CONCRETE WASHOUT				
11.07 CONCRETE WASHOUT	LS	\$ 10,000.00	\$ 10,800.00	\$ 12,500.00
BOX CULVERT				
12.01 STRUCTURAL CONCRETE (RCB CULVERT)	CY	\$ 550.00	\$ 515.00	\$ 510.00
12.02 REINFORCING STEEL	LB	\$ 1.50	\$ 1.40	\$ 1.35
12.03 GRANULAR BEDDING	TON	\$ 40.00	\$ 25.50	\$ 25.00
12.04 GRANULAR BACKFILL	TON	\$ 30.00	\$ 27.50	\$ 26.00
Total Bid		\$ 4,495,788.00	\$ 3,482,818.90	\$ 3,510,858.05



I hereby certify that this is a true and correct tabulation of the bids received on November 22nd, 2017 for the Ashworth Road Phase 2 Project, in the City of West Des Moines, Iowa.



Thomas M. Stovler P.E. License No. 15588 Date 11/22/2017



McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Ph: 515-964-1229 Fax: 515-964-2370

Owner: City of West Des Moines
Proj. No.: MEC 20618014
Location: 4200 Mills Civic Parkway, West Des Moines, IA

Bid Dates: Nov. 22nd, 2017
Time: 2:00 PM

ASHWORTH ROAD - 81ST STREET TO 88TH STREET
CITY PROJ. NO. 0510-029-2016

TABULATION OF BIDS

Name of Bidder		Name of Bidder		Name of Bidder		Name of Bidder		Name of Bidder	
Address		Address		Address		Address		Address	
Bidder Status Form		Bidder Status Form		Bidder Status Form		Bidder Status Form		Bidder Status Form	
Item No.	Item	Unit	Estimated Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
SECTION 1000 - GENERAL									
1.01	TRAFFIC CONTROL	LS	1	16,640.00	\$ 16,640.00				
1.02	REMOVE AND REPLACE MAILBOX	EA	15	350.00	\$ 5,250.00				
1.03	REMOVALS, AS PER PLAN	LS	1	3,500.00	\$ 3,500.00				
1.04	PERMANENT ROAD CLOSURE - URBAN (SI-182) W/ TYPE 3 OBJECT MARKERS	EA	1	663.00	\$ 663.00				
1.05	SAFETY FENCE	LF	100	8.00	\$ 800.00				
SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE									
2.01	CLEARING AND GRUBBING	AC	12	1,830.00	\$ 21,960.00				
2.02	TOPSOIL ON-SITE	CY	9200	8.00	\$ 73,600.00				
2.03	EXCAVATION, CLASS 10, CLASS 12, OR CLASS 13	CY	7800	3.05	\$ 23,790.00				
2.04	EMBANKMENT IN PLACE - CONTRACTOR SUPPLY AND PLACE	CY	35100	8.50	\$ 298,350.00				
2.05	BELOW GRADE EXCAVATION (CORE OUT)	CY	7000	2.20	\$ 15,400.00				
2.06	SUBGRADE PREPARATION	SY	24452	2.65	\$ 64,797.80				
2.07	SUBGRADE TREATMENT, FLY ASH	SY	2000	9.00	\$ 18,000.00				
2.08	SUBBASE, GRANULAR SUBBASE, 4 IN.	SY	6000	8.50	\$ 51,000.00				
2.09	REMOVAL OF KNOWN BOX CULVERT	LF	115	55.00	\$ 6,325.00				
2.10	REMOVAL OF KNOWN PIPE CULVERT AND STORM SEWER, LESS THAN OR EQUAL TO 30 IN. DIA.	LF	758	20.00	\$ 15,160.00				
2.11	FILLING AND PLUGGING OF KNOWN PIPE CULVERTS, PIPES, AND CONDUITS, STANDPIPE	LS	1	1,540.00	\$ 1,540.00				
SECTION 3010 - TRENCH EXCAVATION AND BACKFILL									
3.01	TRENCH FOUNDATION	TON	200	25.00	\$ 5,000.00				
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	500	5.00	\$ 2,500.00				
SECTION 4020 - STORM SEWERS									
4.01	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	1480	52.00	\$ 75,920.00				
4.02	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	848	48.00	\$ 31,008.00				
4.03	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	985	77.00	\$ 75,845.00				
4.04	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	288	93.00	\$ 27,007.00				
4.05	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	349	107.00	\$ 37,343.00				
4.06	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	303	131.00	\$ 39,683.00				
4.07	STORM SEWER, TRENCHED, RCP, 48 IN. DIA.	LF	240	158.00	\$ 37,920.00				
SECTION 4030 - PIPE CULVERTS									
4.08	PIPE APRON, RCP, 15 IN. DIA.	EA	4	1,050.00	\$ 4,200.00				
4.09	PIPE APRON, RCP, 18 IN. DIA.	EA	1	1,100.00	\$ 1,100.00				
4.10	PIPE APRON, RCP, 30 IN. DIA.	EA	1	1,400.00	\$ 1,400.00				
4.11	PIPE APRON, RCP, 48 IN. DIA.	EA	1	2,865.00	\$ 2,865.00				
4.12	FOOTING FOR CONCRETE PIPE APRON, RCP, 15 IN. DIA.	EA	4	475.00	\$ 1,900.00				
4.13	FOOTING FOR CONCRETE PIPE APRON, RCP, 18 IN. DIA.	EA	1	500.00	\$ 500.00				
4.14	FOOTING FOR CONCRETE PIPE APRON, RCP, 30 IN. DIA.	EA	1	625.00	\$ 625.00				
4.15	FOOTING FOR CONCRETE PIPE APRON, RCP, 48 IN. DIA.	EA	1	1,000.00	\$ 1,000.00				
4.16	PIPE APRON GUARD	EA	7	900.00	\$ 6,300.00				
SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS									
4.17	SUBDRAIN, CASE A - TYPE 1, 6 IN. DIA.	LF	3467	14.00	\$ 48,538.00				
4.18	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN. DIA.	EA	12	600.00	\$ 7,200.00				
4.19	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE OR MAINHOLE, CMP, 6 IN. DIA.	EA	22	280.00	\$ 6,160.00				
4.20	SUBDRAIN OUTLETS AND CONNECTIONS, RCP STORM SEWER COLLAR, 6 IN. DIA.	EA	1	540.00	\$ 540.00				
4.21	SUBDRAIN OUTLETS AND CONNECTIONS, ROBC WINGWALL, CMP, 8 IN. DIA.	EA	2	840.00	\$ 1,680.00				
4.22	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	LF	40	25.00	\$ 1,000.00				

Name of Bidder		Name of Bidder		Name of Bidder		Name of Bidder		Name of Bidder	
Address		Address		Address		Address		Address	
Bidder Status Form		Bidder Status Form		Bidder Status Form		Bidder Status Form		Bidder Status Form	
Item No.	Item	Unit	Estimated Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
SECTION 1000 - GENERAL									
1.01	TRAFFIC CONTROL	LS	1	16,640.00	\$ 16,640.00				
1.02	REMOVE AND REPLACE MAILBOX	EA	15	350.00	\$ 5,250.00				
1.03	REMOVALS, AS PER PLAN	LS	1	3,500.00	\$ 3,500.00				
1.04	PERMANENT ROAD CLOSURE - URBAN (SI-182) W/ TYPE 3 OBJECT MARKERS	EA	1	663.00	\$ 663.00				
1.05	SAFETY FENCE	LF	100	8.00	\$ 800.00				
SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE									
2.01	CLEARING AND GRUBBING	AC	12	1,830.00	\$ 21,960.00				
2.02	TOPSOIL ON-SITE	CY	9200	8.00	\$ 73,600.00				
2.03	EXCAVATION, CLASS 10, CLASS 12, OR CLASS 13	CY	7800	3.05	\$ 23,790.00				
2.04	EMBANKMENT IN PLACE - CONTRACTOR SUPPLY AND PLACE	CY	35100	8.50	\$ 298,350.00				
2.05	BELOW GRADE EXCAVATION (CORE OUT)	CY	7000	2.20	\$ 15,400.00				
2.06	SUBGRADE PREPARATION	SY	24452	2.65	\$ 64,797.80				
2.07	SUBGRADE TREATMENT, FLY ASH	SY	2000	9.00	\$ 18,000.00				
2.08	SUBBASE, GRANULAR SUBBASE, 4 IN.	SY	6000	8.50	\$ 51,000.00				
2.09	REMOVAL OF KNOWN BOX CULVERT	LF	115	55.00	\$ 6,325.00				
2.10	REMOVAL OF KNOWN PIPE CULVERT AND STORM SEWER, LESS THAN OR EQUAL TO 30 IN. DIA.	LF	758	20.00	\$ 15,160.00				
2.11	FILLING AND PLUGGING OF KNOWN PIPE CULVERTS, PIPES, AND CONDUITS, STANDPIPE	LS	1	1,540.00	\$ 1,540.00				
SECTION 3010 - TRENCH EXCAVATION AND BACKFILL									
3.01	TRENCH FOUNDATION	TON	200	25.00	\$ 5,000.00				
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	500	5.00	\$ 2,500.00				
SECTION 4020 - STORM SEWERS									
4.01	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	1480	52.00	\$ 75,920.00				
4.02	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	848	48.00	\$ 31,008.00				
4.03	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	985	77.00	\$ 75,845.00				
4.04	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	288	93.00	\$ 27,007.00				
4.05	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	349	107.00	\$ 37,343.00				
4.06	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	303	131.00	\$ 39,683.00				
4.07	STORM SEWER, TRENCHED, RCP, 48 IN. DIA.	LF	240	158.00	\$ 37,920.00				
SECTION 4030 - PIPE CULVERTS									
4.08	PIPE APRON, RCP, 15 IN. DIA.	EA	4	1,050.00	\$ 4,200.00				
4.09	PIPE APRON, RCP, 18 IN. DIA.	EA	1	1,100.00	\$ 1,100.00				
4.10	PIPE APRON, RCP, 30 IN. DIA.	EA	1	1,400.00	\$ 1,400.00				
4.11	PIPE APRON, RCP, 48 IN. DIA.	EA	1	2,865.00	\$ 2,865.00				
4.12	FOOTING FOR CONCRETE PIPE APRON, RCP, 15 IN. DIA.	EA	4	475.00	\$ 1,900.00				
4.13	FOOTING FOR CONCRETE PIPE APRON, RCP, 18 IN. DIA.	EA	1	500.00	\$ 500.00				
4.14	FOOTING FOR CONCRETE PIPE APRON, RCP, 30 IN. DIA.	EA	1	625.00	\$ 625.00				
4.15	FOOTING FOR CONCRETE PIPE APRON, RCP, 48 IN. DIA.	EA	1	1,000.00	\$ 1,000.00				
4.16	PIPE APRON GUARD	EA	7	900.00	\$ 6,300.00				
SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS									
4.17	SUBDRAIN, CASE A - TYPE 1, 6 IN. DIA.	LF	3467	14.00	\$ 48,538.00				
4.18	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN. DIA.	EA	12	600.00	\$ 7,200.00				
4.19	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE OR MAINHOLE, CMP, 6 IN. DIA.	EA	22	280.00	\$ 6,160.00				
4.20	SUBDRAIN OUTLETS AND CONNECTIONS, RCP STORM SEWER COLLAR, 6 IN. DIA.	EA	1	540.00	\$ 540.00				
4.21	SUBDRAIN OUTLETS AND CONNECTIONS, ROBC WINGWALL, CMP, 8 IN. DIA.	EA	2	840.00	\$ 1,680.00				
4.22	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	LF	40	25.00	\$ 1,000.00				

Name of Bidder		Name of Bidder		Name of Bidder		Name of Bidder		Name of Bidder	
Address		Address		Address		Address		Address	
Bidder Status Form		Bidder Status Form		Bidder Status Form		Bidder Status Form		Bidder Status Form	
Item No.	Item	Unit	Estimated Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
SECTION 1000 - GENERAL									
1.01	TRAFFIC CONTROL	LS	1	16,640.00	\$ 16,640.00				
1.02	REMOVE AND REPLACE MAILBOX	EA	15	350.00	\$ 5,250.00				
1.03	REMOVALS, AS PER PLAN	LS	1	3,500.00	\$ 3,500.00				
1.04	PERMANENT ROAD CLOSURE - URBAN (SI-182) W/ TYPE 3 OBJECT MARKERS	EA	1	663.00	\$ 663.00				
1.05	SAFETY FENCE	LF	100	8.00	\$ 800.00				
SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE									
2.01	CLEARING AND GRUBBING	AC	12	1,830.00	\$ 21,960.00				
2.02	TOPSOIL ON-SITE	CY	9200	8.00	\$ 73,600.00				
2.03	EXCAVATION, CLASS 10, CLASS 12, OR CLASS 13	CY	7800	3.05	\$ 23,790.00				
2.04	EMBANKMENT IN PLACE - CONTRACTOR SUPPLY AND PLACE	CY	35100	8.50	\$ 298,350.00				
2.05	BELOW GRADE EXCAVATION (CORE OUT)	CY	7000	2.20	\$ 15,400.00				
2.06	SUBGRADE PREPARATION	SY	24452	2.65	\$ 64,797.80				
2.07	SUBGRADE TREATMENT, FLY ASH	SY	2000	9.00	\$ 18,000.00				
2.08	SUBBASE, GRANULAR SUBBASE, 4 IN.	SY	6000	8.50	\$ 51,000.00				
2.09	REMOVAL OF KNOWN BOX CULVERT	LF	115	55.00	\$ 6,325.00				
2.10	REMOVAL OF KNOWN PIPE CULVERT AND STORM SEWER, LESS THAN OR EQUAL TO 30 IN. DIA.	LF	758	20.00	\$ 15,160.00				
2.11	FILLING AND PLUGGING OF KNOWN PIPE CULVERTS, PIPES, AND CONDUITS, STANDPIPE	LS	1	1,540.00	\$ 1,540.00				
SECTION 3010 - TRENCH EXCAVATION AND BACKFILL									
3.01	TRENCH FOUNDATION	TON	200	25.00	\$ 5,000.00				
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	500	5.00	\$ 2,500.00				
SECTION 4020 - STORM SEWERS									
4.01	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	1480	52.00	\$ 75,920.00				
4.02	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	848	48.00	\$ 31,008.00				
4.03	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	985	77.00	\$ 75,845.00				
4.04	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	288	93.00	\$ 27,007.00				
4.05	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	349	107.00	\$ 37,343.00				
4.06	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	303	131.00	\$ 39,683.00				
4.07	STORM SEWER, TRENCHED, RCP, 48 IN. DIA.	LF	240	158.00	\$ 37,9				

Name of Bidder	Quantity	Description	Absolute Concrete Construction Inc	McAninch Corporation	Cornell Contractor Inc.		
SECTION 5010 - PIPE AND FITTINGS							
5.01	2518	LF WATER MAIN, TRENCHED, PVC, 16 IN. DIA.	50.00 \$	125,900.00 \$	65.70 \$	165,432.60 \$	163,870.00 \$
5.02	212	LF WATER MAIN, TRENCHED, DIP, 16 IN. DIA.	72.00 \$	15,284.00 \$	84.00 \$	17,808.00 \$	39,220.00 \$
5.03	2882	LB FITTING, MECHANICAL JOINT, 16 IN. DIA.	9.00 \$	25,934.00 \$	3.80 \$	10,951.60 \$	17,292.00 \$
5.04	1	EA WATER SERVICE STUB, TYPE K COPPER, 1 IN. DIA.	1,435.00 \$	1,435.00 \$	2,871.00 \$	2,871.00 \$	3,500.00 \$
SECTION 5020 - VALVES, FIRE HYDRANTS, AND APPURTENANCES							
5.05	6	EA VALVE GATE, 16 IN. DIA.	5,740.00 \$	34,440.00 \$	5,512.00 \$	33,072.00 \$	34,800.00 \$
5.06	6	EA FIRE HYDRANT ASSEMBLY	5,810.00 \$	34,860.00 \$	4,785.00 \$	28,710.00 \$	31,950.00 \$
5.07	1	EA VALVE BOX EXTENSION	253.00 \$	253.00 \$	229.00 \$	229.00 \$	600.00 \$
5.08	1	EA REMOVE BLOWOFF	3,294.00 \$	3,294.00 \$	1,606.00 \$	1,606.00 \$	1,000.00 \$
5.09	2	EA REMOVE BLOWOFF HYDRANT, SALVAGE AND REINSTALL	3,522.00 \$	7,044.00 \$	1,714.00 \$	3,428.00 \$	2,650.00 \$
5.10	1	EA RELOCATE FIRE HYDRANT	2,625.00 \$	2,625.00 \$	748.00 \$	748.00 \$	2,500.00 \$
5.11	1	EA VALVE BOX ADJUSTMENT	200.00 \$	200.00 \$	294.00 \$	294.00 \$	775.00 \$
SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	4	EA MANHOLE TYPE SW-401, 48 IN. DIA.	3,360.00 \$	13,440.00 \$	2,800.00 \$	11,200.00 \$	12,000.00 \$
6.02	1	EA MANHOLE TYPE SW-401, 60 IN. DIA.	5,350.00 \$	5,350.00 \$	3,800.00 \$	3,800.00 \$	4,880.00 \$
6.03	1	EA MANHOLE TYPE SW-401, 72 IN. DIA.	7,210.00 \$	7,210.00 \$	5,700.00 \$	5,700.00 \$	7,500.00 \$
6.04	8	EA INTAKE TYPE SW-501	3,235.00 \$	25,880.00 \$	2,800.00 \$	20,800.00 \$	21,800.00 \$
6.05	10	EA INTAKE TYPE SW-503	5,865.00 \$	56,650.00 \$	4,755.00 \$	47,550.00 \$	45,000.00 \$
6.06	7	EA INTAKE TYPE SW-505	4,600.00 \$	32,200.00 \$	3,759.00 \$	28,292.00 \$	25,900.00 \$
6.07	1	EA INTAKE TYPE SW-506	7,215.00 \$	7,215.00 \$	6,000.00 \$	6,000.00 \$	6,100.00 \$
6.08	2	EA INTAKE TYPE SW-508, MODIFIED, 1 FOOT EXTENSION	11,790.00 \$	23,580.00 \$	11,700.00 \$	23,400.00 \$	20,800.00 \$
6.09	4	EA INTAKE TYPE SW-508, MODIFIED, 2 FOOT EXTENSION	13,625.00 \$	54,500.00 \$	11,300.00 \$	45,200.00 \$	40,000.00 \$
6.10	1	EA INTAKE TYPE SW-512, 24 IN. DIA.	1,775.00 \$	5,325.00 \$	1,460.00 \$	4,380.00 \$	5,400.00 \$
6.11	2	EA INTAKE TYPE SW-513, 4 FT X 4 FT	3,715.00 \$	7,430.00 \$	3,675.00 \$	7,350.00 \$	8,200.00 \$
6.12	1	EA REMOVE MANHOLE	1,000.00 \$	1,000.00 \$	1,800.00 \$	1,800.00 \$	1,750.00 \$
SECTION 7010 - PORTLAND CEMENT CONCRETE PAVEMENT							
7.01	22174	SY PAVEMENT, PCC, 9 1/2 IN. REINFORCED	57.50 \$	1,275,005.00 \$	49.50 \$	1,097,613.00 \$	1,096,947.78 \$
7.02	664	SY PAVEMENT, PCC, 8 IN.	89.00 \$	45,816.00 \$	66.00 \$	43,924.00 \$	44,023.20 \$
7.03	192	SY PAVEMENT, PCC, 7 IN. REINFORCED	110.00 \$	21,120.00 \$	65.00 \$	12,480.00 \$	12,533.76 \$
7.04	1	LS PCC PAVEMENT SAMPLES AND TESTING	7,500.00 \$	7,500.00 \$	3,200.00 \$	3,200.00 \$	3,264.00 \$
SECTION 7030 - SIDEWALKS, SHARED USED PATHS, AND DRIVEWAYS							
7.05	17	SY REMOVAL OF SIDEWALK	15.00 \$	255.00 \$	26.00 \$	442.00 \$	690.00 \$
7.06	2350	SY REMOVE USE DRIVEWAY	8.00 \$	18,800.00 \$	10.15 \$	23,852.50 \$	32,900.00 \$
7.07	3231	SY SHARED USE PATH, PCC, 6 IN. REINFORCED	38.50 \$	124,393.50 \$	35.30 \$	114,054.30 \$	111,792.60 \$
7.08	4020	SY SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	2.50 \$	10,050.00 \$	2.40 \$	9,648.00 \$	14,070.00 \$
7.09	11	SY SIDEWALK, PCC, 4 IN.	85.00 \$	935.00 \$	107.00 \$	1,177.00 \$	1,195.00 \$
7.10	17	SY SIDEWALK, PCC, 6 IN.	95.00 \$	1,615.00 \$	100.00 \$	1,700.00 \$	1,195.00 \$
7.11	16	SF DETECTABLE WARNING	34.50 \$	552.00 \$	46.00 \$	736.00 \$	1,674.50 \$
7.12	2260	SY DRIVEWAY, PAVED, PCC, 6 IN.	57.25 \$	129,385.00 \$	40.85 \$	92,321.00 \$	90,513.00 \$
7.13	122	SY DRIVEWAY, PAVED, PCC, 6 IN. REINFORCED	63.00 \$	7,686.00 \$	35.00 \$	4,270.00 \$	4,221.20 \$
7.14	840	TON DRIVEWAY, GRANULAR	27.00 \$	17,280.00 \$	25.25 \$	16,160.00 \$	21,120.00 \$
7.15	1000	TON DRIVEWAY, GRANULAR (TEMPORARY ACCESS)	30.00 \$	30,000.00 \$	31.25 \$	31,250.00 \$	27,500.00 \$
7.16	70	TON GRANULAR SHOULDER	28.00 \$	1,960.00 \$	30.00 \$	2,100.00 \$	2,450.00 \$
SECTION 7040 - PAVEMENT REHABILITATION							
7.17	9065	SY PAVEMENT REMOVAL	9.00 \$	81,585.00 \$	9.60 \$	87,024.00 \$	70,259.75 \$
SECTION 8020 - PAVEMENT MARKINGS							
8.01	108	STA PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	41.00 \$	4,428.00 \$	42.00 \$	4,536.00 \$	4,887.00 \$
8.02	15	EA PAINTED SYMBOLS AND LEGENDS	106.00 \$	1,575.00 \$	107.00 \$	1,605.00 \$	1,725.00 \$
SECTION 9010 - SEEDING							
9.01	6.5	AC CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING - URBAN	950.00 \$	6,175.00 \$	612.00 \$	3,978.00 \$	4,290.00 \$
9.02	13	AC TEMP. EROSION CONTROL MIXTURE	2,950.00 \$	38,350.00 \$	2,524.00 \$	32,812.00 \$	35,425.00 \$
9.03	1	LS SWPPP PREPARATION	500.00 \$	500.00 \$	1,122.00 \$	1,122.00 \$	1,210.00 \$
9.04	6500	LF SWPPP MANAGEMENT	3,250.00 \$	3,250.00 \$	4,437.00 \$	4,437.00 \$	4,785.00 \$
9.05	6500	LF FILTER SOCK, 8 IN. DIA.	2.75 \$	17,875.00 \$	1.43 \$	9,285.00 \$	10,075.00 \$
9.06	700	LF RIP RAP, CLASS C REVETMENT	0.40 \$	2,800.00 \$	0.10 \$	650.00 \$	975.00 \$
9.08	7500	LF SILT FENCE OR SILT FENCE DITCH CHECK	50.00 \$	35,000.00 \$	53.00 \$	37,100.00 \$	43,400.00 \$
9.09	7500	LF SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	1.50 \$	11,250.00 \$	1.43 \$	10,725.00 \$	11,825.00 \$
9.10	7500	LF SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEBRIS	0.05 \$	375.00 \$	0.10 \$	750.00 \$	1,125.00 \$
9.11	15000	SY STABILIZED CONSTRUCTION ENTRANCE	0.05 \$	750.00 \$	0.10 \$	750.00 \$	1,125.00 \$
9.12	13	AC DUST CONTROL, CALCIUM CHLORIDE	32.10 \$	417.30 \$	32.00 \$	416.00 \$	450.00 \$
9.13	32	EA EROSION CONTROL MULCHING, HYDROMULCHING	150.00 \$	4,800.00 \$	122.00 \$	3,904.00 \$	4,320.00 \$
9.14	32	EA INLET PROTECTION DEVICE, DROP-IN INTAKE PROTECTION	50.00 \$	1,600.00 \$	21.00 \$	672.00 \$	800.00 \$
9.15	100	LF CHAIN LINK FENCE, BLACK PVC COATED, 6 FT HEIGHT ON WALL	108.90 \$	10,890.00 \$	101.00 \$	10,100.00 \$	11,000.00 \$
11.01	1	LS DEMOLITION WORK	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	550.00 \$

Name of Bidder	EA	Absolute Concrete Construction Inc.	McAninch Corporation	Corell Contractor Inc.
11.02 PLUG OR ABANDON WELL	EA	3,800.00 \$	2,040.00 \$	2,200.00 \$
SECTION 11010 - CONSTRUCTION SURVEY				
11.03 CONSTRUCTION SURVEY	LS	25,440.00 \$	23,185.00 \$	30,250.00 \$
11.04 MONUMENT PRESERVATION AND REPLACEMENT	LS	1,100.00 \$	3,000.00 \$	4,015.00 \$
SECTION 11030 - TEMPORARY SERVICES DURING CONSTRUCTION				
11.05 MAINTENANCE OF POSTAL SERVICE	LS	7,500.00 \$	8,200.00 \$	4,000.00 \$
11.06 MAINTENANCE OF SOLID WASTE COLLECTION	LS	7,500.00 \$	14,100.00 \$	12,300.00 \$
SECTION 11050 - CONCRETE WASHOUT				
11.07 CONCRETE WASHOUT	LS	10,250.00 \$	10,455.00 \$	11,275.00 \$
BOX CULVERT				
12.01 STRUCTURAL CONCRETE (RCB CULVERT)	CY	510.00 \$	520.00 \$	561.00 \$
12.02 REINFORCING STEEL	LB	1,35 \$	1.38 \$	1.50 \$
12.03 GRANULAR BEDDING	TON	25.00 \$	25.50 \$	27.50 \$
12.04 GRANULAR BACKFILL	TON	27.00 \$	28.00 \$	24.00 \$
Total Bid		3,777,710.60 \$	3,819,405.77 \$	3,946,486.59 \$

Notes: Item 2.01 on Corell Contractor Bid - Unit Price multiplied by the quantity did not equal the extended price. This error did not change the Total Bid.



McClure Engineering Company
 1380 NW 121st Street
 Clive, IA 50325
 Ph: 515-964-1229 Fax: 515-964-2370

ASHWORTH ROAD - 81ST STREET TO 88TH STREET
 CITY PROJ. NO. 0510-029-2016

TABULATION OF BIDS

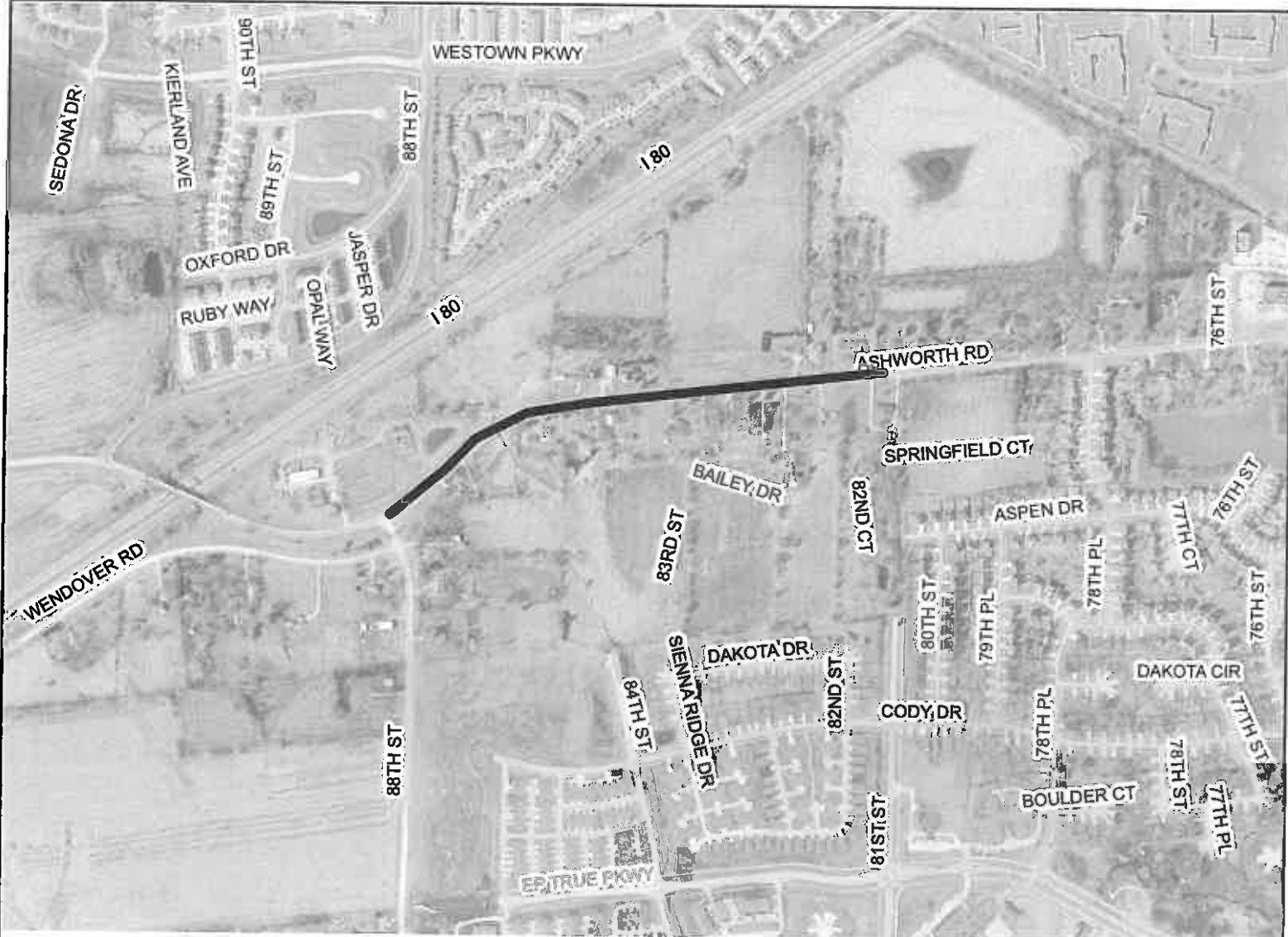
Bid Date: Nov. 22nd, 2017
 Time: 2:00 PM

Owner: City of West Des Moines
 Proj. No.: MEC 20816014
 Location: 4200 Mills Civic Parkway, West Des Moines, IA

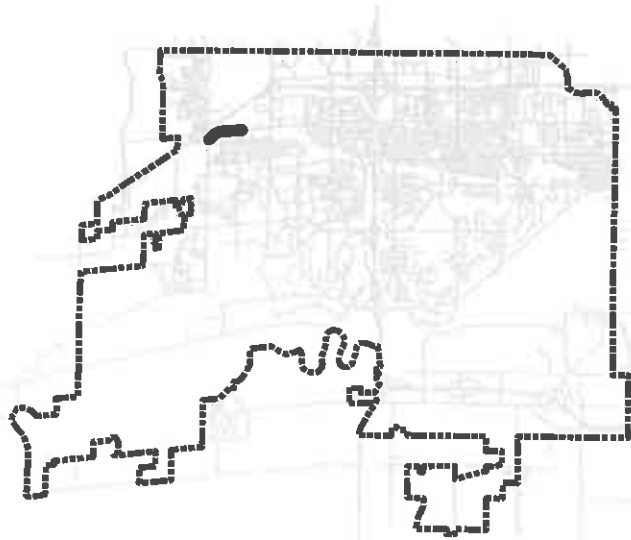
Name of Bidder		Bidder Status Form		Name of Bidder	
Address		Yes		Yes	
Item No.	Item	Unit	Estimated Quantity	Unit Price	Extended Price
SECTION 1000 - GENERAL					
1.01	TRAFFIC CONTROL	LS	1	\$ 286,145.50	\$ 286,145.50
1.02	REMOVE AND REPLACE MAILBOX	EA	15	\$ 360.00	\$ 5,400.00
1.03	REMOVALS, AS PER PLAN	LS	1	\$ 8,100.00	\$ 8,100.00
1.04	PERMANENT ROAD CLOSURE - URBAN (SI-182) W/ TYPE 3 OBJECT MARKERS	EA	1	\$ 670.00	\$ 670.00
1.05	SAFETY FENCE	LF	100	\$ 8.00	\$ 800.00
SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE					
2.01	CLEARING AND GRUBBING	AC	12	\$ 2,300.00	\$ 27,600.00
2.02	TOPSOIL, ON-SITE	CY	9200	\$ 10.50	\$ 96,600.00
2.03	EXCAVATION, CLASS 10, CLASS 12, OR CLASS 13	CY	7600	\$ 3.50	\$ 27,300.00
2.04	EMBANKMENT IN PLACE - CONTRACTOR SUPPLY AND PLACE	CY	35100	\$ 14.50	\$ 508,950.00
2.05	BELOW GRADE EXCAVATION (CORE OUT)	CY	7000	\$ 17.00	\$ 119,000.00
2.06	SUBGRADE PREPARATION	SY	24452	\$ 3.00	\$ 73,356.00
2.07	SUBGRADE TREATMENT, FLY ASH	SY	2000	\$ 10.00	\$ 20,000.00
2.08	SUBBASE, GRANULAR SUBBASE, 4 IN.	SY	6000	\$ 33.00	\$ 198,000.00
2.09	REMOVAL OF KNOWN PIPE CULVERT	LF	115	\$ 57.00	\$ 6,555.00
2.10	REMOVAL OF KNOWN PIPE CULVERT AND STORM SEWER, LESS THAN OR EQUAL TO 30 IN. DIA.	LF	758	\$ 17.00	\$ 12,886.00
2.11	FILLING AND PLUGGING OF KNOWN PIPE CULVERTS, PIPES, AND CONDUITS, STANDPIPE	LS	1	\$ 880.00	\$ 880.00
SECTION 3010 - TRENCH EXCAVATION AND BACKFILL					
3.01	TRENCH FOUNDATION	TON	200	\$ 35.00	\$ 7,000.00
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	500	\$ 23.00	\$ 11,500.00
SECTION 4020 - STORM SEWERS					
4.01	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	1480	\$ 55.00	\$ 80,300.00
4.02	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	646	\$ 49.00	\$ 31,654.00
4.03	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	965	\$ 62.00	\$ 61,070.00
4.04	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	288	\$ 78.00	\$ 23,322.00
4.05	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	349	\$ 99.00	\$ 34,551.00
4.06	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	303	\$ 127.00	\$ 38,481.00
4.07	STORM SEWER, TRENCHED, RCP, 48 IN. DIA.	LF	240	\$ 147.00	\$ 35,280.00
SECTION 4030 - PIPE CULVERTS					
4.08	PIPE APRON, RCP, 15 IN. DIA.	EA	4	\$ 810.00	\$ 3,240.00
4.09	PIPE APRON, RCP, 18 IN. DIA.	EA	1	\$ 840.00	\$ 840.00
4.10	PIPE APRON, RCP, 30 IN. DIA.	EA	1	\$ 1,000.00	\$ 1,000.00
4.11	PIPE APRON, RCP, 48 IN. DIA.	EA	1	\$ 1,700.00	\$ 1,700.00
4.12	FOOTING FOR CONCRETE PIPE APRON, RCP, 15 IN. DIA.	EA	4	\$ 250.00	\$ 1,000.00
4.13	FOOTING FOR CONCRETE PIPE APRON, RCP, 18 IN. DIA.	EA	1	\$ 243.00	\$ 243.00
4.14	FOOTING FOR CONCRETE PIPE APRON, RCP, 30 IN. DIA.	EA	1	\$ 300.00	\$ 300.00
4.15	FOOTING FOR CONCRETE PIPE APRON, RCP, 48 IN. DIA.	EA	1	\$ 640.00	\$ 640.00
4.16	PIPE APRON GUARD	EA	7	\$ 760.00	\$ 5,320.00
SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS					
4.17	SUBDRAIN, CASE A - TYPE 1, 6 IN. DIA.	LF	3467	\$ 14.50	\$ 50,271.50
4.18	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN. DIA.	EA	12	\$ 910.00	\$ 10,920.00
4.19	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE OR MANHOLE, CMP, 8 IN. DIA.	EA	22	\$ 410.00	\$ 9,020.00
4.20	SUBDRAIN OUTLETS AND CONNECTIONS, RCP STORM SEWER COLLAR, 6 IN. DIA.	EA	1	\$ 410.00	\$ 410.00
4.21	SUBDRAIN OUTLETS AND CONNECTIONS, RCBC WINGWALL, CMP, 8 IN. DIA.	EA	2	\$ 410.00	\$ 820.00

Name of Bidder			Elder Corporation	
4.22	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	LF	40	\$ 14.00 \$ 560.00
SECTION 5010 - PIPE AND FITTINGS				
5.01	WATER MAIN, TRENCHED, PVC, 16 IN. DIA.	LF	2518	\$ 54.00 \$ 135,972.00
5.02	WATER MAIN, TRENCHED, DIP, 16 IN. DIA.	LF	212	\$ 75.00 \$ 15,900.00
5.03	FITTING, MECHANICAL JOINT, 16 IN. DIA.	LB	2882	\$ 5.50 \$ 15,851.00
5.04	WATER SERVICE STUB, TYPE K COPPER, 1 IN. DIA.	EA	1	\$ 950.00 \$ 950.00
SECTION 5020 - VALVES, FIRE HYDRANTS, AND APPURTENANCES				
5.05	VALVE, GATE, 16 IN. DIA.	EA	6	\$ 5,800.00 \$ 34,800.00
5.06	FIRE HYDRANT ASSEMBLY	EA	6	\$ 5,000.00 \$ 30,000.00
5.07	VALVE BOX EXTENSION	EA	1	\$ 140.00 \$ 140.00
5.08	REMOVE BLOWOFF	EA	1	\$ 420.00 \$ 420.00
5.09	REMOVE BLOWOFF HYDRANT, SALVAGE AND REINSTALL	EA	2	\$ 2,000.00 \$ 4,000.00
5.10	RELOCATE FIRE HYDRANT	EA	1	\$ 1,600.00 \$ 1,600.00
5.11	VALVE BOX ADJUSTMENT	EA	1	\$ 140.00 \$ 140.00
SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS				
6.01	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	4	\$ 3,000.00 \$ 12,000.00
6.02	MANHOLE TYPE SW-401, 60 IN. DIA.	EA	1	\$ 4,300.00 \$ 4,300.00
6.03	MANHOLE TYPE SW-401, 72 IN. DIA.	EA	1	\$ 6,600.00 \$ 6,600.00
6.04	INTAKE TYPE SW-501	EA	8	\$ 3,200.00 \$ 25,600.00
6.05	INTAKE TYPE SW-503	EA	10	\$ 4,800.00 \$ 48,000.00
6.06	INTAKE TYPE SW-505	EA	7	\$ 4,900.00 \$ 34,300.00
6.07	INTAKE TYPE SW-506	EA	1	\$ 7,100.00 \$ 7,100.00
6.08	INTAKE TYPE SW-508, MODIFIED, 1 FOOT EXTENSION	EA	2	\$ 11,000.00 \$ 22,000.00
6.09	INTAKE TYPE SW-508, MODIFIED, 2 FOOT EXTENSION	EA	4	\$ 12,000.00 \$ 48,000.00
6.10	INTAKE TYPE SW-512, 24 IN. DIA.	EA	3	\$ 1,300.00 \$ 3,900.00
6.11	INTAKE TYPE SW-513, 4 FT X 4 FT	EA	2	\$ 3,300.00 \$ 6,600.00
6.12	REMOVE MANHOLE	EA	1	\$ 690.00 \$ 690.00
SECTION 7010 - PORTLAND CEMENT CONCRETE PAVEMENT				
7.01	PAVEMENT, PCC, 9 1/2 IN. REINFORCED	SY	22174	\$ 48.00 \$ 1,064,352.00
7.02	PAVEMENT, PCC, 8 IN.	SY	664	\$ 50.00 \$ 33,200.00
7.03	PAVEMENT, PCC, 7 IN. REINFORCED	SY	192	\$ 46.75 \$ 8,976.00
7.04	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 3,200.00 \$ 3,200.00
SECTION 7030 - SIDEWALKS, SHARED USED PATHS, AND DRIVEWAYS				
7.05	REMOVAL OF SIDEWALK	SY	17	\$ 67.00 \$ 1,139.00
7.06	REMOVAL OF DRIVEWAY	SY	2350	\$ 8.00 \$ 18,800.00
7.07	SHARED USE PATH, PCC, 6 IN. REINFORCED	SY	3231	\$ 35.50 \$ 114,700.50
7.08	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	4020	\$ 3.00 \$ 12,060.00
7.09	SIDEWALK, PCC, 4 IN.	SY	11	\$ 50.00 \$ 550.00
7.10	SIDEWALK, PCC, 6 IN.	SY	17	\$ 50.00 \$ 850.00
7.11	DETECTABLE WARNING	SF	16	\$ 40.00 \$ 640.00
7.12	DRIVEWAY, PAVED, PCC, 6 IN.	SY	2280	\$ 40.25 \$ 90,965.00
7.13	DRIVEWAY, PAVED, PCC, 8 IN. REINFORCED	SY	122	\$ 44.00 \$ 5,368.00
7.14	DRIVEWAY, GRANULAR	TON	640	\$ 26.00 \$ 16,640.00
7.15	DRIVEWAY, GRANULAR (TEMPORARY ACCESS)	TON	1000	\$ 34.00 \$ 34,000.00
7.16	GRANULAR SHOULDER	TON	70	\$ 20.00 \$ 1,400.00
SECTION 7040 - PAVEMENT REHABILITATION				
7.17	PAVEMENT REMOVAL	SY	9065	\$ 10.50 \$ 95,182.50
SECTION 8020 - PAVEMENT MARKINGS				
8.01	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	108	\$ 42.00 \$ 4,536.00
8.02	PAINTED SYMBOLS AND LEGENDS	EA	15	\$ 108.00 \$ 1,620.00
SECTION 9010 - SEEDING				
9.01	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING - URBAN TEMP. EROSION CONTROL MIXTURE	AC	6.5	\$ 700.00 \$ 4,550.00
9.02	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING - PERMANENT LAWN MIXTURE	AC	13	\$ 2,100.00 \$ 27,300.00
SECTION 9040 - EROSION AND SEDIMENT CONTROL				
9.03	SWPPP PREPARATION	LS	1	\$ 1,500.00 \$ 1,500.00
9.04	SWPPP MANAGEMENT	LS	1	\$ 3,300.00 \$ 3,300.00
9.05	FILTER SOCK, 8 IN. DIA.	LF	6500	\$ 2.00 \$ 13,000.00
9.06	FILTER SOCK, REMOVAL	LF	6500	\$ 0.50 \$ 3,250.00
9.07	RIP RAP, CLASS C REVETMENT	TON	700	\$ 60.00 \$ 42,000.00
9.08	SILT FENCE OR SILT FENCE DITCH CHECK	LF	7500	\$ 1.50 \$ 11,250.00
9.09	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7500	\$ 0.50 \$ 3,750.00
9.10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7500	\$ 0.10 \$ 750.00
9.11	STABILIZED CONSTRUCTION ENTRANCE	TON	500	\$ 24.00 \$ 12,000.00
9.12	DUST CONTROL, CALCIUM CHLORIDE	SY	15000	\$ 1.50 \$ 22,500.00
9.13	EROSION CONTROL, MULCHING, HYDROMULCHING	AC	13	\$ 1,600.00 \$ 20,800.00
9.14	INLET PROTECTION DEVICE, DROP-IN INTAKE PROTECTION	EA	32	\$ 155.00 \$ 4,960.00

Name of Bidder				Elder Corporation	
9.15	INLET PROTECTION DEVICE, MAINTENANCE	EA	32	\$ 28.00	\$ 892.00
	SECTION 9080 - CHAIN LINK FENCE				
9.16	CHAIN LINK FENCE, BLACK PVC COATED, 6 FT HEIGHT ON WALL	LF	100	\$ 102.00	\$ 10,200.00
	SECTION 10070 - DEMOLITION				
11.01	DEMOLITION WORK	LS	1	\$ 1,700.00	\$ 1,700.00
11.02	PLUG OR ABANDON WELL	EA	1	\$ 2,200.00	\$ 2,200.00
	SECTION 11010 - CONSTRUCTION SURVEY				
11.03	CONSTRUCTION SURVEY	LS	1	\$ 31,000.00	\$ 31,000.00
11.04	MONUMENT PRESERVATION AND REPLACEMENT	LS	1	\$ 7,100.00	\$ 7,100.00
	SECTION 11030 - TEMPORARY SERVICES DURING CONSTRUCTION				
11.05	MAINTENANCE OF POSTAL SERVICE	LS	1	\$ 15,000.00	\$ 15,000.00
11.06	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	\$ 26,000.00	\$ 26,000.00
	SECTION 11050 - CONCRETE WASHOUT				
11.07	CONCRETE WASHOUT	LS	1	\$ 13,000.00	\$ 13,000.00
	BOX CULVERT				
12.01	STRUCTURAL CONCRETE (RCB CULVERT)	CY	284.8	\$ 530.00	\$ 150,944.00
12.02	REINFORCING STEEL	LB	41698	\$ 1.50	\$ 62,547.00
12.03	GRANULAR BEDDING	TON	340	\$ 26.00	\$ 8,840.00
12.04	GRANULAR BACKFILL	TON	1200	\$ 25.00	\$ 30,000.00
Total Bid					\$ 4,299,000.00



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:	Ashworth Road Improvements Phase 2		
LOCATION:	Ashworth Road, 81st St. to 88th St.		
DRAWN BY: JDR	DATE: 1/25/2017	PROJECT: 0510-029-2016	SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: November 27, 2017

ITEM: Hidden Creek Plat 5, 3640 Hidden Creek Drive - Final Plat to Subdivide Property into Two (2) Lots for Residential Development – Graded Acres Trust (Scott Rairdon)

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The property owner, Graded Acres Trust, represented by Chuck Bishop, Bishop Engineering, is requesting approval of a Final Plat for approximately 11.87 acres located at 3640 Hidden Creek Drive. The applicant proposes to subdivide the property into two lots, one for an existing home and one for a proposed home, an outlot for transfer of ownership to the neighboring property owner to the north of the outlot, and one street lot (see Exhibit I – Location Map and Exhibit II – Final Plat)

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017, as an informational item.

OUTSTANDING ISSUES: There are no outstanding issues.

As part of this approval, the City Council is approving and accepting the following:

- Sanitary Sewer Easement
- Deed for Street Lot A
- Agreement and Waiver for the reconstruction of 1 ½ lanes of Commerce Drive
- Street light agreement

COMPREHENSIVE PLAN CONSISTENCY: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve and release the Final Plat Hidden Creek Plat 5 to subdivide property two residential lots, one outlot for ownership transfer, and one street lot, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

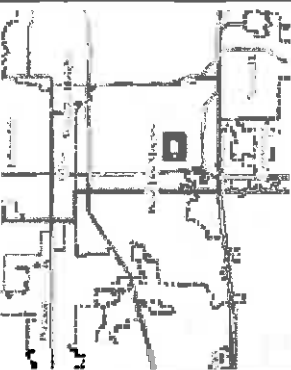
Published In	n/a
Date(s) Published	n/a
Letter sent to surrounding property owners	n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	October 2, 2017		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

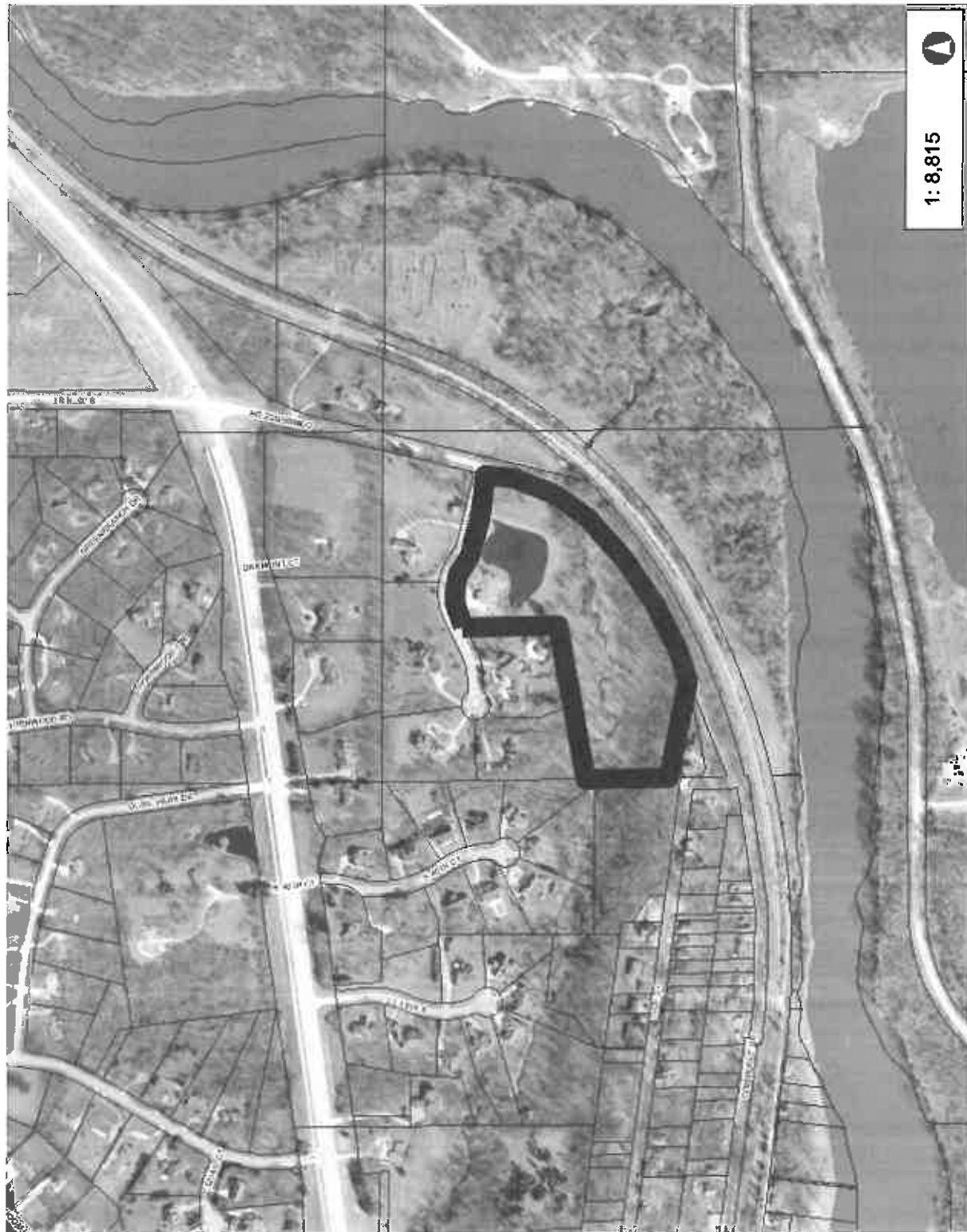
ATTACHMENTS:

- Exhibit I - Location Map
- Exhibit II - Final Plat
- Exhibit III - Resolution: Approval and Release of Final Plat
- Exhibit A - Conditions of Approval



- Legend**
- Corporate Limits
 - Parcels

3640 Hidden Creek Drive



1:8,815



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Prepared by: K Tragesser, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVING AND RELEASING THE FINAL PLAT HIDDEN CREEK PLAT 5 (FP-003538-2017) FOR THE PURPOSE OF SUBDIVIDING PROPERTY INTO TWO LOTS FOR RESIDENTIAL ESTATE DEVELOPMENT, ONE STREET LOT, AND ONE OUTLOT FOR OWNERSHIP TRANSFER

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Graded Acres Trust, has requested approval for a Final Plat (FP-003538-2017) for that 11.87 acres located at 3640 Hidden Creek Drive to subdivide into two residential lots, one street lot, and one outlot for ownership transfer property legally described as:

Legal Description

Warranty Deed recorded in Book 12519 Page 109. Lot 7 in Hidden Creek, an official plat, except Parcel "A", a parcel of land located in Lot 7 described on the Plat of Survey recorded in Book 12761 at Page 634 in the office of the Polk County Recorder, all included in and forming a part of the City of West Des Moines, Polk County, Iowa.

Said tract of land being subject to and together with any and all easements of record. Said tract of land contains 516,992 square feet (11.87 acres) more or less

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the Preliminary Plat for Hidden Creek Plat 5 and recommended approval on October 23, 2017;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Hidden Creek Plat 5 that was reviewed and approved by the City Council on October 30, 2017;

WHEREAS, on November 27, 2017, this City Council held a duly-noticed meeting to consider the application for Hidden Creek Plat 5 Final Plat;

WHEREAS, the City Council accepts a public sanitary sewer easement, an agreement and waiver for the reconstruction of Commerce Drive, a deed for Street Lot A, and a street light agreement;

WHEREAS, Hidden Creek Estates Plat 5 is zoned Residential Estate Single Family and meets all requirements of the City's Zoning Code.

WHEREAS, the following address is assigned to Lot 2 = 3725 Commerce Drive;

WHEREAS, the City Council defers the construction of public sidewalk by the property owner until Commerce Drive is reconstructed;

WHEREAS, the City Council waives the requirement for paved access until such time as Commerce Drive is reconstructed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, or as amended orally at the City Council meeting, are adopted

SECTION 2. Final Plat, Grand Avenue Estates Plat Hidden Creek Plat 5 is approved subject to conditions added at the Hearing, if any, and attached hereto as Exhibit A. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 3. This resolution releases the Hidden Creek Plat 5 Final Plat for recordation. The City Council of West Des Moines directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on November 27, 2017, and Roll Call No. _____.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of November 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on November 27, 2017, among other proceedings, Roll Call No. _____ approved said plat on November 27, 2017, and released said Final Plat for recordation.

Exhibit A – Conditions of Approval

None

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM: Schroder Industrial Park Plat 3, 1120 Railroad Avenue – Subdivide the property into two lots for ownership transfer – Schroder Construction Services, Inc. – PP-003672-2017

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Rick Baumhover, Bishop Engineering, on behalf of Schroder Construction Services, Inc., is requesting approval of a preliminary plat to subdivide the property at 1120 Railroad Avenue into two lots for ownership transfer (see Exhibit I - Attachments B – Location Map and Attachment C – Preliminary Plat)

Plan and Zoning Commission Action:

Vote: 6-0 approval, Commissioner Costa absent

Date: November 20, 2017

Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant’s Request
- History
- City Council Subcommittee – *Development and Planning (November 13, 2017)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Preliminary Plat to create two lots for ownership transfer, subject to the applicant meeting all City Code requirements and the following:

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	November 13, 2017		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: November 20, 2017

Item: Schroder Industrial Park Plat 3, 1120 Railroad Avenue – Subdivide the property into two lots for ownership transfer – Schroder Construction Services, Inc. – PP-003672-2017

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara V. Tragesser, AICP 

Applicant's Request: Rick Baumhover, Bishop Engineering, on behalf of Schroder Construction Services, Inc., is requesting approval of a preliminary plat to subdivide the property at 1120 Railroad Avenue into two lots for ownership transfer (see Attachments B – Location Map, Attachment C – Preliminary Plat).

History: The property currently is used for warehousing, storage and construction services. The property is zoned General Industrial. There are three buildings on site. One warehouse building will be located within Lot 1 and the other two buildings will be located within Lot 2.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on November 13, 2017. The Subcommittee is supportive of the project.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the preliminary plat to subdivide the property into two lots for ownership transfer, subject to the applicant meeting all City Code requirements.

Owner/Applicant: Schroder Construction Services Inc.
1120 Railroad Avenue
West Des Moines IA 50265

Applicant Representative: Rick Baumhover
Bishop Engineering
3501 104th Street
Urbandale IA 50322

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plan

RESOLUTION NO. PZC -17-108

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE SCHRODER INDUSTRIAL PARK PLAT 3 PRELIMINARY PLAT (PP-003672-2017) FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY INTO TWO LOTS FOR OWNERSHIP TRANSFER

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Schroder Construction Services, Inc., has requested approval for a Preliminary Plat a (PP-003672-2017) to subdivide property locally known as 1120 Railroad Avenue into two lots for transfer of ownership;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on November 20, 2017, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, November 20, 2017, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Preliminary Plat to subdivide property locally known as 1120 Railroad Avenue into two lots for ownership transfer is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on November 20, 2017



Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:



Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 20, 2017

AYES: Andersen, Brown, Crowley, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

ABSENT: Costa

ATTEST:

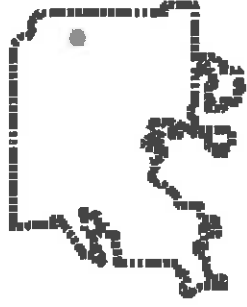


Recording Secretary

**EXHIBIT A
CONDITIONS OF APPROVAL**

None

Schroder Industrial Park Plat 3



Legend

- Parcels
- Parks
- Greenways



1: 1,743

290.4 0 145.22 290.4 Feet

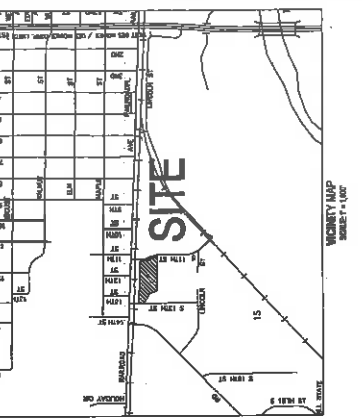
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

SCHRODER INDUSTRIAL PARK PLAT 3
 PRELIMINARY PLAT

Bishop Engineering
 Planning, Surveying, Engineering, & Construction
 3501 104th Street
 The Woodlands, Texas 77380-6217
 CIVE Engineering & Land Surveying, Established 1959



GENERAL NOTES:

1. INSTRUMENT CONTROL PLUMBING, SURVEYING CONTROL, BENCHMANS OR ANY OTHER INSTRUMENTS PROVIDED TO THE CLIENT SHALL BE MAINTAINED AND KEPT IN GOOD CONDITION THROUGHOUT THE PROJECT.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING DATA AND CONTROL POINTS.
4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSESSMENTS AND REPORTS FROM THE APPLICABLE AGENCIES.

CURVE	LENGTH	ANGLE	CURVE	BEARING	BEARING
1	113.4	125.2	2	125.2	125.2
2	125.2	125.2	3	125.2	125.2
3	125.2	125.2	4	125.2	125.2
4	125.2	125.2	5	125.2	125.2
5	125.2	125.2	6	125.2	125.2

SCHRODER INDUSTRIAL PARK PLAT 3
 (Replat of Lot 1 Schroder Industrial Park Plat 2)

PROPERTY DESCRIPTION:
 Parcel of land in the County of Harris, in the City of Houston, Texas, as shown on the attached plat.

OWNER/APPLICANT:
 Schrodor Industrial Park, LLC
 11300 Katy Road, Suite 100
 Houston, Texas 77058

COMPREHENSIVE PLAN AND USE:
 District of Harris, Harris County, Texas
 Comprehensive Plan 11-1-12, Article 11-1-12

ZONING:
 C-1 Commercial Industrial

SUBDIVISION:
 Schrodor Industrial Park, LLC
 Subdivision of Land in Harris County, Texas
 No. 11-1-12, Article 11-1-12

PERMITS:
 LOT 1: PERMIT NO. 11-1-12, ARTICLE 11-1-12
 LOT 2: PERMIT NO. 11-1-12, ARTICLE 11-1-12

LOT AREAS:
 LOT 1: 25,363 SF
 LOT 2: 120,363 SF

LOT LAYOUT

DATE: 11-14-17

PROJECT NUMBER: 17040

SHEET NUMBER: 1 OF 1

CONTRACTOR: [REDACTED]

DATE: [REDACTED]

PHASES 1 & 2

PROPERTY DESCRIPTION:
 Parcel of land in the County of Harris, in the City of Houston, Texas, as shown on the attached plat.

OWNER/APPLICANT:
 Schrodor Industrial Park, LLC
 11300 Katy Road, Suite 100
 Houston, Texas 77058

COMPREHENSIVE PLAN AND USE:
 District of Harris, Harris County, Texas
 Comprehensive Plan 11-1-12, Article 11-1-12

ZONING:
 C-1 Commercial Industrial

SUBDIVISION:
 Schrodor Industrial Park, LLC
 Subdivision of Land in Harris County, Texas
 No. 11-1-12, Article 11-1-12

PERMITS:
 LOT 1: PERMIT NO. 11-1-12, ARTICLE 11-1-12
 LOT 2: PERMIT NO. 11-1-12, ARTICLE 11-1-12

LOT AREAS:
 LOT 1: 25,363 SF
 LOT 2: 120,363 SF

LOT LAYOUT

DATE: 11-14-17

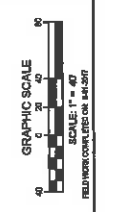
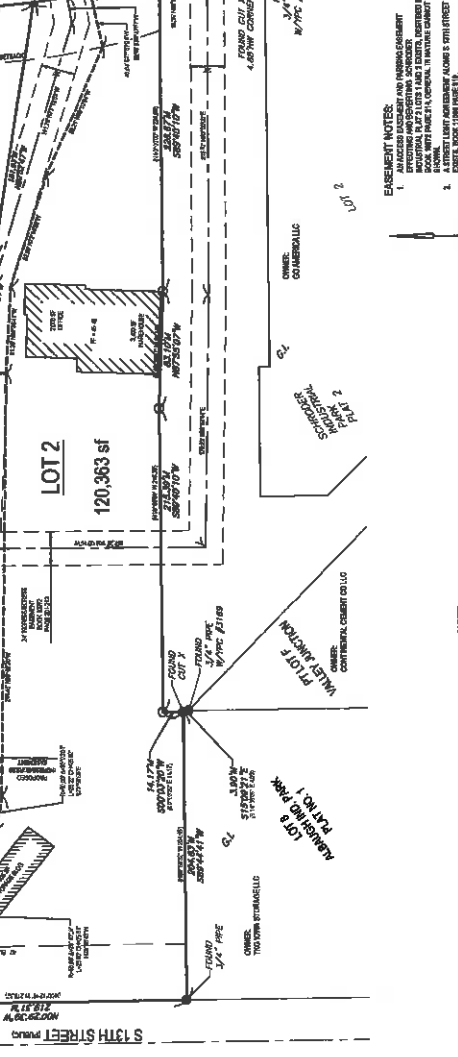
PROJECT NUMBER: 17040

SHEET NUMBER: 1 OF 1

CONTRACTOR: [REDACTED]

DATE: [REDACTED]

PHASES 1 & 2



FLOOD HAZARD INFORMATION:
 FEDERAL FLOOD INSURANCE PROGRAM (FFIP) ZONING: X-1, 1% ANNUAL CHANCE FLOOD
 FEDERAL FLOOD INSURANCE PROGRAM (FFIP) ZONING: X-1, 1% ANNUAL CHANCE FLOOD
 FEDERAL FLOOD INSURANCE PROGRAM (FFIP) ZONING: X-1, 1% ANNUAL CHANCE FLOOD

SEWERAGE NOTES:
 1. ALL SEWERAGE SHALL BE COLLECTED AND DISPOSED OF AT AN APPROVED TREATMENT PLANT.
 2. ALL SEWERAGE SHALL BE COLLECTED AND DISPOSED OF AT AN APPROVED TREATMENT PLANT.
 3. ALL SEWERAGE SHALL BE COLLECTED AND DISPOSED OF AT AN APPROVED TREATMENT PLANT.

UTILITY NOTE:
 THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD PLATS AND FIELD SURVEY. RECORDING THESE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CLIENT. ALL UTILITIES SHALL BE DEPTH AND LOCATION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING DATA AND CONTROL POINTS.

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 3. ALL SEWERAGE SHALL BE COLLECTED AND DISPOSED OF AT AN APPROVED TREATMENT PLANT.

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PRELIMINARY PLAT (PP-003672-2017) TO SUBDIVIDE THE PROPERTY INTO TWO LOTS FOR OWNERSHIP TRANSFER

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Schroder Construction Services requests approval for a preliminary plat to subdivide property into two general industrial lots at property locally known as 1120 Railroad Avenue and legally described as:

Legal Description of Property

Replat of Lot 1 Schroder Industrial Park Plat 2, and official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on November 20, 2017, the Plan and Zoning Commission recommend to the City Council approval of the Preliminary Plat; and

WHEREAS, on November 27, 2017, this City Council held a duly-noticed meeting to consider the application for a preliminary plat.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the preliminary plat, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Preliminary Plat to subdivide the property legally described above into two general industrial lots is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on November 27, 2017.

Steven Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: November 27, 2017

ITEM: 36th Street and Westown Place Parking, Southeast Corner of 36th Street and Westown Place
– Approval of Off-Site Parking – Knapp Properties – MML1-003658-2017

RESOLUTION: Approval of Minor Modification Level 1

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Tom Wittman, Knapp Properties, representing the property owners William C Knapp Revocable Trust and Knapp and Associates LC, is requesting approval of a minor modification which allows for the use of the parking lot at the southeast corner of 36th Street and Westown Place for an off-site business. Mediacom is the business interested in using the parking lot for some of its employees. The parking lot would be gated, landscaped, resurfaced and striped, and have parking lot lighting and cameras installed (see Exhibit I - Attachment B – Location Map and Attachment C – Site Plan)

Plan and Zoning Commission Action:

Vote: 6-0 approval, Commissioner Costa absent

Date: November 20, 2017

Motion: Adopt a resolution recommending the City Council approve the Minor Modification

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning (September 18, 2017 and November 13, 2017)*
- Staff Review and Comments
 - *Off-Site Parking*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the approve the Minor Modification which modifies the architecture of the building from that which was previously approved and to defer five parking stalls on the west side of the building, subject to the applicant meeting all City Code requirements and the following:

1. That the City Council waive the requirement for an over or under pass.
2. That Knox boxes be placed at entrance gates for emergency operation.
3. That no fleet or service vehicles be staged in the parking lot.
4. No product or materials be stored in the parking lot
5. The parking is to be used for employee vehicle parking only

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	<i>LS</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>W</i> <i>J</i>

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	September 18, 2017 and November 13, 2017		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
 - Attachment A - Plan and Zoning Commission Resolution
 - Attachment B - Location Map
 - Attachment C - Site Plan
- Exhibit II - City Council Resolution
 - Exhibit A - Conditions of Approval

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: November 20, 2017

Item: 36th Street and Westown Place Parking, Southeast Corner of 36th Street and Westown Place – Approval of Off-Site Parking – Knapp Properties – MML1-003658-2017

Requested Action: Approval of Minor Modification

Case Advisor: Kara Tragesser 

Applicant's Request: Tom Wittman, Knapp Properties, is requesting approval of a minor modification which allows for the use of the parking lot at the southeast corner of 36th Street and Westown Place for an off-site business. Mediacom is the business interested in using the parking lot for some of its employees. The parking lot would be gated, landscaped, resurfaced and striped, and have parking lot lighting and cameras installed (see Attachment B – Location Map, Attachment C – Site Plan).

History: The parking lot is a remanant piece of property owned by Knapp Properties from the development of the block between Westown Place and Westown Parkway and between Valley West Drive and 36th Street.

City Council Subcommittee: This project was not presented to the Development and Planning City Council on September 18, 2017 and November 13, 2017. Discussions over the course of those two meetings concerned the use of gates and landscaping. The original submittal indicated fencing and gates along the perimeter of the parking area. Staff was under the impression that the parking lot would be used for Mediacom service vehicles and was not supportive of the off-site parking, fencing, and gating proposed. At the September 18, 2017 meeting, Knapp properties indicated the parking lot would be used by Mediacom employees and that service vehicles would be kept at the Mediacom property across 36th Street and that they would install landscaping instead of the fence.

The discussion on November 13, 2017, was to clarify whether the installation of gates was supported by the Subcommittee. Staff was concerned with setting a precedent where other property owners with large parking fieds would be attracted to gating off portions of their “unused” parking for off-site businesses. The subcommittee supported the use of drop down arm gates with the use of a “Knox Box” for emergency services to access the parking lot.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Off-site parking Title 9, Zoning, Chapter 15 Parking and Off Street Loading, Section 4-C-1 provides that parking should be on the same lot or a lot contiguous to the building being used and parking should not be located across a street unless connected by an approved under or over crossing. The request is to waive the over or under crossing and install new sidewalks and pedestrian approaches on Westown Place at the corner of 36th Street.

Both streets are Minor Collectors and the traffic is not expect to warrant a special crossing signal.

The parking will be used by employees of a business (Mediacom) directly across the street from the office building and is for employee parking only. No service vehicles or fleet vehicles are to be located in this parking lot.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Minor Modification to establish off-site parking, subject to the applicant meeting all City Code requirements and the following:

1. That the City Council waive the requirement for an over or under pass.
2. That Knox boxes be placed at entrance gates for emergency operation.
3. That no fleet or service vehicles be staged in the parking lot.
4. No product or materials be stored in the parking lot
5. The parking is to be used for employee vehicle parking only.

Owner Knapp Properties Inc.
 5000 Westown Parkway
 West Des Moines IA 50266
 Tom Wittman
 515-223-4000

Applicant: Same as above.

Applicant Rep: Jerry Oliver
 Civil Engineering Consultants Inc.
 2400 86th Street Unit 12
 Des Moines IA 50322

ATTACHMENTS:

- | | | |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Attachment B | - | Location Map |
| Attachment C | - | Site Plan |

RESOLUTION NO. PZC-17-109

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE MINOR MODIFICATION (MML1-003658-2017) TO ALLOW OFF-SITE PARKING AT THE SOUTHEAST CORNER OF 36TH STREET AND WESTOWN PLACE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Knapp Properties, requests approval of a minor modification to a site plan to allow off-site parking at the parking lot located at the southeast corner of 36th Street and Westown Place;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

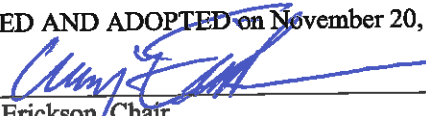
WHEREAS, on November 20, 2017, this Commission held a duly-noticed meeting to consider the minor modification application;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated November 20, 2017, or as amended orally at the Plan and Zoning Commission meeting of November 20, 2017, are adopted.


SECTION 2. The Minor Modification (MML1-003568-2017) to allow off-site parking at the parking lot on the southeast corner of 36th Street and Westown Place is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated November 20, 2017, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on November 20, 2017.



Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:



Jennifer Canaday
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 20, 2017.

AYES: Andersen, Brown, Crowley, Hatfield, Erickson, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Costa

ATTEST:



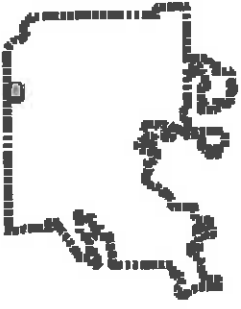
Jennifer Canaday
Recording Secretary

Exhibit A
Conditions of Approval

1. That the City Council waive the requirement for an over or under pass.
2. That Knox boxes be placed at entrance gates for emergency operation.
3. That no fleet or service vehicles be staged in the parking lot.
4. No product or materials be stored in the parking lot
5. The parking is to be used for employee vehicle parking only.



Knapp Properties 36th St and Westown Pl



- Legend**
- Parcels
 - Parks
 - Greenways



1: 2,981



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MINOR MODIFICATION LEVEL 1 (MML1-003658-2017) TO ALLOW OFF-SITE PARKING AND WAIVE THE REQUIREMENT FOR AN OVERPASS OR UNDERGROUND CROSSING AT 36th STREET AND WESTOWN PLACE

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Knapp Properties requests approval for a Minor Modification to allow for off-site parking and to waive the requirement for an overpass our underground crossing is association with parking lot improvements for property legally described as:

Legal Description of Property

The west 229.00 feet of the east 650.00 feet of the north 126.00 feet of the south 1,600.80 feet of the northeast ¼ of Section 5 Township 78N Range 25W of the 5th P.M., City of West Des Moines, Polk County, Iowa

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on November 20, 2017, the Plan and Zoning Commission recommended to the City Council approval of the Minor Modification Level 1; and

WHEREAS, on November 27, 2017, this City Council held a duly-noticed meeting to consider the application for the Minor Modification Level 1.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the Minor Modification Level 1, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Minor Modification Level 1 application to allow off site parking and waive the requirement for an overpass or underground crossing is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on November 27, 2017.

Steven Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. That the City Council waive the requirement for an over or under pass.
2. That knox boxes be placed at entrance gates for emergency operation.
3. That no fleet or service vehicles be staged in the parking lot.
4. No product or materials be stored in the parking lot
5. The parking is to be used for employee vehicle parking only

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: November 27, 2017

ITEM: Resolution of the City of West Des Moines providing notice to the Polk County, Iowa Commissioner of Elections regarding submission of the question of imposition of a local option sales and services tax to registered voters of the City of West Des Moines, Polk County, Iowa

FINANCIAL IMPACT: Revenue to be collected through Polk County, by way of one cent per dollar in revenue sales collected.

BACKGROUND: It has been determined to be in the best interest of the residents of West Des Moines to enact a 1% Local Option Sales and Service Tax upon Polk County, considering such a tax already exists in Dallas and Warren County parts of West Des Moines.

A motion to request that Polk Co. Commissioner of Elections submit the question of the imposition for an unlimited time of a 1% sales and services tax to the registered voters of the incorporated and unincorporated areas of Polk County is required by state code.

Should the Commissioner receive motions from the governing bodies of the incorporated and unincorporated areas within Polk County that represent at least one-half of the population of Polk County, a special referendum election will be held in accordance with State of Iowa Code.

West Des Moines, in conjunction with several other contiguous metro communities will be requesting this of the Commissioner to total the necessary population base.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Approval of resolution providing notice to the Polk County Commissioner of Elections regarding submission of the question of imposition of a local sales and services tax to the registered voters of the City of West Des Moines, Polk County, Iowa

Lead Staff Member: Dick Scieszinski, Tom Hadden, Jamie Letzring

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	

Resolution No. _____

**RESOLUTION OF THE CITY OF WEST DES MOINES, IOWA PROVIDING
NOTICE TO THE POLK COUNTY, IOWA COMMISSIONER OF ELECTIONS
REGARDING SUBMISSION OF THE QUESTION OF IMPOSITION OF A
LOCAL OPTION SALES AND SERVICES TAX TO REGISTERED VOTERS OF
THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA**

WHEREAS, Section 423B.1(4)(b) of the Code of Iowa authorizes a county commissioner of elections to submit the question of the imposition of a local option sales and services tax to the registered voters of the incorporated and unincorporated areas of a county, upon receipt of a resolution from the governing bodies of the incorporated and unincorporated areas of a county representing at least one-half of the population of a county; and

WHEREAS, it has been determined to be in the best interests of the residents of Polk County, Iowa, that a local option sales and services tax be imposed in Polk County, in order to provide property tax relief and funds for capital projects, buildings and improvements, equipment, roads, bridges, parks, recreation facilities, trails, conservation, economic development and other lawful purposes; and

WHEREAS, it has been recommended that the City Council of the City of West Des Moines, Iowa, approve a resolution to request that the Polk County Commissioner of Elections submit the question of the imposition for an unlimited time of a one percent (1%) sales and services tax to the registered voters of the incorporated and unincorporated areas of Polk County at such time as the Commissioner receives resolutions from the governing bodies of the incorporated and unincorporated areas within Polk County that represent at least one-half of the population of Polk County;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of West Des Moines, Iowa, that this City Council approves submitting to the Polk County Commissioner of Elections a Resolution of this Council for the imposition for an unlimited time of a one percent (1%) sales and services tax on the portion of the incorporated area of the City of West Des Moines, Iowa, that is located in Polk County, Iowa.

BE IT FURTHER RESOLVED the City Clerk is hereby authorized and directed to submit a copy of this Resolution to the Polk County Commissioner of Elections, requesting the imposition for an unlimited time of a one percent (1%) sales and services tax on the portion of the incorporated area of the City of West Des Moines, Iowa, that is located in Polk County, Iowa, at the earliest time after the Commissioner has received resolutions from the governing bodies of the incorporated and unincorporated areas within Polk County that represent at least one-half of the population of Polk County, and, in accordance with the provisions of Section 423B.1(4)(b), submit a copy of this Resolution to the Board of Supervisors of Polk County.

Passed and Approved this _____ day of _____, 2017.

Steven K. Gaer, Mayor

Ryan T. Jacobson, City Clerk

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Abstract of Election - Receive and File

DATE: November 27, 2017

FINANCIAL IMPACT: None

BACKGROUND: Abstracts for Election were received from the Polk County Board of Supervisors and ex-officio County Board of Canvassers dated November 7, 2017, confirming the election of Steven K. Gaer, Mayor, Renee Hardman, Council Member At Large, Kevin L. Trevillyan, Council Member Ward One, Russ Trimble, Council Member Ward Three, Heather Schebel, Park Commissioner, and Rick Swalwell, Park Commissioner.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Receive and File Abstracts of Election.

Lead Staff Member: Ryan T. Jacobson, City Clerk

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	

**ABSTRACT OF VOTES
CITY OF WEST DES MOINES
COUNTY OF POLK, STATE OF IOWA**

We, the undersigned members of the Board of Supervisors and Ex-Officio County Board of Canvassers for this county, do hereby certify the following to be a true and correct abstract of the votes cast in this county at the City Election held on the 7th day of November, 2017, as shown by the tally lists returned from the election precincts in the City of West Des Moines.

FOR THE OFFICE OF MAYOR (1 TO BE ELECTED)		
Steven K. Gaer	had	3,642 Votes
Scattering	had	277 Votes
Total		3,919 Votes
WE THEREFORE DECLARE:		
Steven K. Gaer ELECTED.		

IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors. Done at Des Moines the County Seat of Polk County, this 9th day of November 2017.

J. F. Mann
 Chairperson

Prop. [Signature]

Steven [Signature]

Paul [Signature]

Tom [Signature]

Members of the
Board of Supervisors
and Ex-Officio
County Board of
Canvassers

(Seal)


ATTEST: *Jamie [Signature]*
 Polk County Auditor and Clerk of the Board of Supervisors


**ABSTRACT OF VOTES
CITY OF WEST DES MOINES
COUNTY OF POLK, STATE OF IOWA**


We, the undersigned members of the Board of Supervisors and Ex-Officio County Board of Canvassers for this county, do hereby certify the following to be a true and correct abstract of the votes cast in this county at the City Election held on the 7th day of November, 2017, as shown by the tally lists returned from the election precincts in the City of West Des Moines.


FOR THE OFFICE OF COUNCIL MEMBER AT LARGE (1 TO BE ELECTED)		
Renee Hardman	had	2,215 Votes
Rick Messerschmidt	had	2,129 Votes
Scattering	had	17 Votes
Total		4,361 Votes
WE THEREFORE DECLARE:		
Renee Hardman ELECTED.		


IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors. Done at Des Moines the County Seat of Polk County, this 9th day of November 2017.



 Chairperson


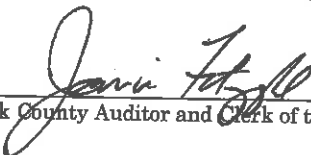






Members of the
Board of Supervisors
and Ex-Officio
County Board of
Canvassers

(Seal)

ATTEST: 

 Polk County Auditor and Clerk of the Board of Supervisors

**ABSTRACT OF VOTES
CITY OF WEST DES MOINES
COUNTY OF POLK, STATE OF IOWA**

We, the undersigned members of the Board of Supervisors and Ex-Officio County Board of Canvassers for this county, do hereby certify the following to be a true and correct abstract of the votes cast in this county at the City Election held on the 7th day of November, 2017, as shown by the tally lists returned from the election precincts in the City of West Des Moines Ward 1.

FOR THE OFFICE OF COUNCIL MEMBER WARD 1 (1 TO BE ELECTED)		
Kevin L. Trevillyan	had	1,231 Votes
Scattering	had	45 Votes
Total		1,276 Votes
WE THEREFORE DECLARE:		
Kevin L. Trevillyan ELECTED.		

IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors. Done at Des Moines the County Seat of Polk County, this 9th day of November 2017.

Jh F Maure
 Chairperson
[Signature]
[Signature]
[Signature]
[Signature]

Members of the
Board of Supervisors
and Ex-Officio
County Board of
Canvassers

(Seal)

ATTEST:

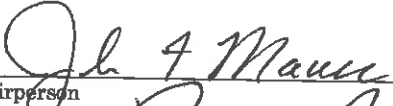




Jamie Foltz
 Polk County Auditor and Clerk of the Board of Supervisors

**ABSTRACT OF VOTES
CITY OF WEST DES MOINES
COUNTY OF POLK, STATE OF IOWA**

We, the undersigned members of the Board of Supervisors and Ex-Officio County Board of Canvassers for this county, do hereby certify the following to be a true and correct abstract of the votes cast in this county at the City Election held on the 7th day of November, 2017, as shown by the tally lists returned from the election precincts in the City of West Des Moines Ward 3.

FOR THE OFFICE OF COUNCIL MEMBER WARD 3 (1 TO BE ELECTED)		
Nadir Mehta	had	622 Votes
Russ Trimble	had	1,339 Votes
Scattering	had	2 Votes
Total		1,963 Votes
WE THEREFORE DECLARE:		
Russ Trimble ELECTED.		

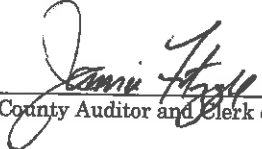
IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors. Done at Des Moines the County Seat of Polk County, this 9th day of November 2017.


 Chairperson





Members of the
Board of Supervisors
and Ex-Officio
County Board of
Canvassers

(Seal)

ATTEST:

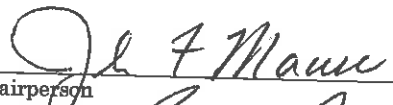
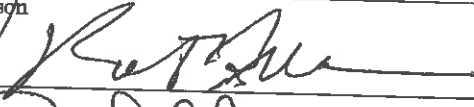

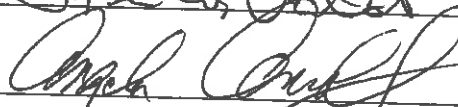
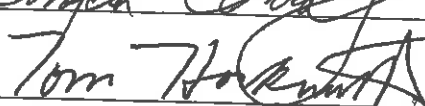

 Polk County Auditor and Clerk of the Board of Supervisors

**ABSTRACT OF VOTES
CITY OF WEST DES MOINES
COUNTY OF POLK, STATE OF IOWA**

We, the undersigned members of the Board of Supervisors and Ex-Officio County Board of Canvassers for this county, do hereby certify the following to be a true and correct abstract of the votes cast in this county at the City Election held on the 7th day of November, 2017, as shown by the tally lists returned from the election precincts in the City of West Des Moines.

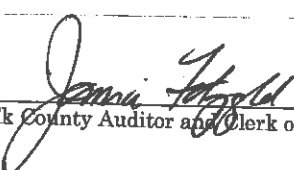
FOR THE OFFICE OF PARK COMMISSIONER (2 TO BE ELECTED)		
Heather Schebel	had	2,730 Votes
Rick Swalwell	had	2,849 Votes
Scattering	had	78 Votes
Total		5,657 Votes
WE THEREFORE DECLARE:		
Heather Schebel, Rick Swalwell ELECTED.		

IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors. Done at Des Moines the County Seat of Polk County, this 9th day of November 2017.


 Chairperson





Members of the
Board of Supervisors
and Ex-Officio
County Board of
Canvassers

(Seal)

ATTEST: 
 Polk County Auditor and Clerk of the Board of Supervisors