

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: April 30, 2018

time: 5:30 P.M.

MAYOR STEVEN K. GAER
COUNCILMEMBER AT LARGE RENEE HARDMAN
COUNCILMEMBER AT LARGE JIM SANDAGER
COUNCILMEMBER 1ST WARD KEVIN L. TREVILLYAN
COUNCILMEMBER 2ND WARD JOHN MICKELSON
COUNCILMEMBER 3RD WARD RUSS TRIMBLE

CITY MANAGER.....TOM HADDEN
CITY ATTORNEY.....RICHARD SCIESZINSKI
CITY CLERK.....RYAN JACOBSON

STUDENT GOVERNMENT DAY

1. **Call to Order/Pledge of Allegiance/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. Greg Edwards, Greater Des Moines Convention and Visitors Bureau
 - b. Water Trails Presentation - Des Moines Area Metropolitan Planning Organization
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of April 16, 2018 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Tasting Station Restaurant Group, LLC d/b/a BeerStyles Gastropub & Taproom/SALT of the Hearth, 5513 Mills Civic Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 2. Biaggi's Ristorante Italiano, LLC d/b/a Biaggi's Ristorante Italiano, 5990 University Avenue - Class LC Liquor License with Carryout Wine, Sunday Sales and Catering Privileges - Renewal
 3. Bonsai Food Management, LLC d/b/a Dino's Bar & Grill, 5962 Ashworth Road - Class LC Liquor License with Sunday Sales - Renewal
 4. Eat Thai, LLC d/b/a Eat Thai, Thai Eatery, 1821 22nd Street, #103 - Class BW Permit with Sunday Sales - Renewal
 5. Edin Imsirovic d/b/a Edin Imsirovic, 1701 25th Street (Events Center West) - 5-Day Class LC Liquor License - July 19-23, 2018
 6. El Fogon del Chivo, LLC d/b/a El Fogon, 1250 8th Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal

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7. Kinseth Hotel Corporation d/b/a Hampton Inn, 6160 Mills Civic Parkway - Class BW Permit with Carryout Wine, Sunday Sales, Living Quarters, and Outdoor Service - Renewal
 8. Historic Valley Junction Foundation d/b/a Historic Valley Junction Foundation, 137 5th Street - Six-Month Class LC Liquor License with Sunday Sales and Outdoor Service - New
 9. Kinseth Hotel Corporation d/b/a Homewood Suites, 6220 Stagecoach Drive - Class BW Permit with Carryout Wine, Sunday Sales, Living Quarters, and Outdoor Service - Renewal
 10. Hy-Vee, Inc., d/b/a Hy-Vee Clubroom, 555 South 51st Street, Clubroom Area - Class BW Permit with Sunday Sales - Renewal
 11. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - May 23-24, 2018
 12. Shekar & Oinos, LLC d/b/a Noah's Des Moines, 1805 90th Street - Class LC Liquor License with Sunday Sales - Renewal
 13. Pike VII Management Inc. d/b/a Smashburger, 1821 22nd Street, Suite #106 - Class B Beer Permit with Sunday Sales - Renewal
 14. Whole Foods Market Group, Inc. d/b/a Whole Foods Market, 4100 University Avenue - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
- d. Motion - Approval of Agreement - Water Quality Xylophone Temporary Public Art
- e. Motion - Approval of Placement of Public Art - "Our Main Street" Project
- f. Motion - Approval to Advertise and Receive Bids – Sale and Re-Development of property at 5000 Westwood
- g. Resolution - Direct Advertisement for Sale, Approval of Electronic Bidding Procedures and Approval of Official Statement:
1. \$8,110,000,000 General Obligation Bonds, Series 2018A
 2. \$12,540,000 General Obligation Urban Renewal Bonds, Series 2018B
 3. \$6,465,000 General Obligation Urban Renewal Bonds, Series 2018C
 4. \$16,785,000 General Obligation Urban Renewal Bonds, Series 2018D
- h. Resolution - Acceptance of Iowa Department of Transportation Traffic Safety Improvement Program (TSIP) Funds – Advanced Technology Traffic Signal Vehicle Detection Units
- i. Resolution - Order Construction:
1. 2017 Durable Pavement Markings Program
 2. Alluvion Water Booster Station

3. South West Grand Prairie Parkway, SW Madison Avenue to Veterans Parkway
4. Valley West Drive and Westtown Parkway Storm Sewer Improvements
5. Intersection Improvements - Intersection of Mills Civic Parkway and South Jordan Creek Parkway and Intersection of Coachlight Drive and South Jordan Creek Parkway
6. Intersection Improvements - Intersection of 1st Street and Ashworth Road and Intersection of 1st Street and Railroad Avenue
- j. Resolution - Accept Work - SW 60th Street, SE 50th Street and SE Adams Street
- k. Resolution - Approval of Professional Services Agreement - City Hall Renovations
- l. Resolution - Approval to Initiate Development Agreement - Jai Hanuman, LLC
- m. Resolution - Approval of Subcommittee Recommendations - Redevelopment Incentive Programs (Property Improvement Fund and Regulatory Compliance Fund)
- n. Resolution - Approval of Settlement Agreement - Ashworth Road Improvements Project
- o. Resolution - Approval of Termination of Public Easement
- p. Resolution - Approval and Acceptance of Easements and Temporary Access License - Middle Creek Trunk Sewer Extension
- q. Resolution - Approval and Acceptance of Temporary Easement Contract Conveyance of Property Interests – Valley West Drive and Westtown Parkway Storm Sewer Improvements
- r. Resolution - Accepting Public Improvements – Mill Ridge Plat 1 Phase 2
- s. Resolution - Approval of Amendment – Mill Ridge Plat 1 and Mill Ridge Plat 2 Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreements
- t. Proclamation - Approval of Proclamations:
 1. Bike Month, May 2018
 2. Police Officers Week - May 13-19, 2018
 3. Home Rule Proclamation

5. Old Business

- a. Nazarene Church Campground, 2001, 2251, and 2296 Fuller Road - Repeal Nazarene Church Campground Planned Unit Development (PUD) - City Initiated
 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Amendment to City Code - Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations) and Chapter 11 (Professional Commerce Park District) - Modify Bulk Regulations and Amend Lot Size and Lot Frontage Requirements for the Professional Commerce Park District - City Initiated
 1. Ordinance - Approval of Second, Third Readings and Final Adoption

- c. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 5 (Rules of the Road) - Use of Electronic Communication Device While Driving (Adopt State Code by Reference) - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. West Grand Business Park, generally located at the intersection of Grand Avenue and South 88th Street - Amend the Planned Unit Development (PUD) to Remove Parcel 12 from the PUD Area - City Initiated (Continued from April 2, 2018 and April 16, 2018)
 - 1. Ordinance - Approval of First Reading
- b. WDM Public Services, southwest corner of Grand Avenue and South 88th Street - Approval of a Planned Unit Development (PUD) to Allow Construction of a Public Services Facility with Associated Amenities - City Initiated (Continued from April 2, 2018 and April 16, 2018)
 - 1. Ordinance - Approval of First Reading
- c. Agreement for Private Development - JARCOR, LLC (Continued from April 16, 2018)
 - 1. Motion - Continue Public Hearing to May 14, 2018
- d. 2017-18 FY Operating and Capital Budget - Amendment #2 - City Initiated
 - 1. Resolution - Approval of Budget Amendment #2
- e. Veterans Parkway, Alluvion TIF Boundary to SE 50th Street - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- f. Veterans Parkway Bridge over I-35 - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract Subject to Concurrence from the Iowa Department of Transportation
- g. 2018 PCC Patching and Medians Program - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- h. Library and Law Enforcement Center HVAC Improvements - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

- i. Valley Junction Alley Improvements, Phase 5A - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

- j. Fairmeadows Park Water Quality Improvements - 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. Grey Hawk Business Park Plat 1, 901 South 50th Street - Subdivide Property into Two Lots for Professional Commerce Development - JM Commercial Holdings
 - 1. Resolution - Approval of Preliminary Plat

- b. Continental Plaza, 7300 Westown Parkway - Approval of a Site Plan to Allow Reconfiguration of the Parking Lot - Penta Partners, LLC
 - 1. Resolution - Approval of Site Plan

- c. Grand Valley Supply Well, northeast corner of South 35th Street and Grand Avenue - Approval of a Site Plan to Allow Installation of a Well to Supplement Water to a Pond - Engel Associates, Inc.
 - 1. Resolution - Approval of Site Plan

- d. International Union of Operating Engineers, Local #234 and City of West Des Moines - Contract Period July 1, 2018 through June 30, 2022
 - 1. Resolution - Approval of Contract

- e. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9, Section 6-9-10 (Special Speed Zones) - Ashworth Road, 68th Street to 72nd Street - City Initiated
 - 1. Ordinance - Approval of First Reading

8. Receive, File and/or Refer

- a. Comprehensive Annual Financial Report - 2016-17 FY

9. Other Matters

- a. Legislative Updates
 - 1. Motion - Approval of Subcommittee Recommendations

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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.

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West Des Moines City Council Proceedings
Monday, April 16, 2018

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, April 16, 2018 at 5:30 PM. Council members present were: J. Mickelson and K. Trevillyan. Council members R. Hardman and J. Sandager participated via telephone.

City Clerk Ryan Jacobson stated staff is recommending an amendment to Agenda Item 4(k) Amendment #4 to the Westtown V Urban Renewal Area Amendment, as the amendment has been revised to include an additional proposed project.

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

Vote 18-190: Hardman, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 2. Public Forum

Melanie Maher, 545 4th Street, expressed concerns about additional traffic on 4th Street from vehicles that are not following the posted detour route for the closure of 1st Street/63rd Street, including large trucks.

City Manager Tom Hadden responded the closure is due to the Walnut Creek Outfall project, which will help alleviate flooding in that area. He stated the Police Department will continue to monitor traffic in that area and enforce the detour route for large trucks. He suggested that if Ms. Maher continues to see large trucks using 4th Street, she should report that to the Police Department.

Council member Sandager began participating in the meeting via telephone at 5:36 p.m. The attendance was re-taken. Council members present were: J. Mickelson and K. Trevillyan, with R. Hardman and J. Sandager participating via telephone.

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

Council member Trevillyan reported he attended the 2018 Main Street Iowa Awards Celebration, where the Leadership Award was presented to Kay Schiller. Jim Miller and the Historic Valley Junction Foundation were also recognized for achieving a \$50 million benchmark for private dollars invested.

Council member Hardman reported she attended a meeting of the Polk County Housing Trust Fund, where discussion was held on activities for the upcoming Affordable Housing Week. She

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also reported the Public Safety Subcommittee met and discussed activities for Police Officers Week in May. She also attended the Urban Forestry Awards Luncheon and gave an update on the City's "Shade Crusade" program. She also served as a judge for the West Des Moines Chamber of Commerce Citizen of the Year. She reported the Human Rights Commission met and discussed their upcoming strategic plan process. She also attended another meeting of the West Des Moines School District's community equity, diversity and multicultural conversation series. She reported she attended a ribbon cutting ceremony at Concept by Iowa Hearing Aid Centers. She commended Mayor Gaer for his delivery of the State of the City presentation at a recent West Des Moines Chamber of Commerce luncheon.

City Manager Hadden reported the Parks and Recreation Department is organizing the "Shade Crusade" program to make trees available to West Des Moines residents at a reduced cost to help increase the urban canopy in the City. He noted the date to pick up trees will be Saturday, April 28, and more information is available on the City's website.

Mayor Gaer reported he presented the State of the City at a recent West Des Moines Chamber of Commerce luncheon. He also attended the West Des Moines Human Services volunteer recognition lunch.

On Item 4. Consent Agenda.

Council members pulled Items 4(a) and 4(n) for discussion. It was moved by Mickelson, second by Trevillyan to approve the consent agenda as amended.

b. Approval of Bill Lists

c. Approval of Liquor Licenses:

1. Mangia Tutto, LLC d/b/a Billy Vee's, 304 5th Street - Add Outdoor Service Privileges to Existing Class LC Liquor License
2. Blazin Wings, Inc. d/b/a Buffalo Wild Wings Grill & Bar, 6925 Mills Civic Parkway, Suite #115 - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
3. Fareway Stores, Inc. d/b/a Fareway Store #153, 329 Grand Avenue - Class LE Liquor License with Carryout Wine and Carryout Beer - Renewal
4. Foundry Distilling Company, LLC d/b/a Foundry Distilling Company, 111 South 11th Street, Suite 100 - Class C Native Distilled Spirits License with Sunday Sales, Living Quarters, and Outdoor Service - New
5. Migliero Real Estate d/b/a G. Mig's 5th Street Pub, 128 5th Street - Class LC Liquor License with Sunday Sales - Renewal
6. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe, 1700 Valley West Drive (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal
7. GMRI, Inc. d/b/a The Olive Garden Italian Restaurant #1146, 3600 Westtown Parkway - Class LC Liquor License with Sunday Sales - Renewal
8. Red Robin International, Inc. d/b/a Red Robin America's Gourmet Burgers &

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- Spirits, 6255 Mills Civic Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
- 9. St. Francis of Assisi Roman Catholic Church d/b/a St. Francis of Assisi Church, 7075 Ashworth Road - Class BW Permit with Sunday Sales - Renewal
- 10. Scotty's Pub 1, LLC d/b/a Scotty's Pub & Grill, 3781 EP True Parkway - Add Outdoor Service Privileges to Existing Class LC Liquor License
- 11. Kelly Midwest Ventures LP d/b/a Staybridge Suites, 6905 Lake Drive - Class LB Liquor License with Sunday Sales - Renewal
- 12. Boggs Properties, LLC d/b/a Sully's Irish Pub, 110 Grand Avenue - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
- 13. T-Bowl Investments Inc. d/b/a Val Lanes Recreation Center, 100 Ashworth Road - Class LC Liquor License with Sunday Sales - Renewal
- 14. Carson Advertising, Inc. d/b/a Vista Pub, 7205 Vista Drive, #116 - Class LC License with Sunday Sales and Outdoor Service - Renewal
- 15. Wasabi Group Inc. d/b/a Wasabi, 9500 University Avenue, Suite 2101 - Class LC Liquor License with Carryout Wine, Sunday Sales and Outdoor Service - Renewal
- 16. Willow Creek Golf Course, Inc. d/b/a Willow Creek Golf Course, 140 Army Post Road - Class LC Liquor License with Sunday Sales, Living Quarters, and Outdoor Service Privileges - Renewal
- d. Approval of Acknowledgment/Settlement Agreement - First Violation of Tobacco Laws
- e. Approval of Extended Sound Permit - Blu Toro, 5585 Mills Civic Parkway, Suite 110
- f. Approval of Lane Closures for Special Events
 - 1. West Des Moines Girls Softball Parade, April 21, 2018
 - 2. Miscellaneous Events - Historic Valley Junction Foundation
 - 3. Mary's Meals Run 5K and 10K, May 12, 2018
- g. Approval of Purchase and Payment - VMWare Site Recovery Manager
- h. Order Construction:
 - 1. 2018 HMA Resurfacing Program
 - 2. Booneville Road Bridge over Sugar Creek
 - 3. Intersection Improvements - Intersection of South 51st Street and Mills Civic Parkway and Intersection of the Jordan Creek Town Center south entrance and Mills Civic Parkway
- i. Accept Work - Walnut Creek Outfall Storm Sewer Project (Building Demolition)
- j. Accept Public Improvements:
 - 1. Della Vita Plat 1
 - 2. Kings Landing Plat 2
- k. Establish Public Hearing - Amendment #4 to Westtown V Urban Renewal Area
- l. Approval to Initiate Development Agreement - Fore Right, LC
- m. Approval of Extension of Entitlement - Office at the Galleria, 645 South 60th Street
- o. Approval of Proclamations:
 - 1. Earth Day, April 22, 2018
 - 2. Arbor Day, April 27, 2018

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Vote 18-191: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 4(a) Approval of Minutes of April 2, 2018 Meeting

Council member Hardman requested that her comments under Item 5(b) Property Tax Rebate Program Application be clarified to include the phrase “and she has had conversations with both applicants and City staff” so that it should read “Council member Hardman stated since the applicants have submitted their affidavits and she has had conversations with both applicants and City staff, she has reconsidered her position...”

It was moved by Hardman, second by Trevillyan to approve Item 4(a) Approval of Minutes of April 2, 2018 Meeting.

Vote 18-192: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 4(n) Approval of Memorandum of Understanding Regarding Joint Occupancy of Municipal Offices - West Des Moines Water Works

Council member Trevillyan stated he will abstain on this item due to a potential conflict of interest.

It was moved by Mickelson, second by Sandager to approve Item 4(n) Approval of Memorandum of Understanding Regarding Joint Occupancy of Municipal Offices - West Des Moines Water Works.

Vote 18-193: Hardman, Mickelson, Sandager ... 3 yes
Trevillyan... 1 abstain due to potential conflict of interest
Motion carried.

On Item 5(a) Browns Woods Hollow, west of Veterans Parkway and south of Browns Woods Drive - Rezone Property from Medium Density Residential to the Browns Woods Hollow Planned Unit Development (PUD), initiated by the City of West Des Moines

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

Vote 18-194: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-195: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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

Vote 18-196: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 5(b) Jordan Creek Town Center, 101 Jordan Creek Parkway - Amend the Planned Unit Development (PUD) to Modify Architectural Requirements and Allow an Additional Architectural Tower within the North Village District of the Jordan Creek Town Center Development, initiated by Hy-Vee, Inc.

Mayor Gaer requested confirmation that any outstanding issues related to the signage have been resolved.

Andrew Reich, Hy-Vee, Inc., 5820 Westown Parkway, confirmed it has been resolved.

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

Vote 18-197: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-198: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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

Vote 18-199: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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On Item 5(c) Amendment to City Code - Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions) and Chapter 10 (Performance Standards) - Regulate Membrane Structures in General and Light Industrial Districts, initiated by West Des Moines Water Works

It was moved by Mickelson, second by Sandager to consider the second reading of the ordinance.

Council member Trevillyan stated he will abstain on this item due to a potential conflict of interest.

Vote 18-200: Hardman, Mickelson, Sandager ... 3 yes
Trevillyan... 1 abstain due to potential conflict of interest
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Mickelson, second by Sandager to approve the second reading of the ordinance.

Vote 18-201: Hardman, Mickelson, Sandager ... 3 yes
Trevillyan... 1 abstain due to potential conflict of interest
Motion carried.

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

Vote 18-202: Hardman, Mickelson, Sandager ... 3 yes
Trevillyan... 1 abstain due to potential conflict of interest
Motion carried.

On Item 5(d) Vacation of a Portion of Wendover Road and Public Roadway Easement and Termination of Public Roadway Easement and Conveyance of Property, initiated by the City of West Des Moines

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

Vote 18-203: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

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Vote 18-204: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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

Vote 18-205: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 5(e) Osmium Urban Renewal Area - Approval of Amended TIF Ordinance, initiated by the City of West Des Moines

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

Vote 18-206: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-207: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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

Vote 18-208: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(a) West Grand Business Park, generally located at the intersection of Grand Avenue and South 88th Street - Amend the Planned Unit Development (PUD) to Remove Parcel 12 from the PUD Area, initiated by the City of West Des Moines (Continued from April 2, 2018).

It was moved by Trevillyan, second by Mickelson to adopt Motion - Continue Public Hearing to April 30, 2018.

Vote 18-209: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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On Item 6(b) WDM Public Services, southwest corner of Grand Avenue and South 88th Street - Approval of a Planned Unit Development (PUD) to Allow Construction of a Public Services Facility with Associated Amenities, initiated by the City of West Des Moines (Continued from April 2, 2018).

It was moved by Trevillyan, second by Mickelson to adopt Motion - Continue Public Hearing to April 30, 2018.

Vote 18-210: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(c) Mayor Gaer indicated this was the time and place for a public hearing to consider Nazarene Church Campground, 2001, 2251, and 2296 Fuller Road - Repeal Nazarene Church Campground Planned Unit Development (PUD), 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 April 2, 2018 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 7-0, the Plan and Zoning Commission recommended City Council approval to repeal the PUD.

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

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

Council member Trevillyan inquired about the status of the proposed residential development by Koester Development that was previously discussed at a Council Workshop on August 21, 2017.

Lynne Twedt, Development Services Director, reported Koester Development has informed staff that they have primarily been focusing on other projects but are still interested in pursuing the proposed residential development on this property, however no development application has been submitted. She noted this repeal of the PUD is a clean-up item.

Vote 18-211: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-212: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Amendment to City Code - Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations) and Chapter 11 (Professional Commerce Park District) - Modify Bulk Regulations and Amend Lot Size and Lot Frontage Requirements for the Professional Commerce Park District, 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 April 2, 2018 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 7-0, the Plan and Zoning Commission recommended City Council approval of the ordinance amendment.

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

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

Vote 18-213: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-214: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(e) Agreement for Private Development, initiated by JARCOR, LLC

It was moved by Trevillyan, second by Mickelson to adopt Motion - Continue Public Hearing to April 30, 2018.

Vote 18-215: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(f) Mayor Gaer indicated this was the time and place for a public hearing to consider Veterans Parkway, SE Maffitt Lake Road to SE Adams Street, 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 April 6, 2018 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.

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It was moved by Trevillyan, second by Mickelson to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to McAninch Corporation.

Vote 18-216: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(g) Mayor Gaer indicated this was the time and place for a public hearing to consider 2018 PCC Reconstruction 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 April 6, 2018 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 Mickelson to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Alliance Construction Group.

Vote 18-217: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(h) Mayor Gaer indicated this was the time and place for a public hearing to consider 2017 ADA Sidewalk Improvements, 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 April 6, 2018 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 Mickelson to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Westward Properties.

Vote 18-218: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 6(i) Mayor Gaer indicated this was the time and place for a public hearing to consider Holiday Park Parking Lot Repairs, 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 April 6,

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2018 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 Mickelson to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Concrete Connection, LLC.

Vote 18-219: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 7(a) Dawson Ridge, 9450 Booneville Road - Subdivide Property into 13 Single Family Lots and Two Street Lots, initiated by 117 Land Company, LLC

It was moved by Trevillyan, second by Mickelson 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 18-220: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 7(b) South American Beef, 1860 88th Street - Approval of a Site Plan to Construct a 5,582 sq. ft. Office Building, initiated by South American Beef

It was moved by Trevillyan, second by Mickelson 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 18-221: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 7(c) West Des Moines Association of Professional Fire Fighters Local #3586 and City of West Des Moines - Contract July 1, 2018 thru June 30, 2022, initiated by the City of West Des Moines and Local 3586

It was moved by Trevillyan, second by Mickelson to adopt Resolution - Approval of Contract.

Vote 18-222: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

April 16, 2018

On Item 7(d) Teamsters Local #238 (Westcom) - Contract July 1, 2018 thru June 30, 2022, initiated by the City of West Des Moines and Teamsters Local #238

It was moved by Trevillyan, second by Mickelson to adopt Resolution - Approval of Contract.

Vote 18-223: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

On Item 7(e) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 5 (Rules of the Road) - Use of Electronic Communication Device While Driving (Adopt State Code by Reference), initiated by the City of West Des Moines

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

Council member Trevillyan inquired how this law might impact the City's public safety departments, which use laptops in their vehicles, as well as other agencies and private companies that might do the same.

City Attorney Dick Scieszinski responded since public safety personnel need it to perform their duties, they should be exempt from this law. He stated he does not believe other agencies or private companies would be exempt.

Mayor Gaer requested that staff verify what exemptions are listed in the law and provide that information to the Mayor and Council.

Council member Mickelson inquired why the City adopts some State laws into the City Code, but not others.

City Attorney Scieszinski responded the City has the authority to issue citations up to a simple misdemeanor, so anything above that would not be adopted into the City Code. He stated when these laws are adopted by reference, it allows the City to reference the City Code on the citation, so the City can receive the revenue from fines, as opposed to it going to the State. He noted most traffic laws are adopted into the City Code like this.

Vote 18-224: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-225: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

April 16, 2018

On Item 7(f) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 3 (Four-Way Stop Intersections) - 4th Street and Vine Street, initiated by the City of West Des Moines

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

Vote 18-226: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 18-227: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

It was moved by Trevillyan, second by Mickelson in accordance with Rule 36 of the City Council Procedural Rules to waive the second and third readings of the ordinance.

Vote 18-228: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

It was moved by Trevillyan, second by Mickelson to adopt the ordinance in final form.

Vote 18-229: Hardman, Mickelson, Sandager, Trevillyan...4 yes
Motion carried.

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

On Item 9(a) Legislative Updates

Jamie Letzring, Deputy City Manager, provided a brief legislative update.

The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Ryan T. Jacobson, CMC
City Clerk

April 16, 2018

ATTEST:

Steven K. Gaer, Mayor

641
4(b)

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	04/30/18		\$ 1,197,261.65
			Total \$ Amount
EFT Claims	04/30/18		\$ 821,231.62
			Total \$ Amount
Control Pay	04/30/18		\$ 175,650.58
			Total \$ Amount
End of Month & Off-Cycle	04/03/18 to 05/13/18		\$ 16,536.10

Approved by the West Des Moines City Council
this 30th day of April, 2018.

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: 04/30/2018

Type	Date	Number Source	Payee Name	Transaction Amount
Bank Account: WB VENDOR DISB - WB Vendor Disbursement				
Check	04/30/2018	307828	Accounts Payable A+ LAWN & LANDSCAPE	750.00
Check	04/30/2018	307829	Accounts Payable ACME TOOLS-DES MOINES	490.70
Check	04/30/2018	307830	Accounts Payable AMERICAN RED CROSS- NATIONAL	35.00
Check	04/30/2018	307831	Accounts Payable AMERICAN SECURITY LLC	2,759.63
Check	04/30/2018	307832	Accounts Payable ARVANETES , ANDREW	2,000.00
Check	04/30/2018	307833	Accounts Payable BARTLETT AND WEST INC	2,636.00
Check	04/30/2018	307834	Accounts Payable BEARDEN , JAMES	2,000.00
Check	04/30/2018	307835	Accounts Payable BELLER DISTRIBUTING, LLC	470.13
Check	04/30/2018	307836	Accounts Payable BICKEL , BRIAN	2,000.00
Check	04/30/2018	307837	Accounts Payable BOLTON & HAY INC	54.88
Check	04/30/2018	307838	Accounts Payable BOLTON & MENK INC	20,006.50
Check	04/30/2018	307839	Accounts Payable BOUND TREE MEDICAL LLC	7,307.03
Check	04/30/2018	307840	Accounts Payable BROCKWAY MECHANICAL & ROOFING	2,407.24
Check	04/30/2018	307841	Accounts Payable BUELOW , LISA	184.00
Check	04/30/2018	307842	Accounts Payable CAPPEL'S ACE HARDWARE	0.82
Check	04/30/2018	307843	Accounts Payable CARPENTER UNIFORM CO	401.99
Check	04/30/2018	307844	Accounts Payable CHEN , XIA	25.00
Check	04/30/2018	307845	Accounts Payable CINTAS CORP FIRST AID & SAFETY	258.72
Check	04/30/2018	307846	Accounts Payable CITY OF DES MOINES	500.00
Check	04/30/2018	307847	Accounts Payable CITY OF SIOUX CITY	4,519.20
Check	04/30/2018	307848	Accounts Payable CLARK , JAYLA	330.00
Check	04/30/2018	307849	Accounts Payable CLIENTFIRST CONSULTING GROUP	14,971.02
Check	04/30/2018	307850	Accounts Payable COMISKY GLASS & GLAZING	383.00
Check	04/30/2018	307851	Accounts Payable CONCRETE CONNECTION LLC	15,967.48
Check	04/30/2018	307852	Accounts Payable CONCRETE TECHNOLOGIES INC	343,711.31
Check	04/30/2018	307853	Accounts Payable CONSTRUCTION & AGGREGATE PRODUCTS INC	467.79
Check	04/30/2018	307854	Accounts Payable CONTRACTOR SALES & SERVICE	617.10
Check	04/30/2018	307855	Accounts Payable CORELL CONTRACTOR INC	10.00
Check	04/30/2018	307856	Accounts Payable CREATIVE GENIUSES	324.00
Check	04/30/2018	307857	Accounts Payable CROUCH , MARK	350.00
Check	04/30/2018	307858	Accounts Payable CTI READY MIX LLC	1,059.50
Check	04/30/2018	307859	Accounts Payable CUSTOM AWARDS	18.00
Check	04/30/2018	307860	Accounts Payable DALLAS COUNTY RECORDER	105.00

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
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Type	Date	Number Source	Payee Name	Transaction Amount
Check	04/30/2018	307861 Accounts Payable	DAVIS BROWN LAW FIRM	5,768.00
Check	04/30/2018	307862 Accounts Payable	DE LAGE LANDEN	2,795.00
Check	04/30/2018	307863 Accounts Payable	DES MOINES GOLF & COUNTRY CLUB	183.93
Check	04/30/2018	307864 Accounts Payable	DES MOINES STEEL	51.36
Check	04/30/2018	307865 Accounts Payable	DIAMOND MOWERS INC	130.61
Check	04/30/2018	307866 Accounts Payable	EKART , PATRICE	25.00
Check	04/30/2018	307867 Accounts Payable	EMBARKIT INC	73,750.00
Check	04/30/2018	307868 Accounts Payable	EMSLRC	20.00
Check	04/30/2018	307869 Accounts Payable	EVIDENT INC	272.00
Check	04/30/2018	307870 Accounts Payable	FEH ASSOCIATES INC	21,197.90
Check	04/30/2018	307871 Accounts Payable	GARNANT , KRISTEN	2,000.00
Check	04/30/2018	307872 Accounts Payable	GCMOA	50.00
Check	04/30/2018	307873 Accounts Payable	GENERAL TRAFFIC CONTROLS INC	8,745.00
Check	04/30/2018	307874 Accounts Payable	GENUS LANDSCAPE ARCHITECTS	10,308.53
Check	04/30/2018	307875 Accounts Payable	GOVSPEND	18,000.00
Check	04/30/2018	307876 Accounts Payable	GRAINGER INC	678.40
Check	04/30/2018	307877 Accounts Payable	GRIMES ASPHALT & PAVING	137.20
Check	04/30/2018	307878 Accounts Payable	HAHN , JENNIFER	399.68
Check	04/30/2018	307879 Accounts Payable	HAWKEYE TRUCK EQUIPMENT	2,850.00
Check	04/30/2018	307880 Accounts Payable	HERITAGE MICROBIAL CONTROL LLC	250.00
Check	04/30/2018	307881 Accounts Payable	HOFFART , MARIA	165.00
Check	04/30/2018	307882 Accounts Payable	HY VEE INC	766.47
Check	04/30/2018	307883 Accounts Payable	INVISION ARCHITECTURE LTD	2,059.39
Check	04/30/2018	307884 Accounts Payable	IOWA ATHLETIC FIELD CONSTRUCTION COMPANY	59,245.28
Check	04/30/2018	307885 Accounts Payable	IOWA DEPARTMENT OF TRANSPORTATION	104.40
Check	04/30/2018	307886 Accounts Payable	IOWA INTERSTATE RAILROAD LTD	412.17
Check	04/30/2018	307887 Accounts Payable	IOWA ONE CALL	882.90
Check	04/30/2018	307888 Accounts Payable	IOWA PRISON INDUSTRIES	8,900.35
Check	04/30/2018	307889 Accounts Payable	IOWA PUMP WORKS, INC	1,152.56
Check	04/30/2018	307890 Accounts Payable	IOWA STATE UNIVERSITY	7,200.00
Check	04/30/2018	307891 Accounts Payable	JACOBSEN AUTO BODY	440.03
Check	04/30/2018	307892 Accounts Payable	JOHN BOYT INDUSTRIAL SEWING INC	420.00
Check	04/30/2018	307893 Accounts Payable	JOHN E REID & ASSOCIATES INC	1,500.00
Check	04/30/2018	307894 Accounts Payable	JOHN HEMRY LLC	4,100.00

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 04/30/2018

Type	Date	Number Source	Payee Name	Transaction Amount
Check	04/30/2018	307895 Accounts Payable	KABEL BUSINESS SERVICES	4,452.00
Check	04/30/2018	307896 Accounts Payable	KENNY AND GYL CO	157.82
Check	04/30/2018	307897 Accounts Payable	KJW DIVERSIFIED SERVICES	4,666.67
Check	04/30/2018	307898 Accounts Payable	KNESS SIGNS	563.80
Check	04/30/2018	307899 Accounts Payable	KRM DEVELOPMENT CO LLC	24,096.00
Check	04/30/2018	307900 Accounts Payable	LANGUAGE LINE SERVICES	107.20
Check	04/30/2018	307901 Accounts Payable	LARSON , PHILIP	109.80
Check	04/30/2018	307902 Accounts Payable	LINKEDIN CORPORATION	2,625.00
Check	04/30/2018	307903 Accounts Payable	LONE PINE PUBLISHING	158.22
Check	04/30/2018	307904 Accounts Payable	LOWE'S HOME CENTER INC	873.21
Check	04/30/2018	307905 Accounts Payable	LYONS , DAVID JOSEPH	15,000.00
Check	04/30/2018	307906 Accounts Payable	M&M COMMERCIAL CLEANING	2,069.94
Check	04/30/2018	307907 Accounts Payable	MADISON COUNTY RECORDER	27.00
Check	04/30/2018	307908 Accounts Payable	MERRITT COMPANY INC	1,907.00
Check	04/30/2018	307909 Accounts Payable	MIDAMERICAN ENERGY	103.72
Check	04/30/2018	307910 Accounts Payable	MIDAMERICAN- DM-WDM TL	57.00
Check	04/30/2018	307911 Accounts Payable	MTI DISTRIBUTING, INC.	1,437.04
Check	04/30/2018	307912 Accounts Payable	NINE23, LLC	13,000.00
Check	04/30/2018	307913 Accounts Payable	NORTHERN ESCROW INC FBO SYNERGY CONTRACTING LLC	54,162.06
Check	04/30/2018	307914 Accounts Payable	NORTHERN TOOL & EQUIPMENT	176.48
Check	04/30/2018	307915 Accounts Payable	O'HALLORAN INTERNATIONAL INC	383.02
Check	04/30/2018	307916 Accounts Payable	OFFICE DEPOT BUSINESS ACCOUNT	111.07
Check	04/30/2018	307917 Accounts Payable	OVATION NETWORKS INC	6,537.14
Check	04/30/2018	307918 Accounts Payable	PEER SUPPORT FOUNDATION	175.00
Check	04/30/2018	307919 Accounts Payable	PITNEY BOWES	1,231.41
Check	04/30/2018	307920 Accounts Payable	POLK COUNTY ELECTIONS OFFICE	15,860.88
Check	04/30/2018	307921 Accounts Payable	POWERPLAN	1,284.56
Check	04/30/2018	307922 Accounts Payable	PRO WASTE SERVICES LLC	193.80
Check	04/30/2018	307923 Accounts Payable	PURCELL PRINTING	1,575.00
Check	04/30/2018	307924 Accounts Payable	RAMAKER & ASSOCIATES, INC	1,980.00
Check	04/30/2018	307925 Accounts Payable	RDG PLANNING & DESIGN	2,528.55
Check	04/30/2018	307926 Accounts Payable	ROBERT HALF TECHNOLOGY	1,131.20
Check	04/30/2018	307927 Accounts Payable	ROSS CHEMICAL	398.35
Check	04/30/2018	307928 Accounts Payable	SAVANNAH HOMES INC	3,501.00

City of West Des Moines
City Council Report
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Type	Date	Number Source	Payee Name	Transaction Amount
Check	04/30/2018	307929 Accounts Payable	SCHEELS ALL SPORTS INC	94.75
Check	04/30/2018	307930 Accounts Payable	SCHILDBERG CONSTRUCTION CO	399.35
Check	04/30/2018	307931 Accounts Payable	SIMPLEX GRINNELL	1,500.15
Check	04/30/2018	307932 Accounts Payable	SKOLD DOOR & FLOOR CO	2,041.50
Check	04/30/2018	307933 Accounts Payable	SM HENTGES & SONS INC	279,592.45
Check	04/30/2018	307934 Accounts Payable	SMITH'S SEWER SERVICE INC	195.00
Check	04/30/2018	307935 Accounts Payable	SNELLER , MICHAEL E	2,000.00
Check	04/30/2018	307936 Accounts Payable	SONS OF LIBERTY GUN WORKS	11,324.60
Check	04/30/2018	307937 Accounts Payable	SPRINT	156.71
Check	04/30/2018	307938 Accounts Payable	STERLING CODIFIERS INC	8,992.00
Check	04/30/2018	307939 Accounts Payable	STONY CREEK LANDSCAPES INC	4,000.00
Check	04/30/2018	307940 Accounts Payable	STORAGE MART 1052	310.98
Check	04/30/2018	307941 Accounts Payable	THE CONCRETE COMPANY INC	24,887.03
Check	04/30/2018	307942 Accounts Payable	THE DES MOINES EMBASSY CLUB	42.00
Check	04/30/2018	307943 Accounts Payable	THE ESTATE OF JOHN H MOORMAN	60.01
Check	04/30/2018	307944 Accounts Payable	THE GRAVEDIGGER LLC	700.00
Check	04/30/2018	307945 Accounts Payable	TRUE VALUE & V&S VARIETY STORE	320.67
Check	04/30/2018	307946 Accounts Payable	UNITED PARCEL SERVICE	113.88
Check	04/30/2018	307947 Accounts Payable	UNIVERSITY OF IOWA	105.00
Check	04/30/2018	307948 Accounts Payable	USPS-HASLER	2,500.00
Check	04/30/2018	307949 Accounts Payable	VANWALL EQUIPMENT	6,230.89
Check	04/30/2018	307950 Accounts Payable	VEENSTRA & KIMM INC	544.00
Check	04/30/2018	307951 Accounts Payable	VERIZON WIRELESS	6,709.42
Check	04/30/2018	307952 Accounts Payable	WASTE CONNECTIONS INC	50.00
Check	04/30/2018	307953 Accounts Payable	WEST DES MOINES COMM SCHOOLS - FACILITIES	8.94
Check	04/30/2018	307954 Accounts Payable	WEX BANK	742.40
Check	04/30/2018	307955 Accounts Payable	WILLITS , VERNON	4,000.00
Check	04/30/2018	307956 Accounts Payable	IOWA STATE UNIVERSITY-FIRE SVC	100.00
Check	04/30/2018	307957 Accounts Payable	RUSSELL ABSTRACT & TITLE	450.00
Check	04/30/2018	307958 Accounts Payable	STU'S PETROLEUM	6,050.00
Check	04/30/2018	307959 Accounts Payable	UNDERFER , JAMES R	6,400.00
Check	04/30/2018	307960 Accounts Payable	AMERIGROUP	216.62
Check	04/30/2018	307961 Accounts Payable	GET YOUR GOAT	1,250.00
Check	04/30/2018	307962 Accounts Payable	HUMANA HEALTH CARE PLANS	170.23

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 04/30/2018

Type	Date	Number Source	Payee Name	Transaction Amount	
Check	04/30/2018	307963	Accounts Payable	SPRINT	279.93
EFT	04/30/2018	1757	Accounts Payable	ARNOLD MOTOR SUPPLY LLP	690.75
EFT	04/30/2018	1758	Accounts Payable	BAUER BUILT	5,337.22
EFT	04/30/2018	1759	Accounts Payable	BAYLESS , RON	138.00
EFT	04/30/2018	1760	Accounts Payable	BROWNELLS INC	415.96
EFT	04/30/2018	1761	Accounts Payable	CALIPER CORPORATION	4,800.00
EFT	04/30/2018	1762	Accounts Payable	CDW GOVERNMENT INC	2,189.85
EFT	04/30/2018	1763	Accounts Payable	CENTERPOINT ENERGY SVCS RETAIL	11,004.76
EFT	04/30/2018	1764	Accounts Payable	COMMUNITY HOUSING INITIATIVES	469,429.20
EFT	04/30/2018	1765	Accounts Payable	DESIGN ALLIANCE INC	11,302.28
EFT	04/30/2018	1766	Accounts Payable	EIDE BAILLY LLP	18,600.00
EFT	04/30/2018	1767	Accounts Payable	EXCEL MECHANICAL INC	1,894.35
EFT	04/30/2018	1768	Accounts Payable	FOTH INFRASTRUCTURE & ENVIRONMENT LLC	38,387.45
EFT	04/30/2018	1769	Accounts Payable	HALL , RYAN	155.00
EFT	04/30/2018	1770	Accounts Payable	HERWIG , CULLIN	51.38
EFT	04/30/2018	1771	Accounts Payable	HYDRO KLEAN LLC	110,984.04
EFT	04/30/2018	1772	Accounts Payable	IOWA COMMUNITIES ASSURANCE POOL	3,949.69
EFT	04/30/2018	1773	Accounts Payable	IOWA DEPARTMENT OF PUBLIC SAFETY	11,382.00
EFT	04/30/2018	1774	Accounts Payable	KECK INC	22,336.97
EFT	04/30/2018	1775	Accounts Payable	KELTEK INC	20,902.26
EFT	04/30/2018	1776	Accounts Payable	MANKLE , BRUCE	117.17
EFT	04/30/2018	1777	Accounts Payable	MCLELLAND , DAVE	90.99
EFT	04/30/2018	1778	Accounts Payable	MCCLURE ENGINEERING COMPANY	67,812.82
EFT	04/30/2018	1779	Accounts Payable	MID IOWA PETROLEUM SVCS INC	394.91
EFT	04/30/2018	1780	Accounts Payable	MIDWEST WHEEL	827.06
EFT	04/30/2018	1781	Accounts Payable	MILES CAPITAL	5,812.42
EFT	04/30/2018	1782	Accounts Payable	MOBOTREX INC	762.00
EFT	04/30/2018	1783	Accounts Payable	ONENECK IT SOLUTIONS LLC	251.25
EFT	04/30/2018	1784	Accounts Payable	PFM FINANCIAL ADVISORS LLC	2,000.00
EFT	04/30/2018	1785	Accounts Payable	REMOTE ADMIN INC	4,000.00
EFT	04/30/2018	1786	Accounts Payable	SHIELDS , CHARLES	138.00
EFT	04/30/2018	1787	Accounts Payable	SWINTON , ASHLEE	1,254.25
EFT	04/30/2018	1788	Accounts Payable	THILL , JON	74.56

City of West Des Moines
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 04/30/2018

Type	Date	Number Source	Payee Name	Transaction Amount
EFT	04/30/2018	1789 Accounts Payable	TWEDT , LYNNE	1,257.23
EFT	04/30/2018	1790 Accounts Payable	TYLER TECHNOLOGIES INC	525.00
EFT	04/30/2018	1791 Accounts Payable	WITTGRAF , JASON	39.80
EFT	04/30/2018	1792 Accounts Payable	YEAGER , LEMAR	1,923.00
WB VENDOR DISB WB Vendor Disbursement Totals:			Transactions: 172	\$2,018,493.27
Checks:		136	\$1,197,261.65	
EFTs:		36	\$821,231.62	

City of West Des Moines
City Council Report
 Bank Account: WB CONTROLPAY - WB ControlPay
 Batch Date: 04/30/2018

Type	Date	Number Source	Payee Name	Transaction Amount
Bank Account: WB CONTROLPAY - WB ControlPay				
EFT	04/30/2018	2457 Accounts Payable	ABC ELECTRICAL SERVICES LLC	7,096.13
EFT	04/30/2018	2458 Accounts Payable	ADVENTURE LIGHTING	172.50
EFT	04/30/2018	2459 Accounts Payable	ARAMARK UNIFORM SERVICES	825.64
EFT	04/30/2018	2460 Accounts Payable	ARROW STAGE LINES	1,424.00
EFT	04/30/2018	2461 Accounts Payable	BUSINESS PUBLICATIONS CORP	149.90
EFT	04/30/2018	2462 Accounts Payable	CAPITAL SANITARY SUPPLY CO INC	1,324.79
EFT	04/30/2018	2463 Accounts Payable	CENTURYLINK	5,750.84
EFT	04/30/2018	2464 Accounts Payable	CLIVE POWER EQUIPMENT	400.83
EFT	04/30/2018	2465 Accounts Payable	CORE AND MAIN LP	1,290.68
EFT	04/30/2018	2466 Accounts Payable	D&K PRODUCTS	11,166.90
EFT	04/30/2018	2467 Accounts Payable	DES MOINES REGISTER MEDIA	11,103.49
EFT	04/30/2018	2468 Accounts Payable	EAGLE SIGN CO	92.11
EFT	04/30/2018	2469 Accounts Payable	ELECTRONIC ENGINEERING	18.00
EFT	04/30/2018	2470 Accounts Payable	EMERGENCY APPARATUS MAINT	3,862.73
EFT	04/30/2018	2471 Accounts Payable	EMPLOYEE & FAMILY RESOURCES	350.00
EFT	04/30/2018	2472 Accounts Payable	FELD FIRE	20.00
EFT	04/30/2018	2473 Accounts Payable	FERGUSON ENTERPRISES INC 226	80.04
EFT	04/30/2018	2474 Accounts Payable	G&L CLOTHING	1,784.06
EFT	04/30/2018	2475 Accounts Payable	GALLS LLC	1,900.66
EFT	04/30/2018	2476 Accounts Payable	GOLDEN VALLEY HARDSCAPES	33.96
EFT	04/30/2018	2477 Accounts Payable	GOVERNMENT FINANCE	595.00
EFT	04/30/2018	2478 Accounts Payable	HOTSY CLEANING SYSTEMS INC	272.63
EFT	04/30/2018	2479 Accounts Payable	INGERSOLL-RAND CO	666.68
EFT	04/30/2018	2480 Accounts Payable	INLAND TRUCK PARTS CO	658.98
EFT	04/30/2018	2481 Accounts Payable	ISG	30,558.66
EFT	04/30/2018	2482 Accounts Payable	J & M DISPLAYS INC	18,000.00
EFT	04/30/2018	2483 Accounts Payable	LOGAN CONTRACTORS SUPPLY, INC	1,575.00
EFT	04/30/2018	2484 Accounts Payable	MENARDS	276.10
EFT	04/30/2018	2485 Accounts Payable	MIRACLE REC EQUIPMENT	1,045.33
EFT	04/30/2018	2486 Accounts Payable	MOORE MEDICAL LLC	231.21
EFT	04/30/2018	2487 Accounts Payable	NORTHLAND PRODUCTS	761.25
EFT	04/30/2018	2488 Accounts Payable	O'REILLY AUTOMOTIVE INC	35.36
EFT	04/30/2018	2489 Accounts Payable	PAY-LESS OFFICE PRODUCTS INC	462.00
EFT	04/30/2018	2490 Accounts Payable	PLAYPOWER LT FARMINGTON INC	356.35

City of West Des Moines
City Council Report
 Bank Account: WB CONTROLPAY - WB ControlPay
 Batch Date: 04/30/2018

Type	Date	Number Source	Payee Name	Transaction Amount
EFT	04/30/2018	2491 Accounts Payable	PRAXAIR	639.02
EFT	04/30/2018	2492 Accounts Payable	PREFERRED PEST CONTROL	629.00
EFT	04/30/2018	2493 Accounts Payable	RELIABLE PROPERTY SERVICES	13,376.71
EFT	04/30/2018	2494 Accounts Payable	SECURITY EQUIPMENT INC	45,216.40
EFT	04/30/2018	2495 Accounts Payable	SITEONE LANDSCAPE SUPPLY LLC	71.75
EFT	04/30/2018	2496 Accounts Payable	SPECIALTY GRAPHICS INC	301.00
EFT	04/30/2018	2497 Accounts Payable	SPRAYER SPECIALTIES INC	474.71
EFT	04/30/2018	2498 Accounts Payable	STIVERS FORD (CONTROL PAY)	2,353.74
EFT	04/30/2018	2499 Accounts Payable	TEAM SERVICES	1,500.37
EFT	04/30/2018	2500 Accounts Payable	TRANS IOWA EQUIPMENT CO	1,421.00
EFT	04/30/2018	2501 Accounts Payable	TRITECH SOFTWARE SYSTEMS	525.00
EFT	04/30/2018	2502 Accounts Payable	VAISALA INC	2,970.00
EFT	04/30/2018	2503 Accounts Payable	VERMEER	214.42
EFT	04/30/2018	2504 Accounts Payable	WORLDPOINT ECC INC	560.65
EFT	04/30/2018	2505 Accounts Payable	WRIGHT OUTDOOR SOLUTIONS	291.00
EFT	04/30/2018	2506 Accounts Payable	ZOLL MEDICAL	764.00
WB CONTROLPAY WB ControlPay Totals:			Transactions: 50	\$175,650.58
EFTs:	50	\$175,650.58		

City of West Des Moines
Payment Register

From Payment Date: 4/03/2018 - To Payment Date: 5/13/2018

Number	Date	Payee Name	Transaction Amount
19	05/01/2018	WEST BANK	\$11,416.71
10691	04/30/2018	LAKEVIEW REAL ESTATE CO LLC	\$70.00
10692	04/30/2018	IOWA EASTVIEW LLC	\$80.00
10698	04/30/2018	MIDAMERICAN ENERGY	\$140.22
10699	04/30/2018	MIDAMERICAN ENERGY	\$329.97
10700	04/30/2018	MCCLISH, TODD	\$725.00
10701	04/30/2018	MCCLISH, TODD	\$362.50
10702	04/30/2018	MCCLISH, TODD	\$652.50
10703	04/30/2018	CHAPEL RIDGE WEST LP	\$237.00
10705	04/30/2018	INGERSOLL PARK STUDIOS II	\$450.00
10706	04/30/2018	MCKINLEY CREST - ANAWIM HOUSING	\$160.00
10707	04/30/2018	MIDAMERICAN ENERGY	\$205.90
10708	04/30/2018	OAK CREEK RESIDENTIAL HOUSING COOPERATIVE	\$186.30
10709	04/30/2018	UNIVERSITY PARK LTD PARTNERSHIP	\$620.00
10710	04/30/2018	UNIVERSITY PARK LTD PARTNERSHIP	\$400.00
10711	04/30/2018	TOP SHELF PROPERTY MANAGEMENT	\$500.00
			<hr/>
			\$16,536.10

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

ITEM: Approval of Liquor Licenses

DATE: April 30, 2018

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. Tasting Station Restaurant Group, LLC d/b/a BeerStyles Gastropub & Taproom/SALT of the Hearth, 5513 Mills Civic Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
2. Biaggi's Ristorante Italiano, LLC d/b/a Biaggi's Ristorante Italiano, 5990 University Avenue - Class LC Liquor License with Carryout Wine, Sunday Sales and Catering Privileges - Renewal
3. Bonsai Food Management, LLC d/b/a Dino's Bar & Grill, 5962 Ashworth Road - Class LC Liquor License with Sunday Sales - Renewal
4. Eat Thai, LLC d/b/a Eat Thai, Thai Eatery, 1821 22nd Street, #103 - Class BW Permit with Sunday Sales - Renewal
5. Edin Imsirovic d/b/a Edin Imsirovic, 1701 25th Street (Events Center West) - 5-Day Class LC Liquor License - July 19-23, 2018
6. El Fogon del Chivo, LLC d/b/a El Fogon, 1250 8th Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
7. Kinseth Hotel Corporation d/b/a Hampton Inn, 6160 Mills Civic Parkway - Class BW Permit with Carryout Wine, Sunday Sales, Living Quarters, and Outdoor Service - Renewal
8. Historic Valley Junction Foundation d/b/a Historic Valley Junction Foundation, 137 5th Street - Six-Month Class LC Liquor License with Sunday Sales and Outdoor Service - New
9. Kinseth Hotel Corporation d/b/a Homewood Suites, 6220 Stagecoach Drive - Class BW Permit with Carryout Wine, Sunday Sales, Living Quarters, and Outdoor Service - Renewal
10. Hy-Vee, Inc., d/b/a Hy-Vee Clubroom, 555 South 51st Street, Clubroom Area - Class BW Permit with Sunday Sales - Renewal
11. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - May 23-24, 2018
12. Shekar & Oinos, LLC d/b/a Noah's Des Moines, 1805 90th Street - Class LC Liquor License with Sunday Sales - Renewal
13. Pike VII Management Inc. d/b/a Smashburger, 1821 22nd Street, Suite #106 - Class B Beer Permit with Sunday Sales - Renewal
14. Whole Foods Market Group, Inc. d/b/a Whole Foods Market, 4100 University Avenue - Class LE Liquor License with Carryout Beer, Carryout Wine, and 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

STAFF REVIEWS

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

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

DATE: April 30, 2018

ITEM: Motion – Approval of Agreement – Water Quality Xylophone Temporary Public Art

FINANCIAL IMPACT: No expense to the City. All expenses are being paid by Bravo Greater Des Moines.

BACKGROUND: The Council is asked to approve an agreement with Group Creative Services LLC who is working on behalf of Bravo Greater Des Moines to install a temporary public art project in West Des Moines. The art work is a sculpture created by artist Alex Braidwood. It is related to water quality and communicates the nitrate levels in Jordan Creek using existing test results from water sampling conducted last year. The artwork will be installed in a location along the Jordan Creek Trail just west of 50th Street (see attached map). The installation is temporary and is anticipated to be installed in early May and be in place through the summer. Group Creative Services LLC will be responsible for the installation and removal of the sculpture.



The Public Arts Advisory Commission approved the project on February 22, 2018. A Minor Modification has been administrative approved, and the location was approved by the Parks and Recreation Advisory Board on April 19, 2018.

OUTSTANDING ISSUES: None.

RECOMMENDATION: That the Council approve the agreement with Group Creative Services LLC.

Lead Staff Member: Sally Orgies, Director of Parks and Recreation

STAFF REVIEWS

Department Director	Sally Orgies, Director of Parks and Recreation 
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

CITY OF WEST DES MOINES PUBLIC ART PROGRAM
WATER QUALITY XYLOPHONE
AGREEMENT BY AND BETWEEN CITY AND GROUP

This Agreement, made this 30th day of April, 2018, by and between the City of West Des Moines, a municipal corporation organized and existing under the laws of the State of Iowa, (hereinafter referred to as the "City") and Group Creative Services LLC whose principal address is 1424 48th Street, Des Moines Iowa 50311 (hereinafter referred to as the "Group").

WITNESSETH:

WHEREAS, the City desires to support the regional efforts of Bravo of Greater Des Moines' implementation of projects to address the Regional Cultural Assessment; and

WHEREAS, the Group desires to install a certain work of art described in Exhibit A attached hereto and incorporated herein by this reference (the "Art Work") in the City for a time period specified in this Agreement, and upon installation by Group and artist's team, City desires to provide insurance coverage for the Art Work, from the time of installation of the Art Work until the time of removal of the Art Work from the City's property, pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the parties agree as follows:

ARTICLE 1: SCOPE OF SERVICES

1.1 General

- a) Group shall perform all services and furnish all supplies, materials, and equipment as deemed necessary for the completion, transportation, and installation of the Art Work at the Site.
- b) Group shall inspect the proposed site where the Art Work is to be installed and notify the City of any issues.
- c) Group shall meet with the City as deemed necessary to coordinate the installation and removal of the Art Work.
- d) Group shall install the Art Work to remain in place for a minimum of two (2) month time period beginning no sooner than May 1, 2018, and ending no earlier than July 1, 2018.

1.2 Delivery and Installation

- a) Group shall notify the City when the artist is ready to deliver and install the Art Work at the Site designated by the City.
- b) Group shall deliver and install the completed Art Work at the Site no sooner than May 1, 2018, and shall remove the Art Work and all signage, concrete footings, and any other Art Work associated items from said Site no later than November 30, 2018.
- c) The City shall be responsible for securing a Minor Modification permit for the timely installation of the Art Work.
- d) Group shall be responsible for all expenses, labor, and equipment necessary for the installation and removal of the Art Work.

1.3 Risk of Loss

- a) The risk of loss or damage to the Art Work shall be borne by the Group until final installation is complete. After the complete installation of the Art Work, the risk of loss or damage to the Art Work shall be borne by the City during the loan period provided for in this Agreement, subject to the limitation on damages contained in Section 5.2 herein.

1.4 Indemnity

- a) Group agrees to indemnify and hold harmless the City from any liabilities, willful or non-willful acts of negligence by the Group or the Group's agents, or any or all elements of loss, theft, mutilation, vandalism or other damage (including those caused by acts of nature) that may befall the Art Work during any activities related to the planning, creation, or delivery of the Art Work.
- b) Upon installation of the Art Work, the City shall, subject to the limitation on damages contained in Section 5 herein, indemnify and hold harmless Group from claims or liabilities relating to the maintenance of the Site at which the Art Work is installed, which claims or liabilities arise from and after the date of installation of the Art Work.
- b) Group shall indemnify and hold the City harmless from any and all costs, claims, liabilities or damages in any manner related to Group's breach of the representations and warranties set forth in Article 4 of this Agreement.

ARTICLE 2: COMPENSATION

2.1 Fee

- a) Group will cover all expenses related to the Art Work as described in the proposal.

ARTICLE 3: TIME OF PERFORMANCE

3.1 Duration

- a) The services to be required of Group as set forth in Article 1 shall be completed in accordance with the schedule for installation and removal of the Art Work as proposed by Group and approved by the City pursuant Section 1.2(c), provided that such time limits may be extended or otherwise modified by written agreement between Group and the City.

3.2 Installation Delays

- a) If, when Group is ready for installation of the Art Work yet is delayed due to weather or unforeseen circumstances, Group agrees to notify the City and provide a schedule for installation of the Art Work.

3.3 Time Extensions

- a) The City shall grant a reasonable extension of time to Group in the event that there is a delay on the part of Group in performing its obligations under this Agreement, or if conditions beyond Groups control or acts of nature render timely performance of the Group's services impossible or unexpectedly burdensome. Likewise, Group shall grant a reasonable extension of time to the City in the event that there is a delay on the part of the City in performing its obligations under this Agreement, or if conditions beyond the City's control or Acts of God render timely performance of the City's services impossible or unexpectedly burdensome. Failure to fulfill contractual obligations due to conditions beyond either party's reasonable control will not be considered a breach

of contract, provided that such obligations shall be suspended only for the duration of such condition.

ARTICLE 4: WARRANTIES

4.1 Warranties of Title

- a) Group represents and warrants that:
 - 1) The Art Work is solely the result of the artistic effort of Group and their artist;
 - 2) Except as otherwise disclosed in writing to the City, the Art Work is unique and original and does not infringe upon any copyright;
 - 3) The Art Work, or a duplicate thereof, has not been accepted for sale elsewhere;
 - 4) The Art Work is free and clear of any liens from any source whatever.

4.2 Warranties of Quality and Condition

- a) Group represents and warrants that:
 - 1) The execution and fabrication of the Art Work will be performed in a workmanlike manner;
 - 2) The Art Work, as fabricated and installed, will be free of defects in material and workmanship, including any inherent defects or qualities which cause or accelerate deterioration of the Art Work; and

ARTICLE 5: INSURANCE

5.1 Group Insurance

- a) Group and all employees shall maintain insurance to protect from claims under workers' compensation acts; claims for damages because of bodily injury including personal injury, sickness or disease, or death of any of Group employees or of any person other than Group's employees; and from claims for damages because of injury to or destruction of tangible property; including loss of use resulting there from; and from claims arising out of their performance of professional services caused by errors, omissions, or negligent acts for which Group is legally liable.
- b) Group shall provide proof of insurance to the City upon installation of the art exhibit.

5.2 City/Art Exhibit Insurance

- a) Through the duration of the period that the Art Work is loaned to the City, as identified in Section 1.1(d), the City will provide a maximum of \$8,000.00 in property loss and liability insurance coverage for the Art Work. The Artist acknowledges and agrees that the maximum amount that shall be paid to the Artist in damages related to any aspect of this Agreement shall be the price for the Art Work indicated in Exhibit A, or the \$8,000.00 insurance limit, whichever amount is lower.

ARTICLE 6: REPRODUCTION RIGHTS

6.1 General

- a) Group and their artist retains all rights under the Copyright Act of 1976, 17 U.S.C., 101 et. seq., and all other rights in and to the Art Work including ownership and possession. Group grants to the City the right to photograph and reproduce images of the Art Work for promotional and educational purposes.

6.2 Notice

- a) All reproductions by the City shall contain a credit to Group and their artist.

ARTICLE 7: GROUP'S RIGHTS

7.1 Identification

- a) Group shall, at its expense, prepare and install at the Site a signage identifying the artist, the title of the Art Work, interpretation of the Art Work; and shall reasonably maintain such notice to the extent as may be practicable. All signage shall be reviewed and approved by the City prior to installation.

7.2 Maintenance

- a) Group shall take reasonable measures to assure that the Art Work is properly maintained and protected.

7.3 Alteration of the Work

- a) The City agrees that it will not intentionally damage, alter, modify, or change the Art Work without the prior written approval of Group.

7.4 Record

- a) The City shall maintain a record of this Agreement and the location and disposition of the Art Work.

ARTICLE 8: GROUP AS INDEPENDENT CONTRACTOR

- a) Group shall perform all work under this Agreement as an independent contractor and not as an agent or an employee of the City. Group shall not be supervised by any employee or official of the City, nor shall Group exercise supervision over any employee or official of the City.

ARTICLE 9: ASSIGNMENTS, TRANSFER, SUBCONTRACTING

9.1 Transfer of Agreement

- a) Neither this Agreement nor any interest herein shall be transferred by Group.

9.2 Subcontracting by Group

- a) Group may subcontract portions of the services to be provided hereunder relating to the installation of the Art Work at Group's expense provided that said subcontracting shall not negatively affect the design, appearance, or visual quality of the Art Work and shall be carried out under the personal supervision of Group. All subcontractors shall provide proof of insurance coverage to the City.

ARTICLE 10: TERMINATION

If either party to this Agreement shall willfully or negligently fail to fulfill in a timely and proper manner, or otherwise violate, any of the covenants, agreements, or stipulations material to this Agreement, the other party shall thereupon have the right to terminate this Agreement by giving written notice to the defaulting party of its intent to terminate specifying the grounds for termination. The defaulting party shall have thirty (30) days after receipt of the notice to cure the default. If the default is not cured, then this Agreement shall terminate. Group shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement by Group, and the City may reasonably withhold payments to Group until such time as the exact amount of such damages due the City from Group is determined.

ARTICLE 11: COMPLIANCE

- a) Group shall be required to comply with Federal, State, and City statutes, ordinances, and regulations applicable to the performance of Group's services under this Agreement.
- b) Group agrees to not discriminate on the basis of age, race, religion, creed, color, sex, sexual orientation, gender identity, national origin, or disability.

ARTICLE 12: NOTICES

- a) All notices, requests, demands and other communications which are required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given upon the delivery or receipt thereof, as the case may be, if delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, as follows:

1) if to the City, to:

Allison Ullestad, Recreation Coordinator
City of West Des Moines
P.O. Box 65320
West Des Moines, IA 50265

2) if to Group, to:

Teva Dawson
Group Creative Services
1424 48th Street
Des Moines, Iowa 50311

ARTICLE 13: MISCELLANEOUS

This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all negotiations, preliminary agreements and all prior and contemporaneous discussions, agreements and understandings of the parties in connection with the subject matter hereof. No amendment, change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by all parties. Waiver of any provision of this Agreement shall not be deemed a waiver of future compliance therewith and such provision shall remain in full force and effect. In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid and enforceable. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective legal representatives, heirs, successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties hereto (and their respective heirs, legal representatives, successors and permitted assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement. In addition to any other remedies available at law or in equity to the parties hereto with respect to a breach hereof, the parties hereto each reserve the right to enforce this Agreement by specific performance. The titles or captions of paragraphs in this Agreement are provided for convenience of reference only, and shall not be considered a part hereof for purposes of interpreting or applying this Agreement and such title or captions do not define, limit, extend, explain or describe the scope or extent of this Agreement or any of its terms or conditions. Words and phrases herein shall be construed as in the singular or plural number, and as masculine,

feminine or neuter gender, according to the context. Each of the parties hereto hereby irrevocably waives all right to trial by jury in any action, proceeding or counterclaim arising out of or relating to this Agreement.

This agreement is executed on day and year first written above.

Group

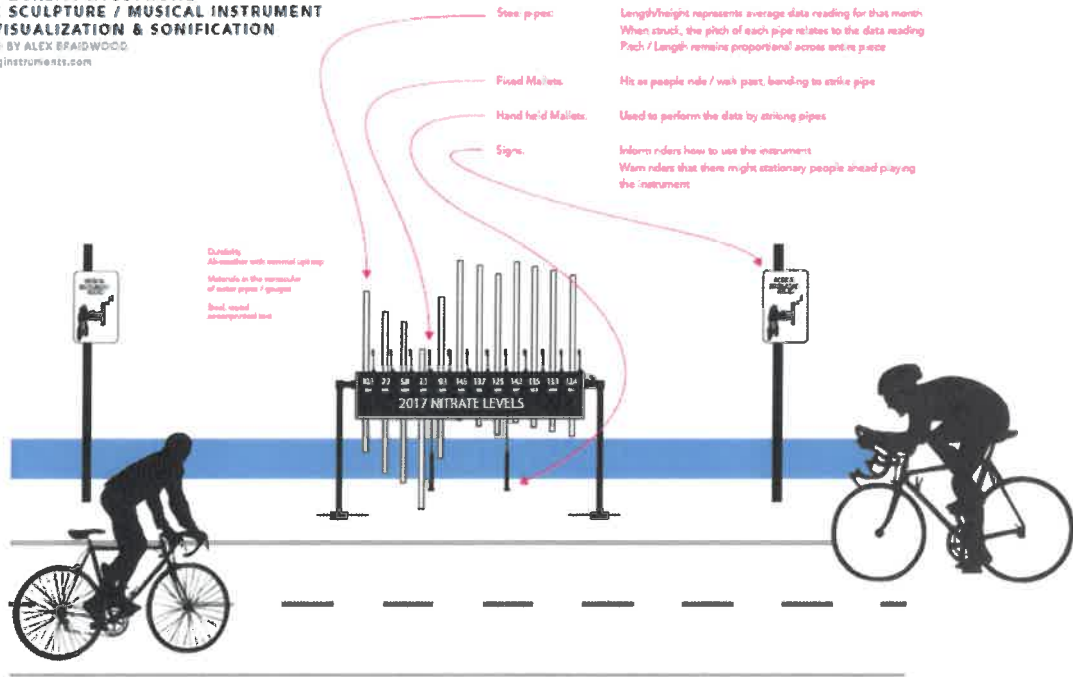
Teva Dawson, Group Creative Services

CITY

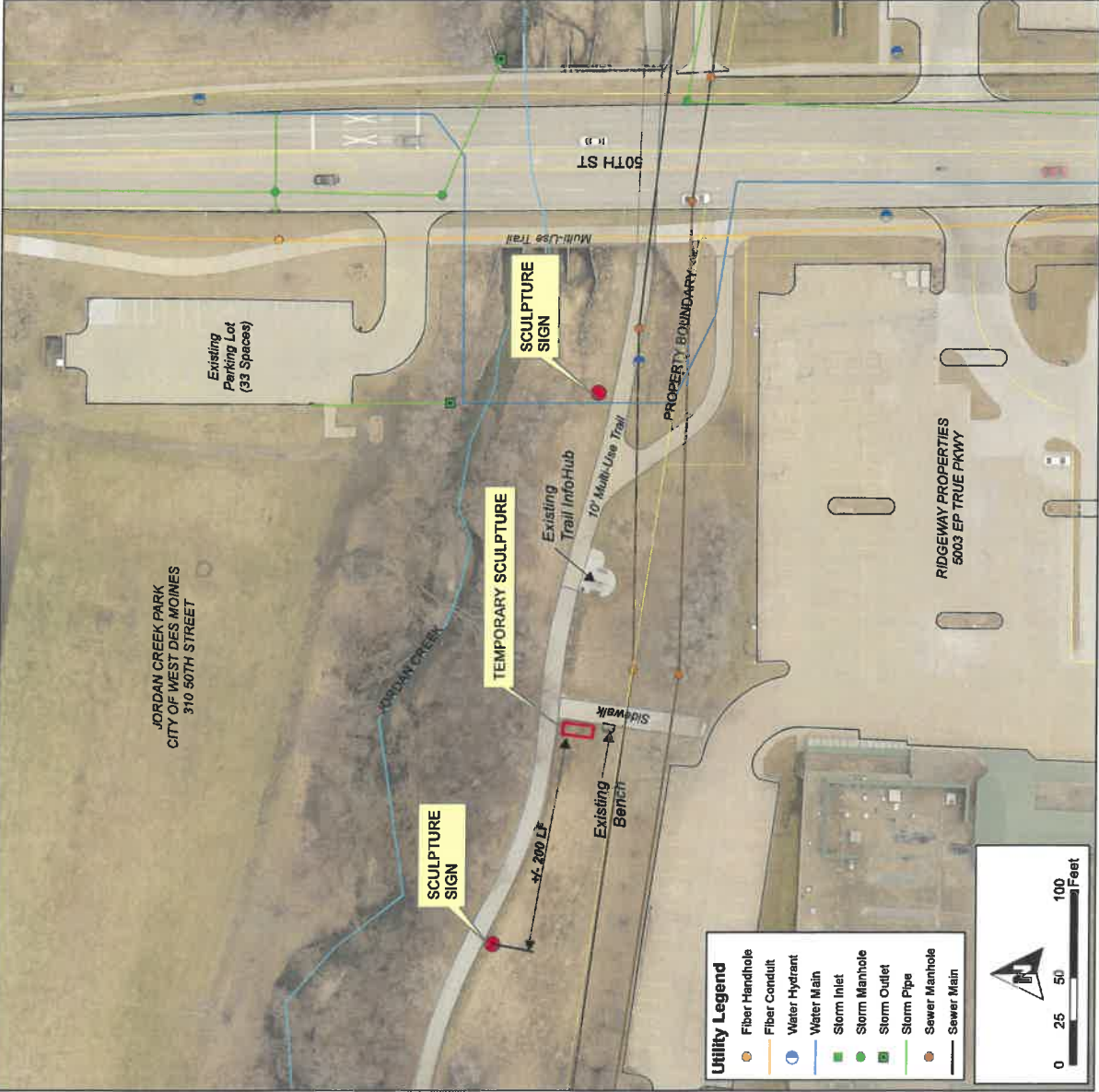
Sally Ortgies, Director of Parks and Recreation Department
City of West Des Moines

Exhibit A

WATER QUALITY XYLOPHONE
PUBLIC SCULPTURE / MUSICAL INSTRUMENT
DATA VISUALIZATION & SONIFICATION
 PROPOSED BY ALEX BRADWOOD
 a@listeninginstruments.com



SITE PLAN



VICINITY MAP



SHEET INDEX

- SHEET 1: SITE PLAN
- SHEET 2: DETAIL / ARTIST RENDERING

CONTACT INFORMATION

MARCO ALVAREZ, PLA
 PARK PLANNER
 CITY OF WEST DES MOINES
 PARKS & RECREATION DEPT.
 4200 MILLS CIVIC PKWY
 WDM, IA 50265
 (515) 222-3452

LEGAL DESCRIPTION

SOUTHWOODS PLAT 1, LOT 1; 9.97 ACRES

IMPERVIOUS SURFACE

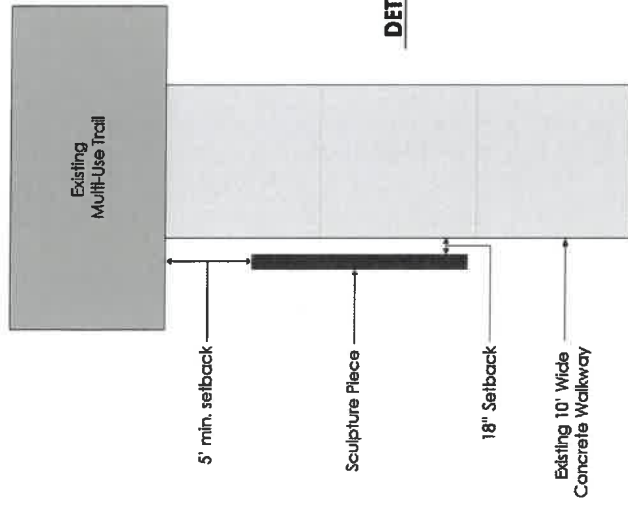
0.00 SF ADDED IMPERVIOUS SURFACE
 (TEMPORARY PUBLIC SCULPTURE)

NOTES

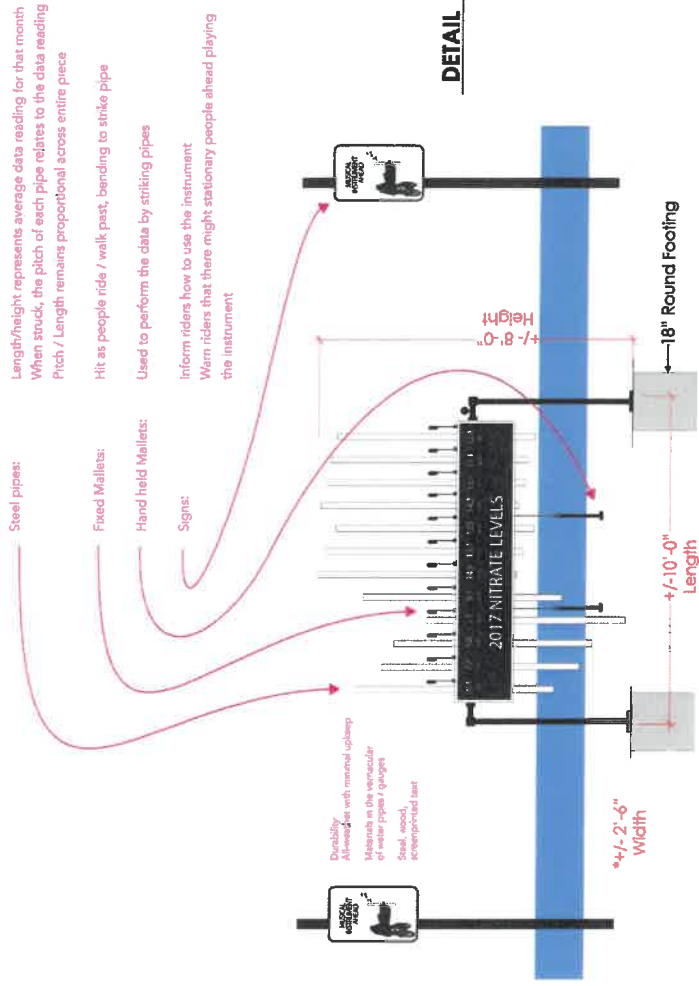
- THIS SITE PLAN IS FOR THE INSTALLATION OF A TEMPORARY PUBLIC SCULPTURE WITHIN THE JORDAN CREEK GREENWAY WEST OF 50TH STREET.
- SCULPTURE PIECE IS ANTICIPATED TO BE INSTALLED IN APRIL OF 2018 AND REMAIN IN PLACE THROUGH FALL 2018.
- ARTIST GROUP IS RESPONSIBLE FOR ALL WORK RELATED TO INSTALLATION AND REMOVAL OF SCULPTURE PIECE INCLUDING REMOVAL OF CONCRETE FOOTINGS AND ASSOCIATED SIGNAGE AND RESTORATION / SEEDING OF DISTURBED AREAS.

**WATER QUALITY XYLOPHONE
PUBLIC SCULPTURE / MUSICAL INSTRUMENT
DATA VISUALIZATION & SONIFICATION**

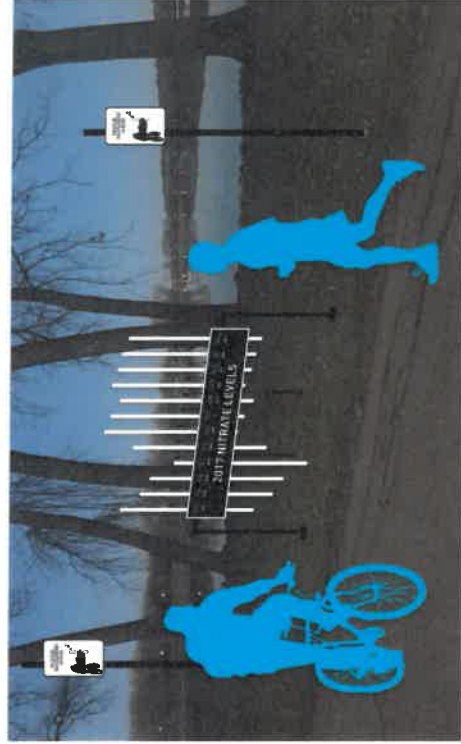
PROPOSED BY ALEX BRAIDWOOD
a@listeninginstruments.com



DETAIL PLAN



DETAIL



ARTIST RENDERING

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

DATE: April 30, 2018

ITEM: Motion – Approval of Placement of Public Art – Our Main Street Project

FINANCIAL IMPACT: None with this action. The \$25,000 cost of the Our Main Street public art project is being funded with hotel-motel tax revenue in the public art fund and was approved by Council on September 5, 2017.

BACKGROUND: The Council is asked to approve the placement of three sculptures in the Historic Valley Junction business district as part of the Our Main Street public art project. The project was initiated in 2017 to celebrate Historic Valley Junction’s 30th year as a Main Street Iowa Community. An agreement with the artist, Gail Chavenelle, was approved by the Council on September 5, 2017. The agreement included Ms. Chavenelle’s proposal for the artwork. The artist met with the selection committee and held an open house for the community on September 29, 2017 to gather feedback on her proposal. The artist refined the proposal and is now fabricating the sculptures. Installation is planned for June 13, 2018 with an unveiling event scheduled for June 14, 2018.

The artist, selection committee, and Public Arts Advisory Commission are recommending that the sculptures be installed in three locations (see attached map). Jim Miller, Executive Director of the Historic Valley Junction Foundation, has given his approval of the locations. Since the locations are on City-owned property that is not part of a site plan, there is no need for a Minor Modification.

OUTSTANDING ISSUES: None.

RECOMMENDATION: That the Council approve the placement of public art in the three recommended locations.

Lead Staff Member: Sally Ortgies, Director of Parks and Recreation

STAFF REVIEWS

Department Director	Sally Ortgies, Director of Parks and Recreation
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

VICINITY MAP



SHEET INDEX
 SHEET 1: OVERVIEW PLAN
 SHEET 2: SITE PLAN / SCULPTURE IMAGES
 SHEET 3: FOOTING DETAIL

CONTACT INFORMATION
 MARCO ALVAREZ, PLA
 PARK PLANNER
 CITY OF WEST DES MOINES
 PARKS & RECREATION DEPT.
 4200 MILLS CIVIC PKWY
 WDM, IA 50265
 (515) 222-3452

LEGAL DESCRIPTION
 LOCATION #1: R.O.W. FRONTING 102 5TH STREET.
 LOCATION #2: R.O.W. FRONTING 217 5TH STREET.
 LOCATION #3: EX W 80F S 1/2- LOT 17 BLOCK 11
 VALLEY JUNCTION

IMPERVIOUS SURFACE
 6.00 SF, ADDED IMPERVIOUS SURFACE

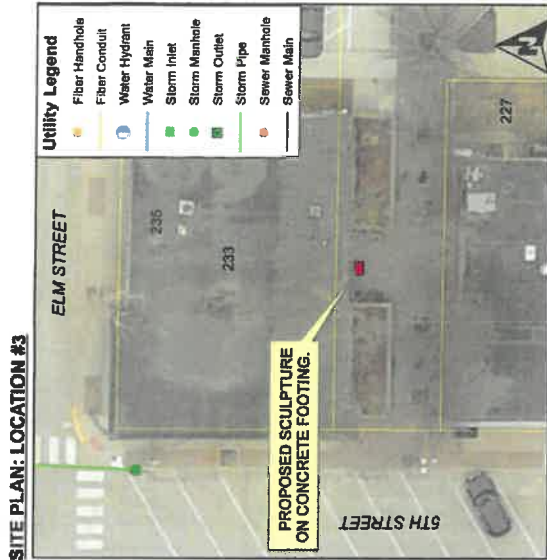
NOTES
 1. THIS SITE PLAN IS FOR THE INSTALLATION OF
 (3) PERMANENT PUBLIC ART SCULPTURES IN
 VALLEY JUNCTION BUSINESS DISTRICT.

OVERVIEW PLAN

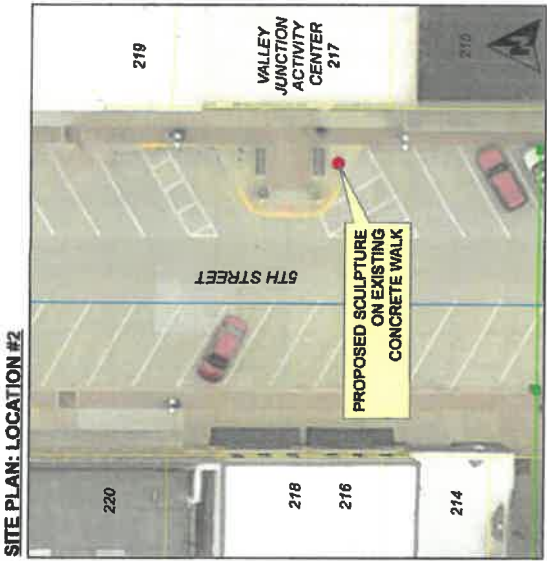
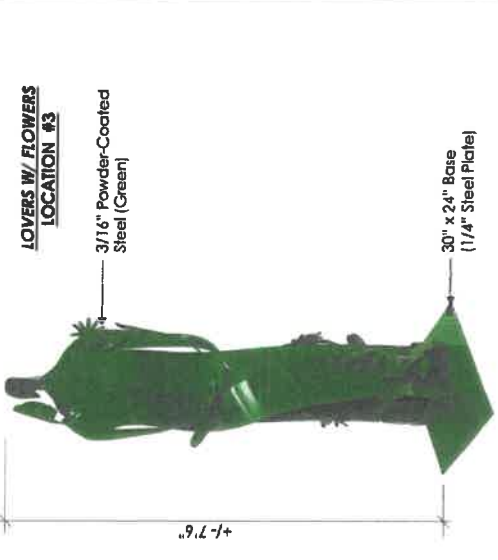


I HEREBY CERTIFY THAT THE PORTION OF THE ORIGINAL
 SUBMISSION RECORDED BELOW IS A TRUE AND CORRECT
 COPY OF THE ORIGINAL RECORD AS SUBMITTED TO THE
 OFFICE OF THE CLERK OF THE SUPREME COURT OF IOWA
 UNDER THE LAWS OF THE STATE OF IOWA.

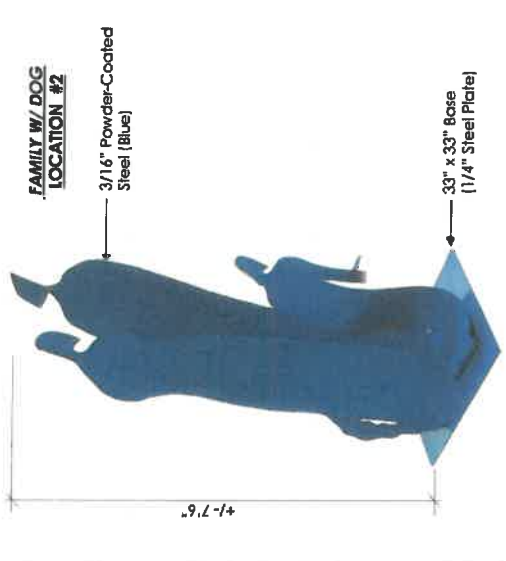
_____ MARCO ALVAREZ, PLA, PLA
 DATE: _____
 BY: _____
 PAGES OF SHEETS COVERED BY THIS SEAL



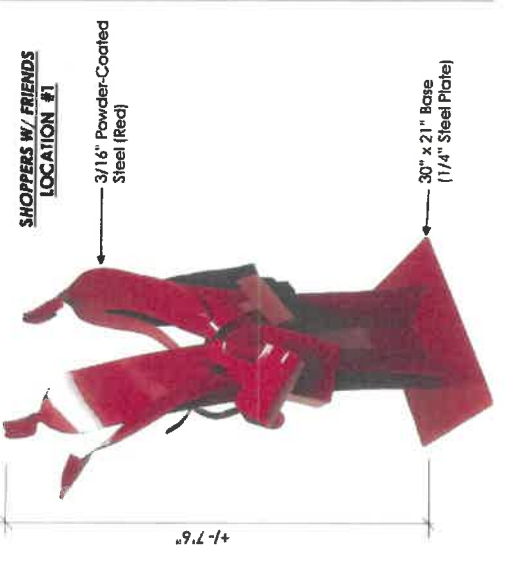
1. Sculpture and concrete footing to be located within alley way.
2. Concrete footing size to be 34" Length x 28" Wide x 30" Height.
3. Brick pavers to be removed & replaced as necessary to accommodate pad.

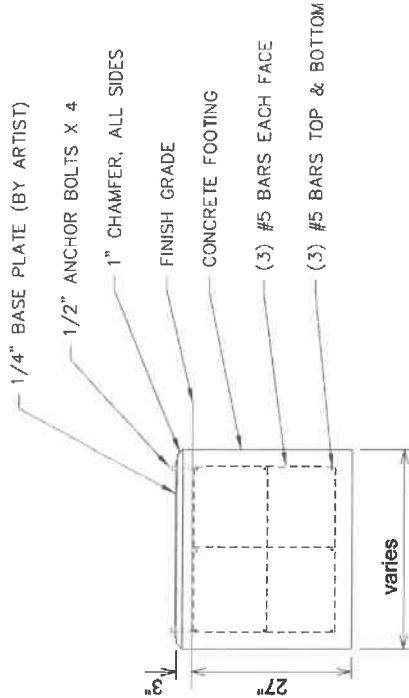


1. Sculpture to be anchored onto existing concrete walkway.



1. Sculpture and concrete footing to be located within existing plant bed.
2. Concrete footing size to be 34" Length x 25" Wide x 30" Height.
3. Plant material to be relocated as necessary to accommodate pad.





1 CONCRETE FOOTING (FRONT ELEVATION)

LOCATION	FOOTING SIZE		NOTES
	LENGTH	WIDTH	
LOCATION 1 100 BLOCK	34"	25"	30" FORM 3" ABOVE GRADE
LOCATION 3 ALLEY WAY	34"	28"	30" FORM 3" ABOVE GRADE

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

DATE: April 30, 2018

ITEM: Motion - Approval to advertise and receive bids for the sale and re-development of City-owned property previously acquired for the construction of the South 50th Street Widening Project.


FINANCIAL IMPACT: Undetermined at this time.

SYNOPSIS: The City has been approached by an interested party in purchasing City-owned property that was acquired for the 50th Street Widening Project. The property located at 5000 Westwood Drive has been reviewed by the appropriate City Departments and has been determined to be surplus property, and therefore can be sold at the discretion of the City Council. Staff proposes to sell the property “as is” with the condition to construct a single family residential structure with a minimum value of \$125,000 (excluding the value of the land) The Plat of Survey was approved by City Council on April 2, 2018.


Following receipt of the bids, the successful bidder will be required to execute a Purchase Agreement which will be presented to the City Council at a later date for approval.

OUTSTANDING ISSUES: None

RECOMMENDATION: Authorize staff to advertise and receive bids for the sale and re-development of property at 5000 Westwood, City of West Des Moines Iowa.

Lead Staff Member: Richard J. Scieszinski, City Attorney 

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	F&A		
Date Reviewed	April 11, 2018		
Recommendation	Yes X	No	Split

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

ITEM: Direct Advertisement for Sale, Approve Electronic Bidding Procedures, and Approve Official Statement – Issuance of \$8,110,000 General Obligation Bonds (2018A)

DATE: April 30, 2018

FINANCIAL IMPACT: Ultimate debt service amounts (principal and interest) are undetermined, pending interest rate bids received on Monday, May 14, 2018. Interest is estimated to range from 1.83% to 3.42% with an approximate overall interest rate of 3.17%, with final maturity scheduled for June 1, 2030 (12 year bonds). Interest payments begin December 1, 2018 and continue semiannually thereafter. Interest will be computed on the basis of a 360-day year of twelve 30-day months. Bonds due after June 1, 2026, will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call.

BACKGROUND: This action allows the sale of \$8,110,000 of General Obligation Bonds (Series 2018A), to partially defray the costs of constructing a number of CIP projects. Staff has factored the cost of the proposed issuance compared to the total amount of funds available through the debt service levy in order to maintain positive cash flow throughout the life of the bond issuance.

The resolution for this item also approves a Preliminary Official Statement and authorizes its distribution with respect to the above-referenced issues. The Council is encouraged to review the Preliminary Official Statement as its preparation is subject to Federal Securities Law regulation. As such, the City must be certain that facts and representations are true and correct in all material respects, up to and including the date of the delivery of the bonds. A copy of the Preliminary Official Statement has previously been sent electronically to the Councilmembers and is available for review in the offices of the City Clerk and Finance Director.

On March 5, 2018, public hearings were held to institute proceedings on the issuance of “not to exceed” \$6.10 million Essential Corporate Purpose General Obligation Bonds and four separate “not to exceed” General Corporate Purpose General Obligation Bonds in amounts ranging from \$500,000 to \$700,000. Iowa Code Section 384.28 specifically permits the City to sell bonds for different projects together for market efficiency, once legal authority has been established through the required hearings, notices, and approvals. No comments were received at the public hearing.

Bids will be received Monday, May 14, 2018, at 10:00am, and either staff or a representative of the City’s Financial Advisory Firm, Public Financial Management (PFM), will report on the results to Council at its meeting scheduled for that same evening.

RECOMMENDATION: Adoption of Resolution instituting proceeds to take additional action, approval of the Preliminary Official Statement, and authorization of electronic bidding procedures for the issuance of \$8,110,000 General Obligation Bonds

Lead Staff Member: Tim Stiles, Finance Director 

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	(A)

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

Resolution setting the date for sale of General Obligation Bonds, Series 2018A and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of West Des Moines (the “City”), in Dallas, Madison, Polk and Warren Counties, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, heretofore proposed to enter into a loan agreement (the “Essential Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$6,100,000 for the purpose of paying the costs, to that extent, of (1) constructing street, alley, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting and signalization improvements; (3) improving and equipping existing municipal parks; and (4) planning public improvements and land use elements for Valley Junction, and has published notice of the proposed action and has held a hearing thereon on March 5, 2018; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #1”) and to borrow money thereunder in a principal amount not to exceed \$675,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of (1) constructing improvements to the Law Enforcement Center; and (2) effecting fueling system modifications at the Public Services Facility, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 5, 2018, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #1 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #2”) and to borrow money thereunder in a principal amount not to exceed \$700,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of (1) constructing and installing electric system and HVAC system improvements at the municipal library; (2) installing HVAC improvements at the Nature Lodge; (3) constructing roof improvements at the Valley View Aquatic Center; and (4) designing and installing City entrance signage, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 5, 2018, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #2 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #3”) and to borrow money thereunder in a principal amount not to exceed \$700,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of (1) constructing and installing electric system improvements at Fire/EMS Station #21; and (2) constructing recreation trail improvements, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 5, 2018, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #3 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #4”) (collectively, the Essential Purpose Loan Agreement, the General Purpose Loan Agreement #1, the General Purpose Loan Agreement #2, the General Purpose Loan Agreement #3 and the General Purpose Loan Agreement #4 are sometimes referred to hereinafter as the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$500,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of improving and equipping new City parks, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 5, 2018, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #4 be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City Council has combined the Loan Agreements into a single loan agreement (the “Loan Agreement”); and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of the General Obligation Bonds, Series 2018A (the “Bonds”), and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors, LLC, as municipal financial advisor (the “Financial Advisor”) to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to authorize the Financial Advisor to carry out such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of West Des Moines, Iowa, as follows:

Section 1. The City Clerk and Finance Director are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Financial Advisor and Dorsey & Whitney LLP, as the City’s disclosure counsel, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Financial Advisor of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Financial Advisor, together with Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the Finance Director is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by the Financial Advisor or Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Bonds shall be received and canvassed on behalf of the City until 10:00 a.m. on May 14, 2018, at the office of the City Clerk, at the City Hall, in the City, and the City Council shall meet on the same date at 5:30 p.m., at the City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Financial Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the "Terms of Offering" attached to the P.O.S. and to be in such form as the Financial Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 30, 2018.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTIES OF DALLAS, MADISON, POLK AND WARREN SS:
CITY OF WEST DES MOINES

I, the undersigned, City Clerk of the City of West Des Moines, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to fixing of a date for the sale of General Obligation Bonds, Series 2018A and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2018.

City Clerk

CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

ITEM: Direct Advertisement for Sale, Approve Electronic Bidding Procedures, and Approve Official Statement – Issuance of \$12,540,000 General Obligation Urban Renewal Bonds (2018B) **DATE:** April 30, 2018

FINANCIAL IMPACT: Ultimate debt service amounts (principal and interest) are undetermined, pending interest rate bids received on Monday, May 14, 2018. Interest is estimated to range from 1.83% to 3.67% with an approximate overall interest rate of 3.34%, with final maturity scheduled for June 1, 2031 (12 year bonds). Interest payments begin December 1, 2018 and continue semiannually thereafter. Interest will be computed on the basis of a 360-day year of twelve 30-day months. Bonds due after June 1, 2026, will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call.

BACKGROUND: This action allows the sale of \$12,540,000 of General Obligation Urban Renewal Bonds (Series 2018B), to partially defray the costs of constructing Ashworth Road between Jordan Creek Parkway and 98th Street. Staff has factored the cost of the proposed issuance compared to the total amount of funds available through the debt service levy and urban renewal area in order to maintain positive cash flow throughout the life of the bond issuance.

The resolution for this item also approves a Preliminary Official Statement and authorizes its distribution with respect to the above-referenced issues. The Council is encouraged to review the Preliminary Official Statement as its preparation is subject to Federal Securities Law regulation. As such, the City must be certain that facts and representations are true and correct in all material respects, up to and including the date of the delivery of the bonds. A copy of the Preliminary Official Statement has previously been sent electronically to the Councilmembers and is available for review in the offices of the City Clerk and Finance Director.

On March 5, 2018, a public hearing was held to institute proceedings on the issuance of “not to exceed” \$13 million Essential Corporate Purpose General Obligation Urban Renewal Bonds. Iowa Code Section 384.28 specifically permits the City to sell bonds for different projects together for market efficiency, once legal authority has been established through the required hearings, notices, and approvals. No comments were received at the public hearing.

Bids will be received Monday, May 14, 2018, at 10:00am, and either staff or a representative of the City’s Financial Advisory Firm, Public Financial Management (PFM), will report on the results to Council at its meeting scheduled for that same evening.

RECOMMENDATION: Adoption of Resolution instituting proceeds to take additional action, approval of the Preliminary Official Statement, and authorization of electronic bidding procedures for the issuance of \$12,540,000 General Obligation Urban Renewal Bonds

Lead Staff Member: Tim Stiles, Finance Director *Tim Stiles*

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
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 NO. _____

Resolution setting the date for sale of General Obligation Urban Renewal Bonds, Series 2018B and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of West Des Moines (the “City”), in Dallas, Madison, Polk and Warren Counties, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, heretofore proposed to enter into a loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$13,000,000 for the purpose of paying the costs, to that extent, of constructing street, sanitary sewer, storm water drainage and sidewalk improvements; and installing street lighting, signage and signalization improvements; and pursuant to law and duly published notice of the proposed action has held a hearing thereon on March 5, 2018; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of the General Obligation Urban Renewal Bonds, Series 2018B (the “Series 2018B Bonds”), and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors, LLC, as municipal financial advisor (the “Financial Advisor”) to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Series 2018B Bonds and to authorize the Financial Advisor to carry out such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of West Des Moines, Iowa, as follows:

Section 1. The City Clerk and Finance Director are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Financial Advisor and Dorsey & Whitney LLP, as the City’s disclosure counsel, to prepare the P.O.S. describing the Series 2018B Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Financial Advisor of the P.O.S., relating to the Series 2018B Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Financial Advisor, together with Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Series 2018B Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Series 2018B Bonds and the resolution, when adopted, providing for the sale and issuance of the Series 2018B Bonds, and the Finance Director is hereby authorized and directed to execute a final Official Statement for the Series 2018B Bonds, if requested by the Financial Advisor or Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Series 2018B Bonds shall be received and canvassed on behalf of the City until 10:00 a.m. on May 14, 2018, at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265, and the City Council shall meet on the same date at 5:30 p.m., at the City Hall, in the City, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Series 2018B Bonds, and the Financial Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to be in substantially the following form, and to be published at least once not less than four (4) and not more than twenty (20) days before the May 14th sale date:

**NOTICE OF SALE
CITY OF WEST DES MOINES, IOWA
\$12,540,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2018B**

Bids will be received on behalf of the City of West Des Moines, Iowa, on May 14, 2018, until 10:00 a.m. for the purchase of \$12,540,000 General Obligation Urban Renewal Bonds, Series 2018B (the “Series 2018B Bonds”) of the City.

Any of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265 until 10:00 a.m. C.D.T.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265, or at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 until 10:00 a.m. C.D.T. and must be submitted through PARITY®.

Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the City Clerk, at the City Hall, facsimile number (515) 222-3638 or at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, facsimile number (515) 243-6994 until 10:00 a.m. C.D.T., and will be sealed and treated as sealed bids.

After the deadline for receipt of bids has passed, sealed bids that have been timely received will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m., on May 14, 2018, at the City Hall, West Des Moines, Iowa.

The City reserves the right to increase or decrease the aggregate principal amount of the issue. Any change will be in increments of \$5,000 and may be made in any of the maturities. The purchase price will be adjusted proportionately to reflect any change in issue size.

The Series 2018B Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated June 13, 2018, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2018, and will mature on each June 1 in the following years and amounts:

<u>Date</u>	<u>Principal</u>	<u>Date</u>	<u>Principal</u>
2020	\$ 440,000	2026	\$1,345,000
2021	\$ 470,000	2027	\$1,385,000
2022	\$ 500,000	2028	\$1,425,000
2023	\$ 535,000	2029	\$1,470,000
2024	\$ 570,000	2030	\$1,520,000
2025	\$1,310,000	2031	\$1,570,000

Principal of the Series 2018B Bonds maturing in each of the years 2027 to 2031, inclusive, is subject to optional redemption prior to maturity on June 1, 2026, or on any date thereafter on terms of par plus accrued interest.

All bids must be for not less than a par amount of \$12,414,600, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of ONE (1) PERCENT OF PAR is required of the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2018B Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2018B Bonds are being issued pursuant to the provisions of Chapters 384 and 403 of the Code of Iowa and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2018B Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering (the "Terms of Offering") to be published in the Official Statement (the "Official Statement") for the Series 2018B Bonds contain additional bidding terms and information relative to the Series 2018B Bonds. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2018B Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

In order to establish the issue price of the Series 2018B Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Series 2018B Bonds to the public on or before the date of the award at the offering price (the "initial offering price") for each maturity

as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Series 2018B Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Series 2018B Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters (including members of a selling group or retail distribution group) or persons related to underwriters.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Series 2018B Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Series 2018B Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule, or (ii) the “hold-the-offering price” rule applies

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing an Issue Price Certificate, substantially in the form attached to the Official Statement as Exhibit 1, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Series 2018B Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached to the Official Statement as Exhibit 1, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by PFM Financial Advisors, LLC.

Bidders should prepare their bids on the assumption that the Series 2018B Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the Notice of Sale shall be considered a firm offer for the purchase of the Series 2018B Bonds, and bids submitted will not be subject to cancellation or withdrawal.

By order of the City Council of the City of West Des Moines, Iowa.

Ryan Jacobson
City Clerk

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2018B Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 30, 2018.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTIES OF DALLAS, MADISON, POLK AND WARREN SS:
CITY OF WEST DES MOINES

I, the undersigned, City Clerk of the City of West Des Moines, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to fixing of a date for the sale of General Obligation Urban Renewal Bonds, Series 2018B and approving a preliminary official statement for the sale of the Series 2018B Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2018.

City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher’s affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
COUNTIES OF DALLAS, MADISON, POLK AND WARREN SS:
CITY OF WEST DES MOINES

I, the undersigned, City Clerk of the City of West Des Moines, Iowa, do hereby certify that pursuant to the resolution of the Council fixing a date for the sale of General Obligation Urban Renewal Bonds, Series 2018B, the notice, of which the printed slip attached to the publisher’s affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper is located in _____ County.

WITNESS MY HAND this ____ day of _____, 2018.

City Clerk

(Attach here publisher’s original affidavit with clipping of the notice of sale as published.)

CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

ITEM: Direct Advertisement for Sale, Approve Electronic Bidding Procedures, and Approve Official Statement – Issuance of \$6,465,000 General Obligation Urban Renewal Bonds (2018C) **DATE:** April 30, 2018

FINANCIAL IMPACT: Ultimate debt service amounts (principal and interest) are undetermined, pending interest rate bids received on Monday, May 14, 2018. Interest is estimated to range from 2.05% to 3.94% with an approximate overall interest rate of 3.77%, with final maturity scheduled for June 1, 2037 (18 year bonds). Interest payments begin December 1, 2018, and continue semiannually thereafter. Interest will be computed on the basis of a 360-day year of twelve 30-day months. Bonds due after June 1, 2026, will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call.

BACKGROUND: This action allows the sale of \$6,465,000 of General Obligation Urban Renewal Bonds (Series 2018C), to partially defray the costs of constructing roadways including Coachlight Drive and S. 77th St, as well as widening Mills Civic Parkway between Jordan Creek Parkway and S. 81st St. Staff has factored the cost of the proposed issuance compared to debt service levy and urban renewal area in order to maintain positive cash flow throughout the life of the bond issuance.

The resolution for this item also approves a Preliminary Official Statement and authorizes its distribution with respect to the above-referenced issues. The Council is encouraged to review the Preliminary Official Statement as its preparation is subject to Federal Securities Law regulation. As such, the City must be certain that facts and representations are true and correct in all material respects, up to and including the date of the delivery of the bonds. A copy of the Preliminary Official Statement has previously been sent electronically to the Councilmembers and is available for review in the offices of the City Clerk and Finance Director.

On June 12, 2017, a public hearing was held to institute proceedings on the issuance of “not to exceed” \$7.1 million Essential Corporate Purpose General Obligation Urban Renewal Bonds. Iowa Code Section 384.28 specifically permits the City to sell bonds for different projects together for market efficiency, once legal authority has been established through the required hearings, notices, and approvals. No comments were received at the public hearing.

Bids will be received Monday, May 14, 2018, at 10:30am, and either staff or a representative of the City’s Financial Advisory Firm, Public Financial Management (PFM), will report on the results to Council at its meeting scheduled for that same evening.

RECOMMENDATION: Adoption of Resolution instituting proceeds to take additional action, approval of the Preliminary Official Statement, and authorization of electronic bidding procedures for the issuance of \$6,465,000 General Obligation Urban Renewal Bonds

Lead Staff Member: Tim Stiles, Finance Director *TS*

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 setting the date for sale of General Obligation Urban Renewal Bonds, Series 2018C and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of West Des Moines (the "City"), in Dallas, Madison, Polk and Warren Counties, State of Iowa, pursuant to the provisions of Section 384.24(3)(q) and Chapter 403 of the Code of Iowa, heretofore proposed to issue its General Obligation Urban Renewal Bonds, Series 2018C (the "Series 2018C Bonds") in a principal amount not to exceed \$7,100,000 for the purpose of undertaking urban renewal projects in the Coachlight Urban Renewal Area, consisting of constructing, reconstructing, and/or widening public streets, including right-of-way acquisition, sidewalk improvements, installation of lighting, signage and signalization, utilities work, sewer improvements and related work on and along portions of Coachlight Drive, Mills Civic Parkway and South 77th Street; and pursuant to law and notice duly published had held a public hearing thereon on June 12, 2017 and as of such date no petition had been filed asking that the proposal to issue the Series 2018C Bonds be put to an election; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of the Series 2018C Bonds, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors, LLC, as municipal financial advisor (the "Financial Advisor") to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Series 2018C Bonds and to authorize the Financial Advisor to carry out such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of West Des Moines, Iowa, as follows:

Section 1. The City Clerk and Finance Director are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Financial Advisor and Dorsey & Whitney LLP, as the City's disclosure counsel, to prepare the P.O.S. describing the Series 2018C Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Financial Advisor of the P.O.S. relating to the Series 2018C Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Financial Advisor, together with Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Series 2018C Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Series 2018C Bonds and the resolution, when adopted, providing for the sale and issuance of the Series 2018C Bonds, and the Finance Director is hereby authorized and directed to execute a final Official Statement for the Series 2018C Bonds, if requested by the Financial Advisor or Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Series 2018C Bonds shall be received and canvassed on behalf of the City until 10:30 a.m. on May 14, 2018, at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265, and the City Council shall meet on the same date at 5:30 p.m., at the City Hall, in the City, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Series 2018C Bonds, and the Financial Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to be in substantially the following form, and to be published at least once not less than four (4) and not more than twenty (20) days before the May 14th sale date:

**NOTICE OF SALE
CITY OF WEST DES MOINES, IOWA
\$6,465,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2018C**

Bids will be received on behalf of the City of West Des Moines, Iowa, on May 14, 2018, until 10:30 a.m. for the purchase of \$6,465,000 General Obligation Urban Renewal Bonds, Series 2018C (the "Series 2018C Bonds") of the City.

Any of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265 until 10:30 a.m. C.D.T.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265 or at the office of the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 until 10:30 a.m. C.D.T. and must be submitted through PARITY®.

Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the City Clerk at City Hall, at facsimile number (515) 222-3638 or at the office of the City's Municipal Advisor, PFM Financial Advisors LLC, at facsimile number (515) 243-6994 until 10:30 a.m. C.D.T., and will be sealed and treated as sealed bids.

After the deadline for receipt of bids has passed, sealed bids that have been timely received will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m. on May 14, 2018, at the City Hall, West Des Moines, Iowa.

The City reserves the right to increase or decrease the aggregate principal amount of the issue. Any change will be in increments of \$5,000 and may be made in any of the maturities. The purchase price will be adjusted proportionately to reflect any change in issue size.

The Series 2018C Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated June 13, 2018, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2018, and will mature on each June 1 in the following years and amounts:

<u>Date</u>	<u>Amount*</u>	<u>Date</u>	<u>Amount*</u>
2020	\$100,000	2029	\$385,000
2021	\$100,000	2030	\$400,000
2022	\$180,000	2031	\$415,000
2023	\$265,000	2032	\$430,000
2024	\$345,000	2033	\$445,000
2025	\$345,000	2034	\$460,000
2026	\$355,000	2035	\$480,000
2027	\$365,000	2036	\$500,000

2028	\$375,000	2037	\$520,000
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Principal of the Series 2018C Bonds maturing in each of the years 2027 to 2037, inclusive, is subject to optional redemption prior to maturity on June 1, 2026, or on any date thereafter on terms of par plus accrued interest.

All bids must be for not less than a par amount of \$6,368,025, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

No bids will be accepted which would cause the sum of the par amount of the Series 2018C Bonds, plus net original issue premium, if any, to be greater than \$10,000,000.

A good faith deposit of ONE (1) PERCENT OF PAR is required of the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2018C Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2018C Bonds are being issued pursuant to the provisions of Chapters 384 and 403 of the Code of Iowa and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2018C Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering to be published in the Official Statement (the "Official Statement") for the Series 2018C Bonds contain additional bidding terms and information relative to the Series 2018C Bonds. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2018C Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

In order to establish the issue price of the Series 2018C Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Series 2018C Bonds to the public on or before the date of the award at the offering price (the “initial offering price”) for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Series 2018C Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Series 2018C Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters of the Series 2018C Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Series 2018C Bonds.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Series 2018C Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Series 2018C Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule, or (ii) the “hold-the-offering price” rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing an Issue Price Certificate, substantially in the form attached to the Official Statement as Exhibit 1, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Series 2018C Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached to the Official Statement as Exhibit 1, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by PFM Financial Advisors LLC.

Bidders should prepare their bids on the assumption that the Series 2018C Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the Notice of Sale shall be considered a firm offer for the purchase of the Series 2018C Bonds, and bids submitted will not be subject to cancellation or withdrawal.

By order of the City Council of the City of West Des Moines, Iowa.

Ryan Jacobson
City Clerk

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2018C Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 30, 2018.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTIES OF DALLAS, MADISON, POLK AND WARREN SS:
CITY OF WEST DES MOINES

I, the undersigned, City Clerk of the City of West Des Moines, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to fixing of a date for the sale of General Obligation Urban Renewal Bonds, Series 2018C and approving a preliminary official statement for the sale of the Series 2018C Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2018.

City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
COUNTIES OF DALLAS, MADISON, POLK AND WARREN SS:
CITY OF WEST DES MOINES

I, the undersigned, City Clerk of the City of West Des Moines, Iowa, do hereby certify that pursuant to the resolution of the Council fixing a date for the sale of General Obligation Urban Renewal Bonds, Series 2018C, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper is located in _____ County.

WITNESS MY HAND this ____ day of _____, 2018.

City Clerk

(Attach here publisher's original affidavit with clipping of the notice of sale as published.)

CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

ITEM: Direct Advertisement for Sale, Approve Electronic Bidding Procedures, and Approve Official Statement – Issuance of \$16,785,000 General Obligation Urban Renewal Bonds (2018D) **DATE:** April 30, 2018

FINANCIAL IMPACT: Ultimate debt service amounts (principal and interest) are undetermined, pending interest rate bids received on Monday, May 14, 2018. Interest is estimated to range from 1.83% to 3.91% with an approximate overall interest rate of 3.74%, with final maturity scheduled for June 1, 2036 (17 year bonds). Interest payments begin December 1, 2018, and continue semiannually thereafter. Interest will be computed on the basis of a 360-day year of twelve 30-day months. Bonds due after June 1, 2026, will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call.

BACKGROUND: This action allows the sale of \$16,785,000 of General Obligation Urban Renewal Bonds (Series 2018D), to partially defray the costs of constructing roadways in the Alluvion Urban Renewal area to facilitate the Microsoft Osmium Data Center. Staff has factored the cost of the proposed issuance compared to debt service levy and urban renewal area in order to maintain positive cash flow throughout the life of the bond issuance.

The resolution for this item also approves a Preliminary Official Statement and authorizes its distribution with respect to the above-referenced issues. The Council is encouraged to review the Preliminary Official Statement as its preparation is subject to Federal Securities Law regulation. As such, the City must be certain that facts and representations are true and correct in all material respects, up to and including the date of the delivery of the bonds. A copy of the Preliminary Official Statement has previously been sent electronically to the Councilmembers and is available for review in the offices of the City Clerk and Finance Director.

On June 12, 2017, a public hearing was held to institute proceedings on the issuance of “not to exceed” \$101 million Essential Corporate Purpose General Obligation Urban Renewal Bonds. Iowa Code Section 384.28 specifically permits the City to sell bonds for different projects together for market efficiency, once legal authority has been established through the required hearings, notices, and approvals. No comments were received at the public hearing.

Bids will be received Monday, May 14, 2018, at 10:30am, and either staff or a representative of the City’s Financial Advisory Firm, Public Financial Management (PFM), will report on the results to Council at its meeting scheduled for that same evening.

RECOMMENDATION: Adoption of Resolution instituting proceeds to take additional action, approval of the Preliminary Official Statement, and authorization of electronic bidding procedures for the issuance of \$16,785,000 General Obligation Urban Renewal Bonds

Lead Staff Member: Tim Stiles, Finance Director 

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	(KS)

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

Resolution setting the date for sale of General Obligation Urban Renewal Bonds, Series 2018D and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of West Des Moines (the “City”), in Dallas, Madison, Polk and Warren Counties, State of Iowa, pursuant to the provisions of Section 384.24(3)(q) and Chapter 403 of the Code of Iowa, heretofore proposed to issue its General Obligation Urban Renewal Bonds, Series 2018D (the “Series 2018D Bonds”) in a principal amount not to exceed \$101,000,000 for the purpose of undertaking urban renewal projects in the Osmium Urban Renewal Area, consisting of constructing water storage and distribution improvements; and constructing sanitary sewer system improvements, including lines, extensions and treatment facilities; constructing, reconstructing, and widening streets, including right-of-way acquisition, utilities work, sewer improvements, bridges, railroad crossings, storm water management improvements, bike and pedestrian trails and undercrossings, turn lanes, lighting, signage and signalization, landscaping on and along portions of Veterans Parkway, Grand Prairie Parkway, SW 60th Street, SE 50th Street, Adams Street; and pursuant to law and notice duly published had held a public hearing thereon on June 12, 2017 and as of such date no petition had been filed asking that the proposal to issue the Series 2018D Bonds be put to an election; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of the Series 2018D Bonds, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors, LLC, as municipal financial advisor (the “Financial Advisor”) to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Series 2018D Bonds and to authorize the Financial Advisor to carry out such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of West Des Moines, Iowa, as follows:

Section 1. The City Clerk and Finance Director are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Financial Advisor and Dorsey & Whitney LLP, as the City’s disclosure counsel, to prepare the P.O.S. describing the Series 2018D Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Financial Advisor of the P.O.S. relating to the Series 2018D Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Financial Advisor, together with Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Series 2018D Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Series 2018D Bonds and the resolution, when adopted, providing for the sale and issuance of the Series 2018D Bonds, and the Finance Director is hereby authorized and directed to execute a final Official Statement for the Series 2018D Bonds, if requested by the

Financial Advisor or Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Series 2018D Bonds shall be received and canvassed on behalf of the City until 10:30 a.m. on May 14, 2018, at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265, and the City Council shall meet on the same date at 5:30 p.m., at the City Hall, in the City, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Series 2018D Bonds, and the Financial Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to be in substantially the following form, and to be published at least once not less than four (4) and not more than twenty (20) days before the May 14th sale date:

**NOTICE OF SALE
CITY OF WEST DES MOINES, IOWA
\$16,785,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2018D**

Bids will be received on behalf of the City of West Des Moines, Iowa, on May 14, 2018, until 10:30 a.m. for the purchase of \$16,785,000 General Obligation Urban Renewal Bonds, Series 2018D (the “Series 2018D Bonds”) of the City.

Any of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265 until 10:30 a.m. C.D.T.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk, at the City Hall, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, Iowa 50265, or at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 until 10:30 a.m. C.D.T. and must be submitted through PARITY®.

Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the City Clerk, at City Hall, at facsimile number (515) 222-3638, or at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, at facsimile number (515) 243-6994 until 10:30 a.m. C.D.T., and will be sealed and treated as sealed bids.

After the deadline for receipt of bids has passed, sealed bids that have been timely received will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m., on May 14, 2018, at the City Hall, West Des Moines, Iowa.

The City reserves the right to increase or decrease the aggregate principal amount of the issue. Any change will be in increments of \$5,000 and may be made in any of the maturities. The purchase price will be adjusted proportionately to reflect any change in issue size.

The Series 2018D Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated June 13, 2018, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2018, and will mature on each June 1 in the following years and amounts:

<u>Date</u>	<u>Principal</u>	<u>Date</u>	<u>Principal</u>
2021	\$ 250,000	2029	\$1,230,000
2022	\$ 250,000	2030	\$1,270,000
2023	\$ 500,000	2031	\$1,315,000
2024	\$ 550,000	2032	\$1,360,000
2025	\$ 600,000	2033	\$1,415,000
2026	\$1,125,000	2034	\$1,465,000
2027	\$1,155,000	2035	\$1,525,000

2028	\$1,195,000	2036	\$1,580,000
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Principal of the Series 2018D Bonds maturing in each of the years 2027 to 2036, inclusive, is subject to optional redemption prior to maturity on June 1, 2026, or on any date thereafter on terms of par plus accrued interest.

All bids must be for not less than a par amount of \$16,533,225, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of ONE (1) PERCENT OF PAR is required of the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2018D Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2018D Bonds are being issued pursuant to the provisions of Chapters 384 and 403 of the Code of Iowa and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2018D Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering to be published in the Official Statement (the "Official Statement") for the Series 2018D Bonds contain additional bidding terms and information relative to the Series 2018D Bonds. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2018D Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

In order to establish the issue price of the Series 2018D Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Series 2018D Bonds to the public on or before the date of the award at the offering price (the “initial offering price”) for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Series 2018D Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Series 2018D Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters of the Series 2018D Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Series 2018D Bonds.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Series 2018D Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Series 2018D Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule, or (ii) the “hold-the-offering price” rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing an Issue Price Certificate, substantially in the form attached to the Official Statement as Exhibit 1, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Series 2018D Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached to the Official Statement as Exhibit 1, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by PFM Financial Advisors, LLC.

Bidders should prepare their bids on the assumption that the Series 2018D Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the Notice of Sale shall be considered a firm offer for the purchase of the Series 2018D Bonds, and bids submitted will not be subject to cancellation or withdrawal.

By order of the City Council of the City of West Des Moines, Iowa.

Ryan Jacobson
City Clerk

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2018D Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 30, 2018.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTIES OF DALLAS, MADISON, POLK AND WARREN SS:
CITY OF WEST DES MOINES

I, the undersigned, City Clerk of the City of West Des Moines, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to fixing of a date for the sale of General Obligation Urban Renewal Bonds, Series 2018D and approving a preliminary official statement for the sale of the Series 2018D Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2018.

City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA

COUNTIES OF DALLAS, MADISON, POLK AND WARREN
CITY OF WEST DES MOINES

SS:

I, the undersigned, City Clerk of the City of West Des Moines, Iowa, do hereby certify that pursuant to the resolution of the Council fixing a date for the sale of General Obligation Urban Renewal Bonds, Series 2018D, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper is located in _____ County.

WITNESS MY HAND this ____ day of _____, 2018.

City Clerk

(Attach here publisher's original affidavit with clipping of the notice of sale as published.)

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 30, 2018

ITEM:

Resolution – Acceptance of Iowa DOT Traffic Safety Improvement Program Funds (TSIP) Advanced Technology Traffic Signal Vehicle Detection Units

FINANCIAL IMPACT:

The City is receiving \$60,000 in TSIP funds to purchase Advanced Technology Vehicle Detection Units for four intersections in West Des Moines. The City would pay for the project and be reimbursed by the Iowa DOT. The Traffic Safety Improvement Program funds will be available July 1, 2018.

BACKGROUND:

The Iowa DOT administers the Traffic Safety Improvement Program on a statewide competitive application basis to provide funding for traffic safety improvements.

This project will be for the purchase of Advanced Technology Vehicle Detection Units at four signalized intersections in the City. These units are currently being used in the City at 36 intersections and will detect vehicles and bicycles without having to saw cut the pavement to install detector loops. It is anticipated City Traffic Signal Technicians will be doing the installation of the equipment.

RECOMMENDATION:

City Council Adopt:

- Resolution accepting TSIP funds for the purchase of Advanced Technology Traffic Signal Vehicle Detection Units.

Lead Staff Member: Jim Dickinson, P.E.

STAFF REVIEWS

Department Director	Bret Hodne, Public Services Director
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION ACCEPTING
TRAFFIC SAFETY IMPROVEMENT PROGRAM (TSIP) FUNDS**

WHEREAS, the City Council of the City of West Des Moines strongly promotes the reduction of traffic congestion and the safe, continuous operation of the city's traffic control signals and has been awarded Traffic Safety Improvement Program (TSIP) funds to purchase Advanced Technology Traffic Signal Vehicle Detection Units for four intersections in West Des Moines.

therefore,

BE IT RESOLVED, authorization is given to the Mayor to sign the agreement for Iowa Department of Transportation Traffic Safety Improvement Program (TSIP) funds for the purchase of Advanced Technology Traffic Signal Vehicle Detection Units for four intersections in West Des Moines.

PASSED AND APPROVED this **30th** day of **April, 2018**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

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

DATE: April 30, 2018

ITEM:

Resolution - Ordering Construction
2017 Durable Pavement Markings Program

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the 2017 Durable Pavement Markings Program is \$89,255.00. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Road Use Tax.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, May 23, 2018 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, May 29, 2018. The contract would be awarded on Tuesday, May 29, 2018 and work will begin shortly thereafter.

This project includes durable pavement markings at various locations throughout the City of West Des Moines. The project is anticipated to be completed by August 31, 2018.

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 Ordering Construction of the 2017 Durable Pavement Markings Program.
- Fixing 2:00 p.m. on Wednesday, May 23, 2018 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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

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>KS</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON
PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND
DIRECTING ADVERTISEMENT FOR BIDS**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES,
IOWA**, that the following described public improvement:

**2017 Durable Pavement Markings Program
Project No. 0510-061-2017**

is hereby ordered to be constructed according to the Plans and Specifications prepared by George Butler Associates, Inc. of West Des Moines, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, May 29, 2018 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, May 23, 2018.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, May 23, 2018 and the results of said bids shall be considered at a meeting of this Council on Tuesday, May 29, 2018 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this 30th day of April, 2018.

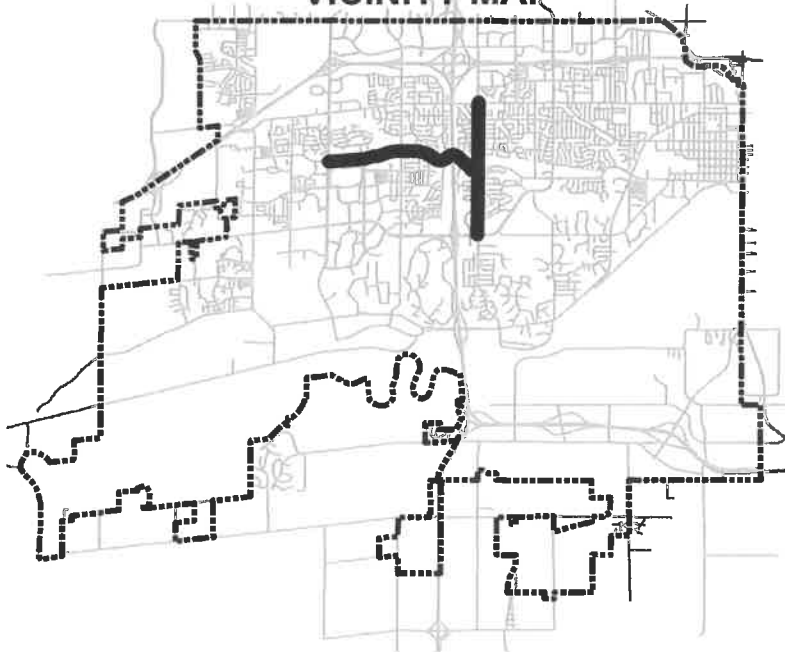
Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:

2017 Durable Pavement Markings

LOCATION:

Various Locations

DRAWN BY: JDR

DATE: 8/7/2017

PROJECT NUMBER: 0510-061-2017
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Ordering Construction
Alluvion Booster Station

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Alluvion Booster Station is \$1,630,000.00. Payments will be made from account no. 500.000.000.5250.490 funded through Alluvion Urban Renewal Area TIF with West Des Moines Water Works ultimately reimbursing the City 25% of the project costs at project completion.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, May 23, 2018 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, May 29, 2018. The contract would be awarded on Tuesday, May 29, 2018 and work will begin shortly thereafter.

The project includes the construction of a water booster station to be located near the former intersection of SE 11th Street & SE Army Post Road. The project is anticipated to be completed by May 31, 2019.

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 Ordering Construction of the Alluvion Booster Station.
- Fixing 2:00 p.m. on Wednesday, May 23, 2018 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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

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>RJS</i>
Agenda Acceptance	<i>(initials)</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON
PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND
DIRECTING ADVERTISEMENT FOR BIDS**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES,
IOWA**, that the following described public improvement:

**Alluvion Booster Station
Project No. 0510-027-2015**

is hereby ordered to be constructed according to the Plans and Specifications prepared by HDR Engineering, Inc. of Des Moines, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, May 29, 2018 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, May 23, 2018.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, May 23, 2018 and the results of said bids shall be considered at a meeting of this Council on Tuesday, May 29, 2018 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk



OPINION OF PROBABLE CONSTRUCTION COST
FOR
ALLUVION BOOSTER STATION PROJECT
WEST DES MOINES, IOWA
PROJECT NO. 0510-027-2015
APRIL 24, 2018

ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Total Project, Complete	Lump Sum	1	\$1,630,000.00	\$1,630,000.00
TOTAL OPINION OF PROBABLE CONSTRUCTION COST					\$1,630,000.00



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

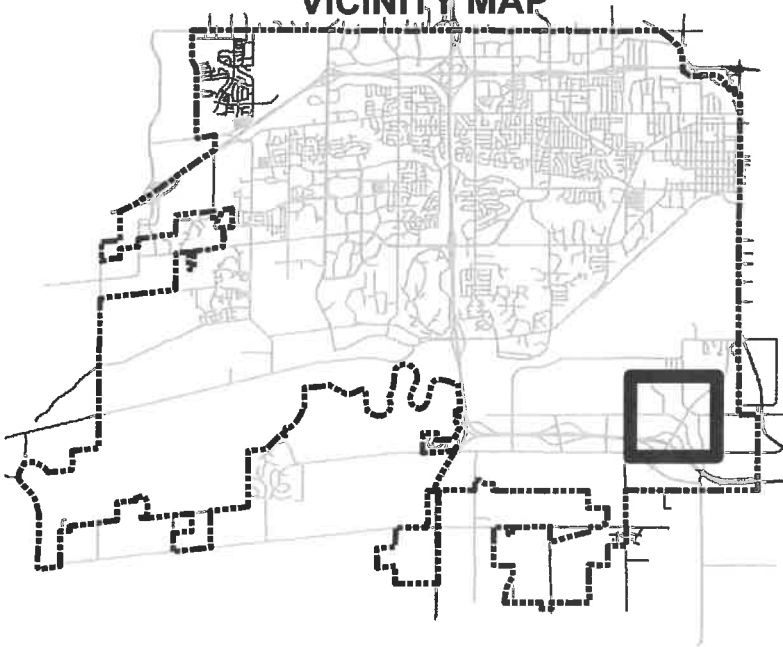
 4/24/2018
Mark A. Duben, P.E.

My license renewal date is December 31, 2019

Pages or sheets covered by this seal: This Sheet.



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Alluvion Water Booster Station

LOCATION:

Veteran's Parkway & SE Army Post Road

DRAWN BY: JDR

DATE: 07/11/2017

PROJECT NUMBER : 0510-027-2015
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Ordering Construction
SW Grand Prairie Parkway, SW Madison Avenue to Veterans Parkway

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for SW Grand Prairie Parkway from SW Madison Avenue to Veterans Parkway is \$6,725,519.60. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Osmium Urban Renewal Area TIF.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, May 23, 2018 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, May 29, 2018. The contract would be awarded on Tuesday, May 29, 2018 and work will begin shortly thereafter.

The project will include construction of SW Grand Prairie Parkway from SW Madison Avenue to Veterans Parkway including grading, watermain, and drainage improvements to support an ultimate 6-lane divided urban arterial street and paving of a 2-lane interim section. All work on the project except for paving over the top of the culvert (settlement period) is anticipated to be completed no later than November 24, 2018. The remainder of the paving and site restoration is anticipated to be completed no later than May 31, 2019.

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 Ordering Construction of the SW Grand Prairie Parkway, SW Madison Avenue to Veterans Parkway.
- Fixing 2:00 p.m. on Wednesday, May 23, 2018 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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

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>JSW</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 ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON PLANS,
SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND DIRECTING
ADVERTISEMENT FOR BIDS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the following described public improvement:

**SW Grand Prairie Parkway, SW Madison Avenue to Veterans Parkway
Project No. 0510-012-2017**

is hereby ordered to be constructed according to the Plans and Specifications prepared by Foth Infrastructure & Environment, LLC of Johnston, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, May 29, 2018 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, May 23, 2018.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, May 23, 2018 and the results of said bids shall be considered at a meeting of this Council on Tuesday, May 29, 2018 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this **30th** day of **April, 2018**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

SW Grand Prairie Parkway
Veterans Parkway to SW Madison Avenue
West Des Moines, Iowa

Date: April 24, 2017

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	UNIT PRICE	Total Cost
DIVISION 1 - GENERAL						
		(NOT USED)				
DIVISION 2 - EARTHWORK SUBGRADE AND SUBBASE						
2.1	2010-C-1000	CLEARING AND GRUBBING	LS	1	\$ 80,000.00	\$ 80,000.00
2.2	2010-D-1000	TOPSOIL, ON-SITE	CY	30,939	\$ 5.50	\$ 170,164.50
2.3	2010-E-1010	EXCAVATION, CLASS 10, ROADWAY & BORROW	CY	210,947	\$ 4.50	\$ 949,261.50
2.4	2010-E-1010	EXCAVATION, CLASS 10, TEMPORARY SILT POND AND RESTORATION	CY	31,434	\$ 4.50	\$ 141,453.00
2.5	2010-E-1110	EXCAVATION, CLASS 10, WASTE	CY	23,988	\$ 10.00	\$ 239,880.00
2.6	2010-F-1000	EXCAVATION, UNSUITABLE MATERIAL, WASTE	CY	12,023	\$ 14.00	\$ 168,322.00
2.7	2010-G-1012	SUBGRADE PREPARATION, 12 IN.	SY	4,977	\$ 3.00	\$ 14,931.00
2.8	2010-I-1012	MODIFIED SUBBASE, 12 IN.	SY	6,363	\$ 18.00	\$ 114,534.00
2.9	2010-I-1018	MODIFIED SUBBASE, 18 IN.	SY	7,103	\$ 26.00	\$ 184,678.00
2.10	2010-J-1000	REMOVAL OF STRUCTURES	EA	2	\$ 3,500.00	\$ 7,000.00
2.11	2010-J-2236	REMOVAL OF PIPE CULVERT, RCP, LESS THAN OR EQUAL TO 36 IN.	LF	89	\$ 90.00	\$ 8,010.00
2.12	2010-J-2284	REMOVAL OF PIPE CULVERT, RCP, GREATER THAN 36 IN.	LF	64	\$ 100.00	\$ 6,400.00
2.13	2010-J-3110	REMOVAL OF PIPES AND CONDUIT, 10 IN.	LF	713	\$ 20.00	\$ 14,260.00
2.14	2010-K-1010	FILLING AND PLUGGING CONDUIT, 10 IN.	LF	816	\$ 30.00	\$ 24,480.00
2.15	2010-K-1014	FILLING AND PLUGGING CONDUIT, 14 IN.	LF	630	\$ 35.00	\$ 22,050.00
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION						
3.1	3010-C-1000	TRENCH FOUNDATION	TON	500	\$ 40.00	\$ 20,000.00
DIVISION 4 - SEWERS AND DRAINS						
4.1	4020-A-1324	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	953	\$ 75.00	\$ 71,475.00
4.2	4020-A-1330	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	238	\$ 100.00	\$ 23,800.00
4.3	4020-A-1336	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	252	\$ 120.00	\$ 30,240.00
4.4	4020-A-1448	STORM SEWER, TRENCHED, RCP, CLASS IV, 48 IN.	LF	667	\$ 185.00	\$ 123,395.00
4.5	4020-A-1515	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	2,055	\$ 75.00	\$ 154,125.00
4.6	4020-A-1518	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	793	\$ 78.00	\$ 61,854.00
4.7	4030-A-1012	CULVERT, TRENCHED, CMP, 12 IN.	LF	100	\$ 50.00	\$ 5,000.00
4.8	4030-B-1324	PIPE APRON, CONCRETE, 24 IN.	EA	1	\$ 2,800.00	\$ 2,800.00
4.9	4030-B-1336	PIPE APRON, CONCRETE, 36 IN.	EA	3	\$ 3,200.00	\$ 9,600.00
4.10	SPECIAL	BEND, STORM SEWER, RCP, 18 IN.	EA	1	\$ 800.00	\$ 800.00
4.11	SPECIAL	BEND, STORM SEWER, RCP, 24 IN.	EA	2	\$ 1,500.00	\$ 3,000.00
4.12	SPECIAL	FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA.	LF	1,500	\$ 25.00	\$ 37,500.00
4.13	SPECIAL	FIELD TILE REPAIR AND FITTINGS, PVC, 10 IN.	LF	132	\$ 25.00	\$ 3,300.00
4.14	SPECIAL	FIELD TILE INVESTIGATION	STA	20	\$ 1,000.00	\$ 20,000.00
4.15	SPECIAL	HICKENBOTTOM INTAKE	EA	2	\$ 500.00	\$ 1,000.00
4.16	4040-A-1006	SUBDRAIN, 6" PVC, CASE A-TYPE 1	LF	4,654	\$ 15.00	\$ 69,810.00
4.17	4040-A-2006	SUBDRAIN, BACKSLOPE, PVC, TYPE 11, 6 IN.	LF	4,200	\$ 25.00	\$ 105,000.00
4.18	4040-C-1000	SUBDRAIN CLEANOUT, TYPE A-1	EA	2	\$ 500.00	\$ 1,000.00
4.19	4040-D-1000	SUBDRAIN, OUTLET, CMP	EA	4	\$ 500.00	\$ 2,000.00
4.20	4040-D-1010	SUBDRAIN CONNECTION TO INTAKE OR STORM SEWER	EA	32	\$ 350.00	\$ 11,200.00
4.21	4060-A-1000	VIDEO INSPECTION OF STORM SEWER AND CULVERTS	LS	1	\$ 25,000.00	\$ 25,000.00
DIVISION 5 - WATER MAIN AND APPURTENANCES						
5.1	5010-A-1010	WATER MAIN, TRENCHED, PVC C900, DR18, 10 IN.	LF	1,458	\$ 50.00	\$ 72,900.00
5.2	5010-A-1210	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C900, DR18, 10 IN.	LF	40	\$ 60.00	\$ 2,400.00
5.3	5010-A-1014	WATER MAIN, TRENCHED, PVC C900, DR18, 14 IN.	LF	443	\$ 70.00	\$ 31,010.00
5.4	5010-A-1216	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C900, DR18, 14 IN.	LF	370	\$ 85.00	\$ 31,450.00
5.5	5010-A-1215	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C900, DR18, 16 IN.	LF	250	\$ 90.00	\$ 22,500.00
5.6	5010-A-1024	WATER MAIN, TRENCHED, PVC C900, DR18, 24 IN.	LF	4,165	\$ 105.00	\$ 437,325.00
5.7	5010-A-1224	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C900, DR18, 24 IN.	LF	80	\$ 125.00	\$ 10,000.00
5.8	5010-C-1000	WATER MAIN FITTINGS	LB	3,717	\$ 6.00	\$ 22,302.00
5.9	5020-A-1006	VALVE GATE, 6 IN.	EA	2	\$ 2,000.00	\$ 4,000.00
5.10	5020-A-1010	VALVE GATE, 10 IN.	EA	3	\$ 2,500.00	\$ 7,500.00
5.11	5020-A-1014	VALVE GATE, 14 IN.	EA	4	\$ 5,200.00	\$ 20,800.00
5.12	5020-A-1016	VALVE GATE, 16 IN.	EA	2	\$ 6,500.00	\$ 13,000.00
5.13	5020-A-1024	VALVE GATE, 24 IN.	EA	3	\$ 20,000.00	\$ 60,000.00
5.14	5020-C-1000	FIRE HYDRANT ASSEMBLY	EA	7	\$ 5,500.00	\$ 38,500.00
5.15	5020-D-1000	FLUSHING DEVICE (BLOWOFF)	EA	2	\$ 5,500.00	\$ 11,000.00
5.16	SPECIAL	4 INCH PRESSURE REDUCING VALVE AND METER	LS	1	\$ 35,000.00	\$ 35,000.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWER						
6.1	6010-A-1401	MANHOLE, STORM SEWER, SW-401, 72"	EA	1	\$ 15,000.00	\$ 15,000.00
6.2	6010-A-1403	MANHOLE, STORM SEWER, SW-403, 6'X 9'	EA	2	\$ 15,000.00	\$ 30,000.00
6.3	SPECIAL	INTAKE, SINGLE GRATE, SW-501 MOD2	EA	2	\$ 3,500.00	\$ 7,000.00
6.4	6010-B-1503	INTAKE, SINGLE GRATE WITH MANHOLE, SW-503	EA	5	\$ 4,500.00	\$ 22,500.00
6.5	SPECIAL	INTAKE, DOUBLE GRATE, SW-505 MOD2	EA	3	\$ 5,200.00	\$ 15,600.00
6.6	6010-B-1506	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EA	7	\$ 6,800.00	\$ 47,600.00
6.7	SPECIAL	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506 MOD2	EA	4	\$ 12,000.00	\$ 48,000.00
6.8	6010-B-1513	INTAKE, CIRCULAR AREA, SW-513, 6'X 6'	EA	3	\$ 7,500.00	\$ 22,500.00

SW Grand Prairie Parkway
Veterans Parkway to SW Madison Avenue
West Des Moines, Iowa



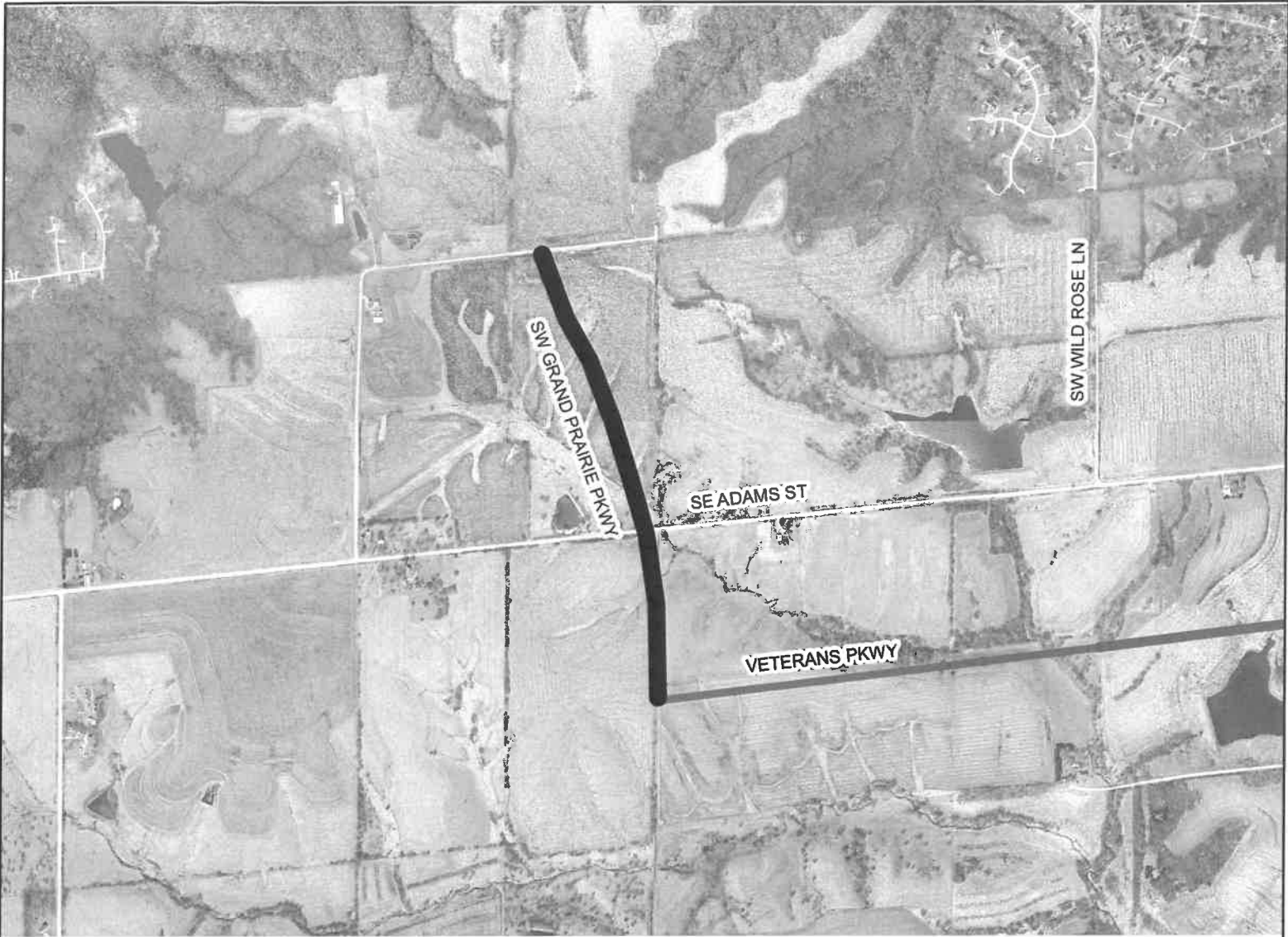
Date: April 24, 2017

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	UNIT PRICE	Total Cost	
DIVISION 7 - STREETS AND RELATED WORK							
7.1	7010-A-2100	PAVEMENT, REINFORCED PCC, CLASS C-SUD, 10 IN.	SY	13,240	\$ 60.00	\$ 794,400.00	
7.2	SPECIAL	COLD WEATHER PROTECTION, CLASS C-SUD PCC PAVING	SY	1,000	\$ 10.00	\$ 10,000.00	
7.3	7010-J-1000	GRANULAR SURFACING	TON	2,305	\$ 32.00	\$ 73,760.00	
7.4	SPECIAL	GRANULAR SURFACING - ROAD REPAIR AND MAINTENANCE	TON	6,000	\$ 30.00	\$ 180,000.00	
7.5	7030-H-1100	DRIVEWAY, PAVED, PCC, 10 IN.	SY	112	\$ 60.00	\$ 6,720.00	
DIVISION 8 - TRAFFIC SIGNALS AND TRAFFIC CONTROL							
8.1	8020-B-1000	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	83.2	\$ 35.00	\$ 2,912.00	
8.2	8020-G-1000	PAINTED SYMBOLS AND LEGENDS, SOLVENT/WATERBORNE	EA	3.0	\$ 125.00	\$ 375.00	
8.3	8030-A-1000	TRAFFIC CONTROL	LS	1	\$ 25,000.00	\$ 25,000.00	
DIVISION 9 - SITE WORK AND LANDSCAPING							
9.1	9010-B-1100	HYDRAULIC SEEDING, FERT. & MULCH., TYPE 1 (PERM. LAWN MIX.)	ACRE	15.00	\$ 3,000.00	\$ 45,000.00	
9.2	9010-B-1200	HYDRAULIC SEEDING, FERT. & MULCH., TYPE 2 (PERM. COOL SEASON MIX.)	ACRE	30.00	\$ 2,600.00	\$ 78,000.00	
9.3	9010-B-1400	HYDRAULIC SEEDING, FERT. & MULCH., TYPE 4 (URBAN TEMP. MIX.)	ACRE	45.00	\$ 1,600.00	\$ 72,000.00	
9.4	9040-A-2000	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION & MANAGE	LS	1	\$ 10,000.00	\$ 10,000.00	
9.5	9040-F-1000	WATTLES, CHECK DAMS, 12 IN. DIA.	LF	4,726	\$ 3.00	\$ 14,178.00	
9.6	9040-G-1000	ROCK CHECK DAMS	TON	660	\$ 75.00	\$ 49,500.00	
9.7	9040-J-3020	RIP RAP, CLASS E	TON	648	\$ 70.00	\$ 45,360.00	
9.8	9040-N-1000	SILT FENCE, INSTALLATION	LF	7,748	\$ 2.00	\$ 15,496.00	
9.9	9040-N-2000	SILT FENCE, REMOVAL OF SEDIMENT	LF	7,748	\$ 0.10	\$ 774.80	
9.10	9040-N-3000	SILT FENCE, REMOVAL OF DEVICE	LF	7,748	\$ 0.10	\$ 774.80	
9.11	9040-O-1000	STABILIZED CONSTRUCTION ENTRANCE	SY	245	\$ 25.00	\$ 6,125.00	
9.12	9040-Q-1000	EROSION CONTROL MULCHING, CONVENTIONAL MULCH	ACRE	45.00	\$ 500.00	\$ 22,500.00	
9.13	9040-Q-2000	EROSION CONTROL MULCHING, HYDROMULCH	ACRE	45.00	\$ 1,200.00	\$ 54,000.00	
9.14	9040-T-1000	INLET PROTECTION DEVICE, INSTALLATION	EA	20	\$ 160.00	\$ 3,200.00	
9.15	SPECIAL	REMOVAL OF EXISTING FENCE	LF	7,125	\$ 5.00	\$ 35,625.00	
9.16	SPECIAL	INSTALLATION OF FENCE	LF	1,613	\$ 15.00	\$ 24,195.00	
9.17	SPECIAL	TEMPORARY FENCE	LF	1,613	\$ 15.00	\$ 24,195.00	
9.18	SPECIAL	TEMPORARY SILT POND	LS	1	\$ 35,000.00	\$ 35,000.00	
DIVISION 10 - DEMOLITION							
		(NOT USED)					
DIVISION 11 - MISCELLANEOUS							
11.1	11010-A-1000	CONSTRUCTION SURVEY	LS	1	\$ 45,000.00	\$ 45,000.00	
11.2	11060-A-1000	CONCRETE WASHOUT	LS	1	\$ 15,000.00	\$ 15,000.00	
DIVISION 12 - STRUCTURES							
12.1	2102-0425071	SPECIAL BACKFILL	CY	364	\$ 40.00	\$ 14,560.00	
12.2	2402-0425040	FLOODED BACKFILL	CY	388	\$ 75.00	\$ 29,100.00	
12.3	2402-2720000	EXCAVATION, CLASS 20	CY	6,075	\$ 30.00	\$ 182,250.00	
12.4	2403-0100020	STRUCTURAL CONCRETE (RCB)	CY	1,158.9	\$ 700.00	\$ 811,230.00	
12.5	2404-7775000	REINFORCING STEEL	LB	11,563	\$ 3.00	\$ 34,689.00	
12.6	2412-6444100	STEEL PIPE PEDESTRIAN HAND RAILING	LF	62.6	\$ 150.00	\$ 9,390.00	
SUBTOTAL						\$ 6,725,519.60	
					CONTINGENCY	0%	\$ -
TOTAL ESTIMATED CONSTRUCTION COSTS						\$ 6,725,519.60	

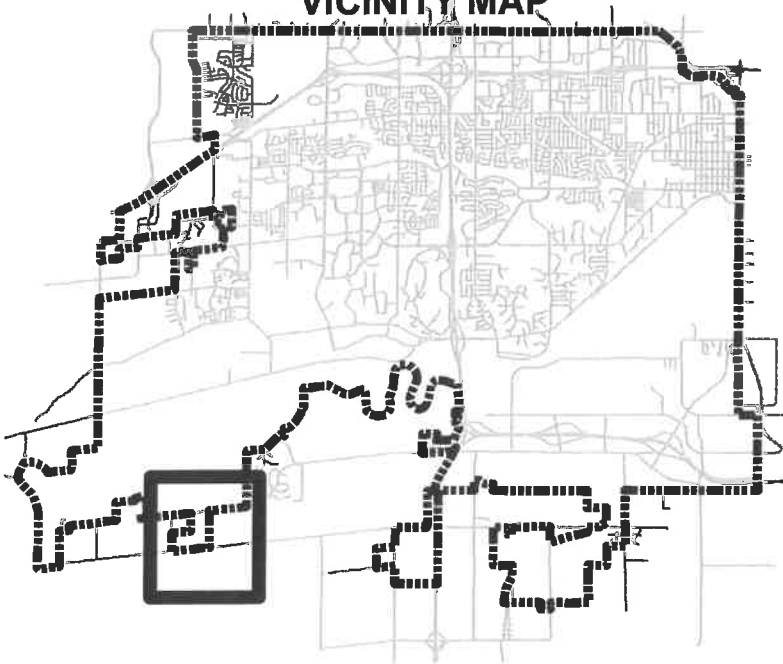


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Patrick P. Kueter 4/25/18
PATRICK P. KUETER, P.E. DATE
 License Number: 14642
 My license renewal date is December 31, 2018
 Pages or sheets covered by this seal:
 Estimate



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:

SW Grand Prairie Parkway

LOCATION:

Veterans Parkway to Madison Avenue

DRAWN BY: JDR

DATE: 9/13/16

PROJECT: 0510-012-2017

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Ordering Construction
Valley West Drive & Westown Parkway Storm Sewer Improvements

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Valley West Drive & Westown Parkway Storm Sewer Improvements is \$514,225.00. Payments will be made from account no. 660.000.000.5250.490 with the ultimate funding intended to come from Stormwater Utility Fees.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, May 23, 2018 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, May 29, 2018. The contract would be awarded on Tuesday, May 29, 2018 and work will begin shortly thereafter.

The project consists of Storm Sewer Improvements and necessary pavement reconstruction at the intersection of Valley West Drive & Westown Parkway to address historical localized flooding concerns at this location. Traffic flow will be maintained throughout construction with only one lane being closed in the northbound and southbound directions on Valley West Drive. The intersection is scheduled to be shut down for one night to complete work in the middle of the intersection. The project is anticipated to be completed by September 28, 2018.

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 Ordering Construction of the Valley West Drive & Westown Parkway Storm Sewer Improvements.
- Fixing 2:00 p.m. on Wednesday, May 23, 2018 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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

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>BH</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON PLANS,
SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND DIRECTING
ADVERTISEMENT FOR BIDS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the following described public improvement:

**Valley West Drive & Westtown Parkway Storm Sewer Improvements
Project No. 0510-070-2017**

is hereby ordered to be constructed according to the Plans and Specifications prepared by Shive-Hattery, Inc. of West Des Moines, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, May 29, 2018 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, May 23, 2018.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, May 23, 2018 and the results of said bids shall be considered at a meeting of this Council on Tuesday, May 29, 2018 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

Valley West Drive & Westtown Parkway Storm Sewer Improvements (Project No. 0510-070-2017)
City of West Des Moines
Opinion of Probable Construction Costs

April 23, 2018

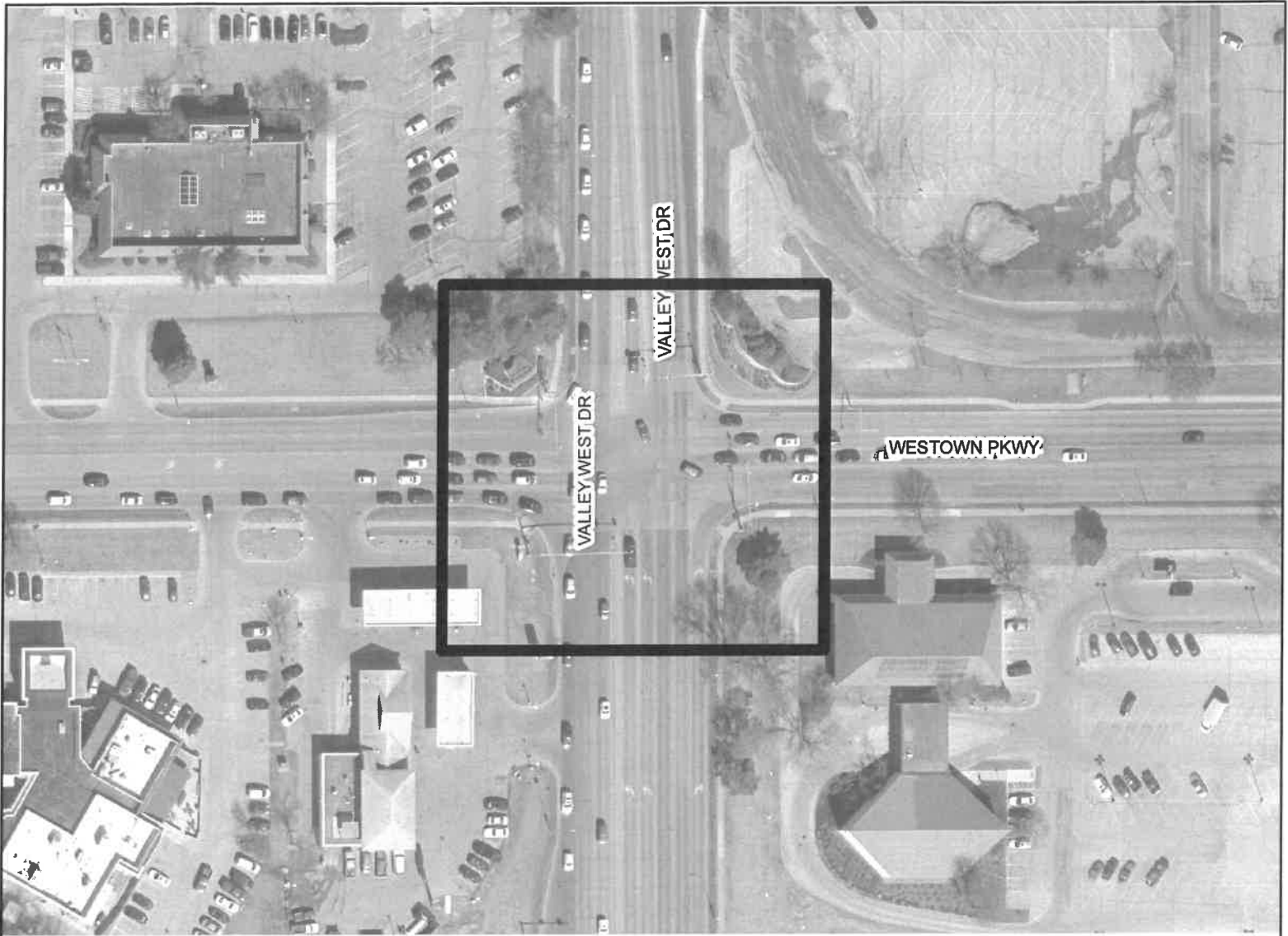
ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY (DIV 1)	QUANTITY (DIV 2)	UNIT PRICE	TOTAL COST (DIV 1)	TOTAL COST (DIV 2)
1	2010-C-1000	CLEARING AND GRUBBING	LS	1	0	\$ 7,500.00	\$ 7,500.00	\$ -
2	2010-D-1000	TOPSOIL, ON-SITE	CY	475	0	\$ 15.00	\$ 7,125.00	\$ -
3	2010-E-1000	EXCAVATION, CLASS 10	CY	310	0	\$ 25.00	\$ 7,750.00	\$ -
4	2010-G-1000	SUBGRADE PREPARATION	SY	1,095	0	\$ 4.00	\$ 4,380.00	\$ -
5	2010-I-1000	SUBBASE MODIFIED	SY	1,095	0	\$ 40.00	\$ 43,800.00	\$ -
6	4020-A-1312	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 12 IN.	LF	11	0	\$ 100.00	\$ 1,100.00	\$ -
7	4020-A-1315	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 15 IN.	LF	11	0	\$ 100.00	\$ 1,100.00	\$ -
8	4020-A-1318	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 18 IN.	LF	32	0	\$ 100.00	\$ 3,200.00	\$ -
9	4020-A-1324	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 24 IN.	LF	106	0	\$ 115.00	\$ 12,190.00	\$ -
10	4020-A-1330	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 30 IN.	LF	188	0	\$ 145.00	\$ 27,260.00	\$ -
11	4020-A-1336	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 36 IN.	LF	317	0	\$ 180.00	\$ 57,060.00	\$ -
12	4020-A-1342	STORM SEWER GRAVITY MAIN, TRENCHED, RCP 2000D, 42 IN.	LF	11	0	\$ 300.00	\$ 3,300.00	\$ -
13	4020-C-1024	REMOVAL OF STORM SEWER LESS THAN 24"	LF	304	0	\$ 10.00	\$ 3,040.00	\$ -
14	4030-B-1036	APRON, CONCRETE, 36 IN.	EACH	1	0	\$ 3,000.00	\$ 3,000.00	\$ -
15	4040-A-1006	SUBDRAIN, LONGITUDINAL, (SHLD) 6"	LF	410	0	\$ 18.00	\$ 7,380.00	\$ -
16	4040-C-1006	SUBDRAIN CLEANOUT	EACH	2	0	\$ 400.00	\$ 800.00	\$ -
17	4040-D-1006	SUBDRAIN OUTLET	EACH	4	0	\$ 500.00	\$ 2,000.00	\$ -
18	6010-A-1048	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	1	0	\$ 5,000.00	\$ 5,000.00	\$ -
19	6010-A-1060	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	1	0	\$ 6,000.00	\$ 6,000.00	\$ -
20	6010-A-1510	MANHOLE, STORM SEWER, SW-404, 5'X10'	EACH	1	0	\$ 20,000.00	\$ 20,000.00	\$ -
21	6010-B-1505	INTAKE, SW-505	EACH	1	0	\$ 5,000.00	\$ 5,000.00	\$ -
22	6010-B-1506	INTAKE, SW-506	EACH	6	0	\$ 6,000.00	\$ 36,000.00	\$ -
23	6010-H-1000	REMOVAL OF INTAKE/MANHOLE	EACH	7	0	\$ 1,000.00	\$ 7,000.00	\$ -
24	7010-A-1010	PAVEMENT, PCC, 10 IN. REINFORCED	SY	730	0	\$ 85.00	\$ 62,050.00	\$ -
25	7030-A-1000	REMOVAL OF SIDEWALK	SY	135	0	\$ 10.00	\$ 1,350.00	\$ -
26	7030-E-1004	SIDEWALK, PCC	SY	135	0	\$ 60.00	\$ 8,100.00	\$ -
27	7030-G-1000	DETECTABLE WARNINGS	SF	10.5	0	\$ 52.00	\$ 546.00	\$ -
28	7030-H-1007	DRIVEWAY, PCC, 7 IN.	SY	192	0	\$ 75.00	\$ 14,400.00	\$ -
29	7040-A-1000	FULL DEPTH PATCHES	SY	0	55	\$ 150.00	\$ -	\$ 8,250.00
30	7040-H-1000	PAVEMENT REMOVAL	SY	920	55	\$ 10.00	\$ 9,200.00	\$ 550.00
31	8020-C-1000	PAINTED PAVEMENT MARKING, DURABLE	STA	6.74	0	\$ 100.00	\$ 674.00	\$ -
32	8020-G-1000	PAINTED SYMBOLS AND LEGENDS, DURABLE	EACH	2	0	\$ 225.00	\$ 450.00	\$ -
33	9010-B-1000	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	1.20	0	\$ 2,500.00	\$ 3,000.00	\$ -
34	9010-D-1000	WATERING FOR SOD	MGAL	95	0	\$ 60.00	\$ 5,700.00	\$ -
35	9020-A-1000	SOD	SQ	255	0	\$ 50.00	\$ 12,750.00	\$ -
36	9040-D-1006	FILTER SOCK, 6 IN.	LF	2,000	0	\$ 3.00	\$ 6,000.00	\$ -
37	9040-D-2000	FILTER SOCK, REMOVAL	LF	2,000	0	\$ 0.50	\$ 1,000.00	\$ -
38	9040-J-1000	RIP-RAP, CLASS D	TON	140	0	\$ 65.00	\$ 9,100.00	\$ -
39	9040-N-1000	SILT FENCE OR SILT FENCE DITCH CHECK	LF	1,680	0	\$ 2.50	\$ 4,200.00	\$ -
40	9040-N-2000	SILT FENCE, REMOVAL OF SEDIMENT	LF	840	0	\$ 1.00	\$ 840.00	\$ -
41	9040-N-3000	SILT FENCE, REMOVAL OF DEVICE	LF	1,680	0	\$ 1.00	\$ 1,680.00	\$ -
42	9040-Q-2000	EROSION CONTROL MULCHING, HYDROMULCHING	AC	1.20	0	\$ 1,500.00	\$ 1,800.00	\$ -
43	9040-T-1000	INLET PROTECTION DEVICE, DROP IN	EACH	14	0	\$ 1,000.00	\$ 14,000.00	\$ -
44	9040-T-2000	INLET PROTECTION DEVICE, MAINTENANCE	EACH	14	0	\$ 500.00	\$ 7,000.00	\$ -
45	11,010-A-1000	CONSTRUCTION SURVEY	LS	1	0	\$ 12,000.00	\$ 12,000.00	\$ -
46	SPECIAL	ABANDONMENT OF WATER MAIN	LS	0	1	\$ 5,000.00	\$ -	\$ 5,000.00
47	SPECIAL	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	24	0	\$ 150.00	\$ 3,600.00	\$ -
48	SPECIAL	TRAFFIC CONTROL	LS	1	0	\$ 50,000.00	\$ 50,000.00	\$ -

CONSTRUCTION SUBTOTAL \$ 500,425.00 \$ 13,800.00

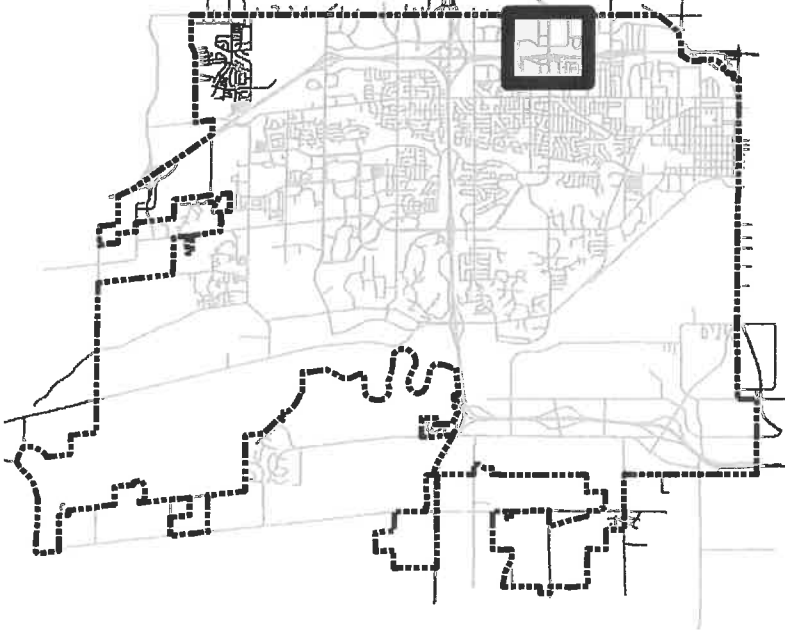
Total Project Cost: \$514,225.00

**TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

Nathan Hodolitz Apr 23 2018 1:35 PM



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Storm Sewer Improvements

LOCATION:

Valley West Drive & Westtown Parkway

DRAWN BY: JDR

DATE: 07/21/2017

PROJECT NUMBER: 0510-070-2017
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Ordering Construction
Intersection Improvements - Mills Civic Parkway & South Jordan Creek Parkway and Coachlight Drive & South Jordan Creek Parkway

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Intersection Improvements at Mills Civic Parkway & South Jordan Creek Parkway and Coachlight Drive & South Jordan Creek Parkway is \$302,084.00. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Jordan Creek Urban Renewal TIF. Funds for the project are available in the FY 18-19 budget, but due to timing of the construction season, this project will begin on an accelerated schedule.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, May 23, 2018 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, May 29, 2018. The contract would be awarded on Tuesday, May 29, 2018 and work will begin shortly thereafter.

This project will include construction of dedicated right-turn lanes at two major intersections to improve traffic congestion. A westbound right-turn lane will be constructed along Mills Civic Parkway at the intersection of South Jordan Creek Parkway. A southbound right-turn lane will be constructed along South Jordan Creek Parkway at the intersection of Coachlight Drive. Turn lane construction will include modifications to the existing storm sewer, traffic signal modifications, sidewalk reconstruction, and surface restoration. The project is anticipated to be completed by August 31, 2018.

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 Ordering Construction of the Intersection Improvements at Mills Civic Parkway & South Jordan Creek Parkway and Coachlight Drive & South Jordan Creek Parkway.
- Fixing 2:00 p.m. on Wednesday, May 23, 2018 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee				
Date Reviewed				
Recommendation	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Split</td> </tr> </table>	Yes	No	Split
Yes	No	Split		

**RESOLUTION ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON PLANS,
SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND DIRECTING
ADVERTISEMENT FOR BIDS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the following described public improvement:

**Intersection Improvements - Mills Civic Parkway & South Jordan Creek Parkway
and Coachlight Drive & South Jordan Creek Parkway
Project No. 0510-077-2017**

is hereby ordered to be constructed according to the Plans and Specifications prepared by Snyder & Associates, Inc. of Ankeny, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, May 29, 2018 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, May 23, 2018.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, May 23, 2018 and the results of said bids shall be considered at a meeting of this Council on Tuesday, May 29, 2018 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

OPINION OF PROBABLE CONSTRUCTION COSTS



**MILLS CIVIC PARKWAY/SOUTH JORDAN CREEK PARKWAY
AND SOUTH JORDAN CREEK PARKWAY/COACHLIGHT DRIVE
INTERSECTION IMPROVEMENTS
WEST DES MOINES, IOWA
WDM Project No. 0510-077-2017
Prepared: April 23, 2018**

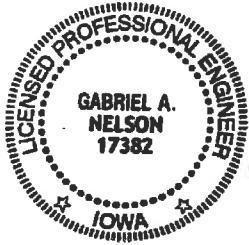
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Class 10 Excavation	365	CY	\$ 35.00	\$ 12,775.00
2.2	Special Backfill	425	TON	\$ 40.00	\$ 17,000.00
SEWERS AND DRAINS					
4.1	Storm Sewer, Trenched, RCP, 15"	24	LF	\$ 250.00	\$ 6,000.00
STRUCTURES FOR SANITARY AND STORM					
6.1	Manhole Type SW-402 (Top-Only)	2	EA	\$ 2,000.00	\$ 4,000.00
6.2	Manhole Type SW-503 Modified (Top-Only)	1	EA	\$ 3,000.00	\$ 3,000.00
6.2	Intake Type SW-501	2	EA	\$ 5,000.00	\$ 10,000.00
6.3	Intake Type SW-505	1	EA	\$ 6,500.00	\$ 6,500.00
6.5	Removal of Existing Structure (Top-Only)	3	EA	\$ 500.00	\$ 1,500.00
STREETS AND RELATED WORK					
7.1	9" PCC Pavement, Reinforced	1325	SY	\$ 105.00	\$ 139,125.00
7.2	Removal of Sidewalk	116	SY	\$ 35.00	\$ 4,060.00
7.3	Shared Use Path, Reinforced PCC, 6"	10	SY	\$ 140.00	\$ 1,400.00
7.4	Sidewalk, PCC, 4"	22	SY	\$ 120.00	\$ 2,640.00
7.5	Sidewalk, PCC, 6"	92	SY	\$ 130.00	\$ 11,960.00
7.6	Detectable Warning	52	SF	\$ 75.00	\$ 3,900.00
7.7	Removal of Pavement	165	SY	\$ 45.00	\$ 7,425.00
7.8	Curb and Gutter Removal	800	LF	\$ 35.00	\$ 28,000.00
TRAFFIC CONTROL					
8.1	Traffic Signal Modification	1	LS	\$ 7,500.00	\$ 7,500.00
8.2	Painted Pavement Markings, Durable	5.13	STA	\$ 300.00	\$ 1,539.00
8.3	Painted Symbols and Legends, Durable	6	EA	\$ 135.00	\$ 810.00
8.4	Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00
SITE WORK AND LANDSCAPING					
9.1	Sod	88	SQ	\$ 75.00	\$ 6,600.00
9.2	Filter Sock, 8"	1000	LF	\$ 5.00	\$ 5,000.00
9.3	Filter Sock Removal	1000	LF	\$ 2.00	\$ 2,000.00
9.4	Erosion Control Mulching, Hydromulching	0.2	AC	\$ 12,000.00	\$ 2,400.00
9.5	Inlet Protection Device, Drop-In	3	EA	\$ 250.00	\$ 750.00
9.6	Inlet Protection Device, Maintenance	6	EA	\$ 200.00	\$ 1,200.00
GENERAL PROVISIONS					
11.1	Construction Survey	1	LS	\$ 6,000.00	\$ 6,000.00
11.2	Concrete Washout	1	LS	\$ 2,000.00	\$ 2,000.00
CONSTRUCTION TOTAL:					\$ 302,084.00

OPINION OF PROBABLE CONSTRUCTION COSTS



**MILLS CIVIC PARKWAY/SOUTH JORDAN CREEK PARKWAY
AND SOUTH JORDAN CREEK PARKWAY/COACHLIGHT DRIVE
INTERSECTION IMPROVEMENTS**

WEST DES MOINES, IOWA
WDM Project No. 0510-077-2017
Prepared: April 23, 2018

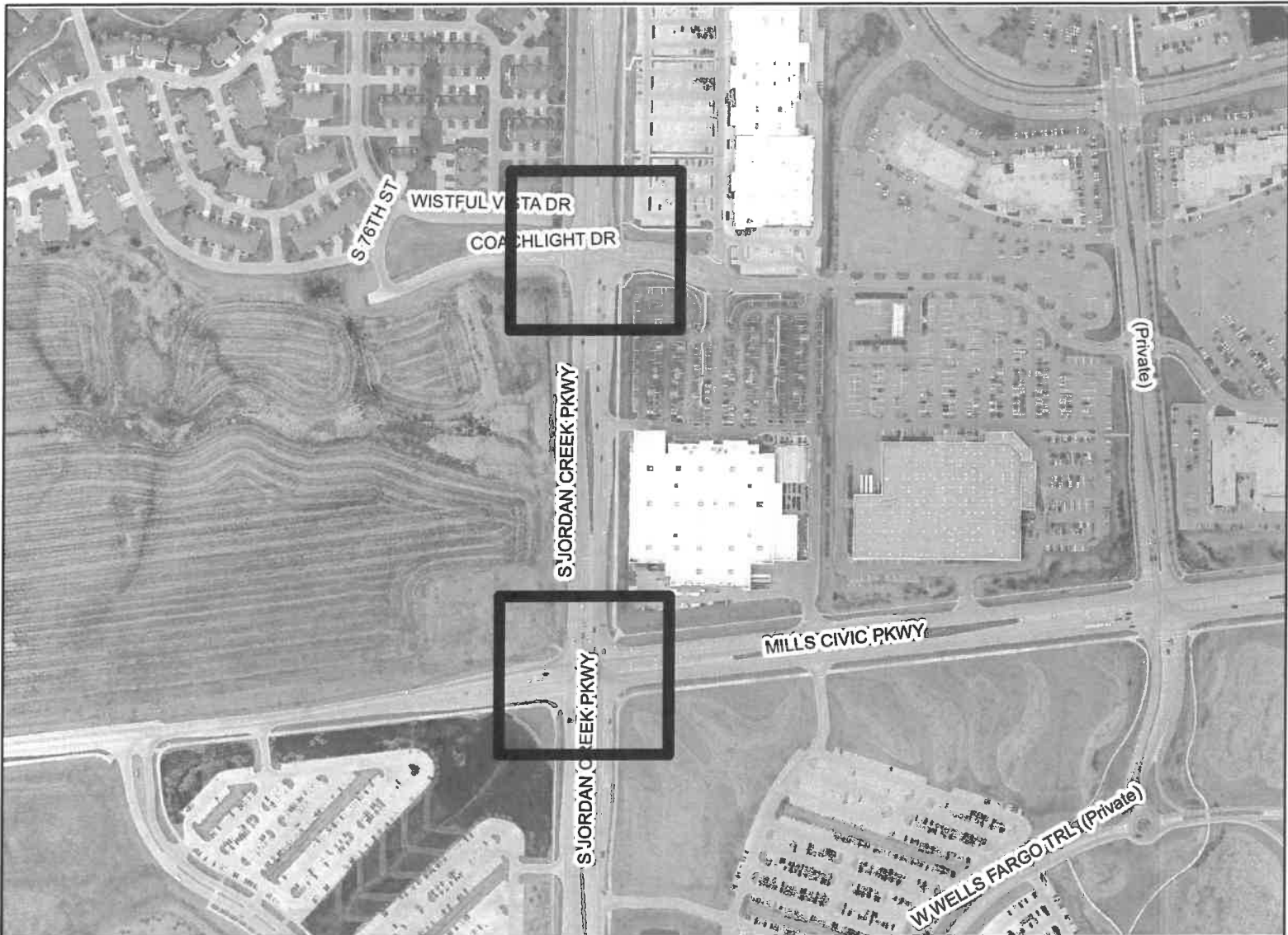


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa.

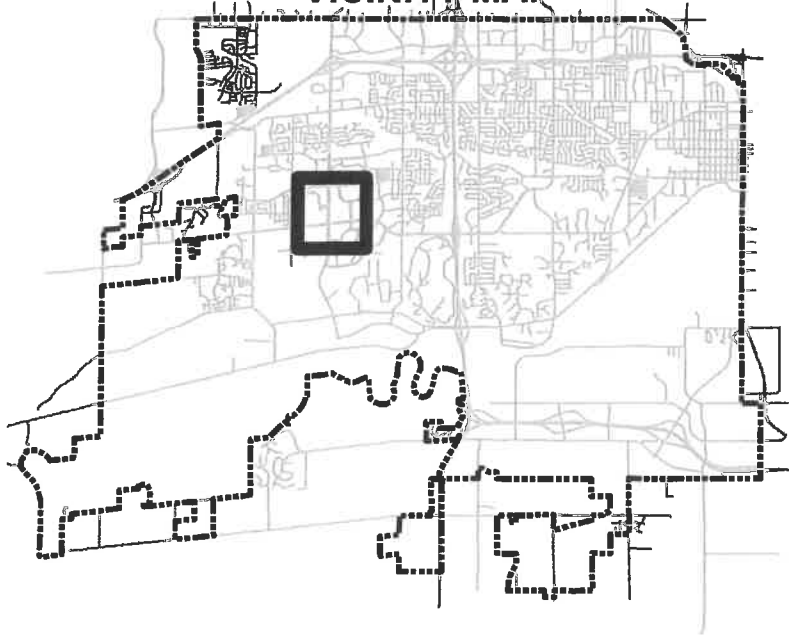
A handwritten signature in black ink, appearing to read 'Gabriel A. Nelson', written over a horizontal line.

Gabriel A. Nelson, P.E.
My License Number : 17382
My License Renewal Date is December 31, 2018

04/23/18
Date



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Intersection Improvements

LOCATION:

Mills Civic Pkwy & S Jordan Creek Pkwy, Coachlight Dr & S Jordan Creek Pkwy

DRAWN BY: JDR

DATE: 07/21/2017

PROJECT NUMBER : 0510-077-2017
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Ordering Construction
Intersection Improvements – 1st Street & Ashworth Road and 1st Street & Railroad Avenue

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Intersection Improvements at 1st Street & Ashworth Road and 1st Street & Railroad Avenue is \$193,220.00. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds. Funds for the project are available in the FY 18-19 budget, but due to timing of the construction season, this project will begin on an accelerated schedule.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, May 23, 2018 and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, May 29, 2018. The contract would be awarded on Tuesday, May 29, 2018 and work will begin shortly thereafter.

This project will include improvements at two major intersections to address traffic flow and pedestrian access. Geometric improvements to the northwest and southwest corners of the 1st Street & Ashworth Road intersection are necessary to improve turning movements for large trucks. Modifications to the northwest, northeast, and southeast legs of the 1st Street & Railroad intersection were recommended by the Bicycle Advisory Commission to improve trail access, interconnectivity, and continuity between the City of West Des Moines and the City of Des Moines trail networks. The project is anticipated to be completed by September 15, 2018.

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 Ordering Construction of the Intersection Improvements at 1st Street & Ashworth Road and 1st Street & Railroad Avenue.
- Fixing 2:00 p.m. on Wednesday, May 23, 2018 as the time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

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

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney <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	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Split</td> </tr> </table>	Yes	No	Split
Yes	No	Split		

**RESOLUTION ORDERING CONSTRUCTION AND NOTICE OF PUBLIC HEARING ON PLANS,
SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST, AND DIRECTING
ADVERTISEMENT FOR BIDS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the following described public improvement:

**Intersection Improvements – 1st Street & Ashworth Road and 1st Street & Railroad Avenue
Project No. 0510-078-2017**

is hereby ordered to be constructed according to the Plans and Specifications prepared by George Butler Associates, Inc. of West Des Moines, Iowa and now on file in the office of the City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of the City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, May 29, 2018 with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than thirteen (13) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, May 23, 2018.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, May 23, 2018 and the results of said bids shall be considered at a meeting of this Council on Tuesday, May 29, 2018 at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED on this 30th day of April, 2018.


Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

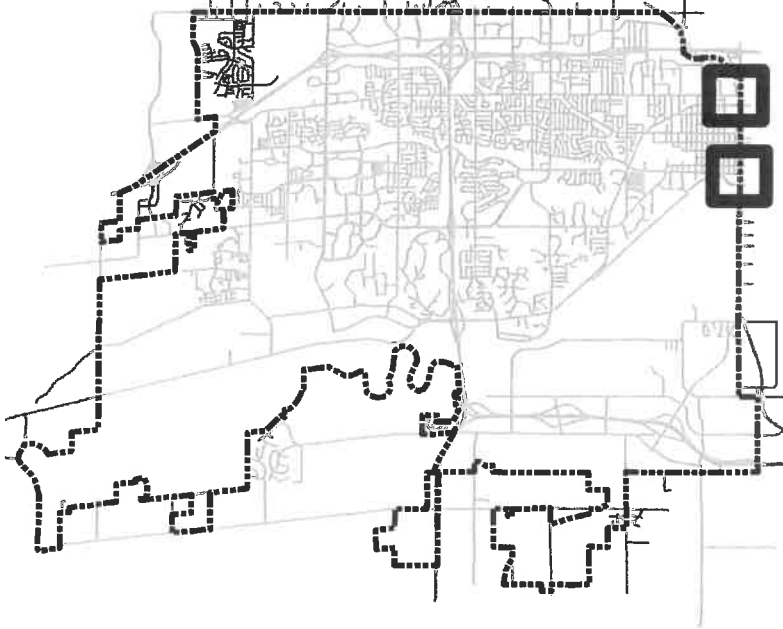
**West Des Moines Intersection Improvements
at 1st Street and Ashworth Road and
1st Street and Railroad Avenue
Project No. 0510-078-2017**

ITEM No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ENGINEER EST
1	TOPSOIL, ON SITE	CY	30	\$20.00	\$600.00
2	EXCAVATION, CLASS 10	CY	38	\$20.00	\$760.00
3	SUBGRADE PREPARATION, 12 IN.	SY	96	\$25.00	\$2,400.00
4	STORM SEWER, TRENCHED, RCP, CLASS III, 15 IN.	LF	6	\$150.00	\$900.00
5	WATER VALVE BOX REPLACEMENT	EA	1	\$800.00	\$800.00
6	INTAKE, SINGLE GRATE, 6010.501	EA	1	\$4,500.00	\$4,500.00
7	MANHOLE ADJUSTMENT, MINOR	EA	1	\$2,000.00	\$2,000.00
8	PAVEMENT, REINFORCED PCC, CLASS C, 10 IN.	SY	159	\$120.00	\$19,080.00
9	PAVEMENT, REINFORCED PCC, CLASS M, 10 IN.	SY	63	\$120.00	\$7,560.00
10	CURB AND GUTTER, 2 FT. WIDE	LF	40	\$100.00	\$4,000.00
11	REMOVAL OF SIDEWALK OR SHARED USE PATH	SY	210	\$15.00	\$3,150.00
12	REMOVAL OF DRIVEWAY	SY	2	\$50.00	\$100.00
13	SHARED USE PATH, REINFORCED PCC, 6 IN.	SY	156	\$120.00	\$18,720.00
14	SIDEWALK, PCC, 4 IN.	SY	51	\$100.00	\$5,100.00
15	DETECTABLE WARNINGS	SF	112	\$50.00	\$5,600.00
16	DRIVEWAY, PAVED, PCC	SY	2	\$150.00	\$300.00
17	FULL DEPTH PATCHES	SY	215	\$160.00	\$34,400.00
18	PAVEMENT REMOVAL	SY	160	\$30.00	\$4,800.00
19	TRAFFIC SIGNAL MODIFICATIONS	LS	1	\$22,000.00	\$22,000.00
20	TRAFFIC CONTROL	LS	1	\$15,000.00	\$15,000.00
21	PORTABLE DYNAMIC MESSAGE SIGNS (PDMS)	CDAY	42	\$200.00	\$8,400.00
22	SODDING	SQ	25	\$150.00	\$3,750.00
23	FILTER SOCK, 12 IN., INSTALLATION	LF	600	\$5.00	\$3,000.00
24	FILTER SOCK, 12 IN., MAINTENANCE AND REMOVAL	LF	600	\$2.00	\$1,200.00
25	EROSION CONTROL MULCHING, HYDROMULCHING	AC	0.1	\$5,000.00	\$500.00
26	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	5	\$200.00	\$1,000.00
27	INLET PROTECTION DEVICE, SURFACE APPLIED, INSTALLATION	EA	2	\$200.00	\$400.00
28	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	7	\$100.00	\$700.00
29	CONSTRUCTION SURVEY	LS	1	\$7,500.00	\$7,500.00
30	RAILROAD FLAGGERS	DAY	5	\$1,000.00	\$5,000.00
31	RAILROAD PROTECTIVE LIABILITY INSURANCE FOR IOWA INTERSTATE RAILROAD LTD.	LS	1	\$10,000.00	\$10,000.00
Engineers Opinion of Probable Construction Cost					\$193,220.00

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	<i>Robert S. Kline</i>	4/23/2018
	Signature	Date
	Robert S. Kline, P.E.	
	Iowa License Number: 23342	
	My license renewal date is December 31, 2019.	
	Pages or sheets covered by this seal:	
	This Sheet	



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Intersection Improvements

LOCATION:

1st St & Ashworth Rd, 1st St & Railroad Ave

DRAWN BY: JDR

DATE: 8/7/2017

PROJECT NUMBER: 0510-078-2017
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Accepting Work
SW 60th Street, SE 50th Street and SE Adams Street

FINANCIAL IMPACT:

The total construction cost for the SW 60th Street, SE 50th Street and SE Adams Street was \$1,444,307.33 which was paid from account no. 500.000.000.5250.490 with ultimate funding intended to come from Osmium Urban Renewal Area revenues. The original cost of the project was \$1,470,502.01. There were four (4) Change Orders on the project that totaled (\$-26,194.68).

BACKGROUND:

Alliance Construction Group, LLC was working under an agreement dated June 26, 2017 for construction services for the SW 60th Street, SE 50th Street and SE Adams Street to serve Project Osmium (Microsoft). Construction consisted of minor grading of the existing gravel road and subsequent PCC paving. A majority of the pavement was constructed such that it can be used permanently when adjacent properties develop. The project was expedited to provide a paved surface to access Project Osmium.

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 SW 60th Street, SE 50th Street and SE Adams Street.

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

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer <i>BJA</i>
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 ACCEPTING WORK

WHEREAS, on June 26, 2017, the City Council entered into a contract with Alliance Construction Group, LLC of Grimes, Iowa, for the following described public improvement:

**SW 60th Street, SE 50th Street and SE Adams Street
Project No. 0510-014-2017**

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 April 30, 2018; 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 \$1,444,307.33 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of \$72,215.37, 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 on this **30th** day of **April, 2018**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk



Department of Engineering Services
 4200 Mills Civic Pkwy, Ste 2E, PO Box 65320
 West Des Moines, IA 50265-0320
 (515) 222-3475 Fax (515) 273-0603

RETAINAGE

Contractor: Alliance Construction Group LC
 3000 SE Grimes Blvd, Suite 800
 Grimes, IA 50111

Project Title	SW 60th Street, SE 50th Street & SE/SW Adams Street	
WDM Project File Number	0510-014-2017	
Purchase Order Number	2017-00000735	
Orig. Contract Amount & Date	\$1,470,502.01	06/26/17
Estimated Completion Date	11/11/17	
Pay Period	12/22/17 to 04/30/18	
Pay Request Number	Retainage	
Date	05/29/18	

BID ITEMS							
Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
DIVISION 2 - EARTHWORK							
2.1	EXCAVATION, CLASS 10	CY	6,807	\$13.00	\$88,491.00	6,807.00	\$88,491.00
2.2	BELOW GRADE EXCAVATION (CORE OUT) (CO#4)	CY	834.14	\$18.90	\$15,765.25	834.14	\$15,765.25
2.3	SUBGRADE PROOF ROLLING	LS	1	\$4,000.00	\$4,000.00	1.00	\$4,000.00
2.4	CONTRACTOR SUPPLIED BORROW	CY	952	\$9.50	\$9,044.00	952.00	\$9,044.00
2.5	TREE REMOVAL (CO#4)	LS	1	\$2,255.00	\$2,255.00	1.00	\$2,255.00
2.6	DITCH CLEARING (CO#4)	LS	1	\$350.00	\$350.00	1.00	\$350.00
DIVISION 7 - STREETS AND RELATED WORK							
7.1	PAVEMENT, PCC, 8 IN.	SY	4,804	\$46.00	\$220,984.00	4,804.00	\$220,984.00
7.2	PAVEMENT, PCC, 8 IN., REINFORCED	SY	18,398	\$43.25	\$795,713.50	18,398.00	\$795,713.50
7.3	PAVEMENT, PCC, 9 IN., REINFORCED	SY	1,057	\$66.00	\$69,762.00	1,057.00	\$69,762.00
7.4	BRIDGE APPROACH PAVEMENT, BR-203	SY	388.1	\$125.00	\$48,512.50	388.10	\$48,512.50
7.5	PCC PAVEMENT SAMPLING AND TESTING	LS	1	\$8,500.00	\$8,500.00	1.00	\$8,500.00
7.6	GRANULAR SHOULDER (PLACE ONLY) (CO#4)	TON	0	\$8.00	\$0.00		\$0.00
7.7	GRANULAR SHOULDER (FURNISH AND PLACE) (CO#4)	TON	2,339.95	\$30.00	\$70,198.50	2,339.95	\$70,198.50
7.8	DRIVEWAY, GRANULAR (PLACE ONLY) (CO#4)	TON	0	\$8.00	\$0.00		\$0.00
7.9	DRIVEWAY, GRANULAR (FURNISH AND PLACE) (CO#4)	TON	119.14	\$30.00	\$3,574.20	119.14	\$3,574.20
7.10	SUBBASE OVER-EXCAVATION (CO#4)	CY	0	\$10.50	\$0.00		\$0.00
7.11	CONCRETE BARRIER, TAPERED END, BA-108	EA	2	\$6,000.00	\$12,000.00	2.00	\$12,000.00
7.12	CUT-OFF WALL	EA	7	\$2,000.00	\$14,000.00	7.00	\$14,000.00
7.13	PAVEMENT, PCC, 8 IN. REINFORCED - ADDITIONAL REBAR COST (CO#1)	SY	18,398	\$0.52	\$9,566.96	18,398.00	\$9,566.96
7.14	PAVEMENT, PCC, 9 IN. REINFORCED - ADDITIONAL REBAR COST (CO#1)	SY	1,057	\$0.52	\$549.64	1,057.00	\$549.64
DIVISION 8 - TRAFFIC CONTROL							
8.1	TRAFFIC CONTROL	LS	1	\$13,000.00	\$13,000.00	1.00	\$13,000.00
8.2	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE (CO#4)	STA	384.09	\$17.00	\$6,529.53	384.09	\$6,529.53
8.3	ROAD CLOSED SIGNS (CO#4)	LS	1.00	\$1,600.00	\$1,600.00	1.00	\$1,600.00
DIVISION 9 - SITE WORK AND LANDSCAPING							
9.1	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 (PERM. LAWN MIX.) (CO#4)	AC	1.0	\$2,000.00	\$2,000.00	1.00	\$2,000.00
9.2	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1 (PERM. COOL SEASON)	AC	3	\$1,300.00	\$3,900.00	3.00	\$3,900.00
9.3	SWPPP PREPARATION	LS	1	\$500.00	\$500.00	1.00	\$500.00
9.4	SWPPP MANAGEMENT	LS	1	\$3,000.00	\$3,000.00	1.00	\$3,000.00
9.5	RIP RAP, EROSION STONE (CO#4)	TON	18	\$50.00	\$894.50	17.89	\$894.50
9.6	SILT FENCE OR SILT FENCE DITCH CHECK (CO#4)	LF	3565	\$1.40	\$4,991.00	3,565.00	\$4,991.00
9.7	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT (CO#4)	LF	0	\$0.05	\$0.00		\$0.00
9.8	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE (CO#4)	LF	4315	\$0.05	\$215.75	4,315.00	\$215.75
9.9	EROSION CONTROL MULCHING, CONVENTIONAL MULCHING (CO#4)	AC	0	\$575.00	\$0.00		\$0.00
9.10	WATTLES (CO#1) (CO#4)	LF	750	\$3.68	\$2,760.00	750.00	\$2,760.00
DIVISION 11 - MISCELLANEOUS							
11.1	CONSTRUCTION STAKING	LS	1	\$16,000.00	\$16,000.00	1.00	\$16,000.00
11.2	MAINTENANCE OF POSTAL SERVICE	LS	1	\$3,000.00	\$3,000.00	1.00	\$3,000.00
11.3	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	\$4,500.00	\$4,500.00	1.00	\$4,500.00
11.4	CONCRETE WASHOUT	LS	1	\$8,150.00	\$8,150.00	1.00	\$8,150.00
TOTAL					\$1,444,307.33		\$1,444,307.33

MATERIALS STORED SUMMARY						
			Description	# of Units	Unit Price	Extended Cost
						\$0.00
						\$0.00
TOTAL						\$0.00

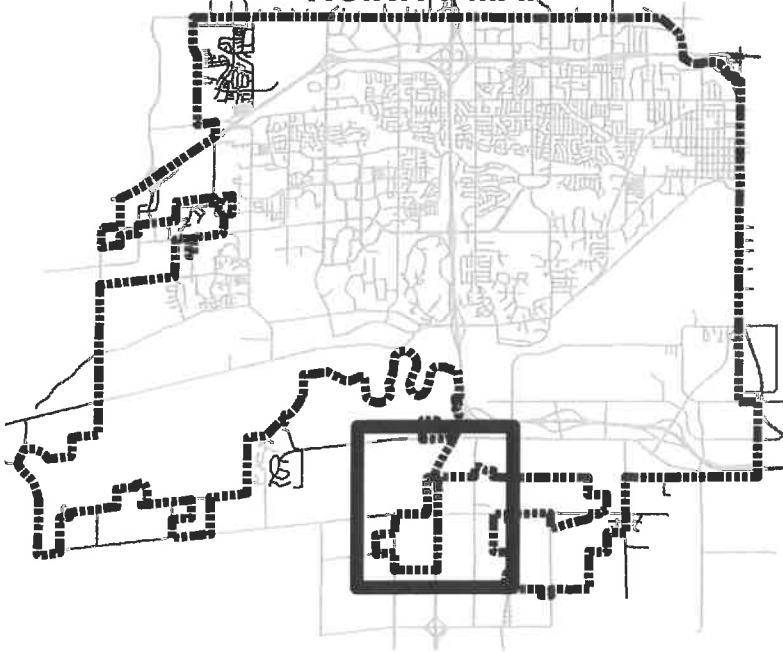
PAY REQUEST SUMMARY			
		Total Approved	Total Completed
Contract Price		\$1,470,502.01	\$1,444,307.33
Approved Change Order 1		\$13,796.60	
Approved Change Order 2		\$0.00	
Approved Change Order 3		\$0.00	
Approved Change Order 4		(\$39,991.28)	
Approved Change Order 5			
Revised Contract Price		\$1,444,307.33	\$1,444,307.33
Materials Stored			\$0.00
Retainage (5%)			\$0.00
Total Earned Less Retainage			\$1,444,307.33
Total Previously Approved (list each)	Pay Request 1	\$201,970.87	
	Pay Request 2	\$103,886.76	
	Pay Request 3	\$98,015.26	
	Pay Request 4	\$559,964.96	
	Pay Request 5	\$115,310.21	
	Pay Request 6	\$16,282.72	
	Pay Request 7	\$32,030.83	
	Pay Request 8	\$196,810.48	
	Pay Request 9	\$33,554.78	
	Pay Request 10	\$10,270.34	
	Pay Request 11	\$3,994.75	
	Pay Request 12		
Total Previously Approved		\$1,372,091.96	
Amount Due This Request			\$72,215.37
Percent Complete			100%
Percent of Contract Period Utilized			100%

The amount **\$72,215.37** is recommended for approval for payment in accordance with the terms of the Contract

Contractor: Alliance Construction Group LC	Recommended By: McClure Engineering Company	Checked By: City of West Des Moines
Signature: Name: Ryan McKinney	Signature: Name: Thomas Stovie, P.E.	Signature: Name: Brian Hemesath, P.E.
Title: Project Manager	Title: Project Manager	Title: Interim City Engineer
Date:	Date:	Date:



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:

SE 50th Street and SE Adams Street

LOCATION:

Temporary Road

DRAWN BY: RLC

DATE: 5/24/2017

PROJECT: 0510-014-2017

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Resolution - Approving Professional Services Agreement
City Hall Renovations

FINANCIAL IMPACT:

The cost of the Professional Services Agreement associated with the design of this project is anticipated not to exceed \$145,500.00 for Basic Services. In addition, the cost for performing Resident Consultant Services will not exceed \$131,000.00. 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 Cash Reserves.

BACKGROUND:

Approval of this action authorizes Invision Architecture, LTD to perform the professional services necessary for the renovations to City Hall located at 4200 Mills Civic Parkway in close coordination with other various HVAC improvements. Possible renovations include repositioning departments within City Hall for better work flow and space compatibility, main entry improvements, relocation of conference room spaces, relocation of kitchenettes, carpet replacement, painting, suspended ceiling replacement, tinting of west windows, and various security upgrades. The project is scheduled to be broken up into three phases of construction. Phase 1 would involve Suites D & E (south). Phase 2 would involve Suites A & B (north). Phase 3 would involve Suite C (center). Temporary relocation of some City Hall staff to the City Hall Break Room and Training Room as well as the Library Café has been determined to be appropriate given the interruptions that are anticipated to occur within occupied spaces during construction. The Council Chambers will remain available through the first two phases of work. An alternate location for Board, Commission, and Council meetings will need to be determined during Phase 3.

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 Renovations.

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

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>R</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 Renovations
Project No. 0510-052-2017**

and,

WHEREAS, said project Plans, Specifications, Form of Contract, and Estimate of Cost need to be prepared; and,

WHEREAS, Engineering Services Department staff have recommended Plans, Specifications, Form of Contract, and Estimate of Cost be prepared by Invision Architecture, LTD, and,

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

Basic Services of the Consultant	\$145,500.00
Resident Consultant Services	<u>\$131,000.00</u>
Total	\$276,500.00

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that Invision Architecture, LTD is hereby directed to prepare Plans, Specifications, Form of Contract, and Estimate of Cost 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, LTD for the cost indicated above as payment by the City of West Des Moines for the services indicated.

PASSED AND APPROVED on this 30th day of April 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this _____ day of _____, 2018, 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 Renovations (Project No. 0510-052-2017) 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	\$145,500
II. Resident Consultant Services	<u>\$131,000</u>
Total	\$276,500

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, Suite 200
City, State: Des Moines, IA 50309

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 J. Nevenhoven

BY: _____
Ryan T. Jacobson, City Clerk

ATTACHMENT 1

SCOPE OF SERVICES

We respectfully submit this proposal for Design Professional services for the City of West Des Moines City Hall Renovations project. Per our conversations with the leadership team at City Hall, we understand the project to include:

Project Scope

Design and bidding documentation of the proposed City Hall renovations, including but not limited to:

1. Reconfiguration/relocation of City Departments
2. Establishment of Office and Finish Standards for Implementation
3. Addition of Vestibule
4. West Window Improvements
5. Addition of Conference Spaces (by alternate)
6. Temporary Use Documentation & Coordination (Library Café, City Hall Break Room, Training Room)
7. Security Upgrades
8. Relocation of Kitchenettes
9. Coordination with MEP Improvements (includes additional MEP coordination for requested daily site visits and extended, phased construction)
10. Coordination with Furniture Supplier-Department presentation, mock-up coordination
11. Move Management Assistance (see list that follows)
12. Extended Construction Administration services to allow for daily review of project progress and phase construction duration of 18 months
13. Bi-weekly meetings with Steering Committee.
14. New signage and wayfinding.
15. Relocation of WDM Water Works to temporary modular office space, or similar.
16. Serve as lead project manager for project, including coordination with MEP, Structural, Civil, and Commissioning contractor.

Our proposed service fees include the costs we estimate to incur for project documentation, construction administration, and limited post-construction documentation for City records. Specifications will be provided. Printing of sets for bidding included as a direct reimbursable expense in the basic fees.

Proposed Drawing List

General Project Requirements
Code Review
Demolition Plans
Floor Plans
Enlarged Floor Plans as required
Reflected Ceiling Plans
Finish Plans
FF&E Plans as required
Details

Allowances Included in Fees

\$10,000 Structural Allowance
\$10,000 Civil Allowance

Owner Review Sets

Drawing sets and specifications will be provided to the Owner at

50% Documentation
95% Documentation

FF& E Services

Preliminary planning information and coordination with All Makes or other Owner-selected furniture company. Services include coordination with Departments, presentation of standards to departments, coordination with move management services as identified below.

Proposed Move Management

1. Assistance in finding and assessing alternative/temporary space for relocation.
2. Production of layouts in temporary space.
3. Coordination of temporary workspace equipment and furniture and movement of equipment that needs to be relocated during construction
4. Assistance in finding and assessing alternative/temporary space for relocation.
5. Production of layouts in temporary space.
6. Coordination of temporary workspace equipment and furniture and movement of equipment that needs to be relocated during construction
7. Presentation of what to expect during phasing and construction
8. Master schedule of project(s)
9. Phased or per project detailed schedules that include: information period, preparation of surge space, move-out, acclimation/education of new work environment, move-in, and settle-in phase
10. Color coded plan graphics showing temporary fire barriers, egress paths, alternative routing, and access points per phase
11. Informational meetings for staff monthly of status and dealing with issues in temporary workplace to keep production and moral high
12. Meet with users to coordinate needs and inform them prior to move-out of the process, what needs to be purged, and what need to be expect
13. Coordinate with suppliers and contractors that may not be under direct contract with general contractor such as; systems furniture, art work, networking, balancing/commissioning contractors 2 months before phase end to develop detailed move in schedule and plan.
14. Tour users through space in later stages of project to get them comfortable, answer questions, and have them test drive the space so that they are productive day one.
15. Development of new graphic life safety and egress plans that tie into the architecture
16. Development and coordination of temporary signage and directional signage plans. Coordinate installation for owner.
17. Assist in churn with box quantities, relocation and move back are accomplished
18. Coordination of recycling and trash dumpsters separate from construction containers to deal with churn of new or related FFE/OSE coming into building

Project Team

Architect

INVISION Planning Architecture Interiors
303 Watson Powell Jr. Way Suite 200
Des Moines, Iowa 50309
(515)-633-2941

Project Contact	Kerry Weig	kerrw@invisionarch.com
Invoicing Primary Contact	Lynor Koch	lynork@invisionarch.com
Backup Invoicing Contact	Kerry Weig	kerryw@invisionarch.com

Structural Engineering Consultant

Saul Engineering
605 Locust Street
Suite 202
Des Moines, Iowa 50309

Civil Engineering Consultant

Foth Engineering
8191 Birchwood Court
Suite L
Johnston, Iowa 50131

Fee Percentages

We propose the following percentages for services provided, billed as hourly, not-to-exceed

Phase	Fee Percentage
Study and Report	0%
Preliminary Planning	0%
Schematic Design	20%
Design Development	20%
Construction Documents	25%
Bidding	3%
Construction	29%
Post Construction	3%

ATTACHMENT 2

PROJECT SCHEDULE

Work will commence upon the execution of this agreement. Proposed schedule dates:

Phase	Date Start	Date Complete
Study and Report	Complete	
Preliminary Planning	N/A	
Schematic Design	May 7, 2018	June 1, 2018
Design Development	June 4, 2018	July 6, 2018
Construction Documents	July 9, 2018	August 31, 2018
Bidding	September 2018	September 2018
Construction	November 2018	April 2020
Post Construction	April 2020	March 2021 (11 month walk-through)

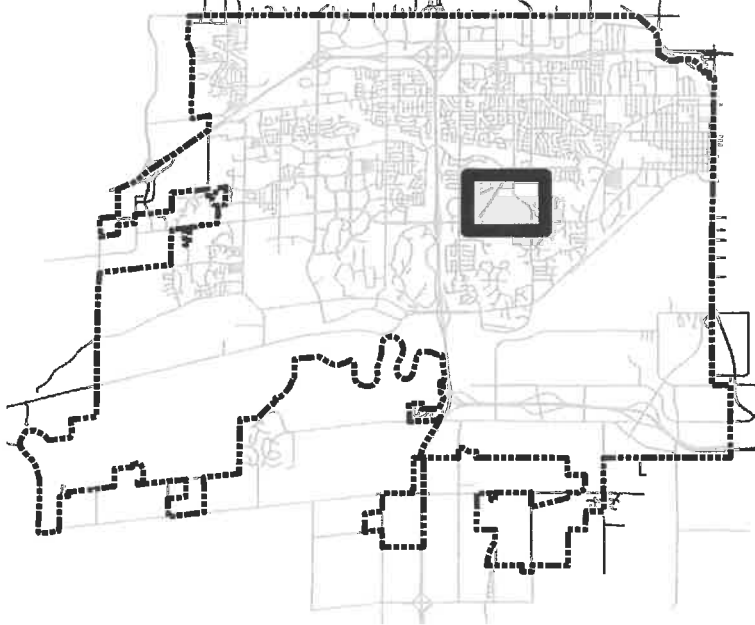
ATTACHMENT 3

SCHEDULE OF FEES

April 2018	
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	\$110
Content Manager	
Specification Writer	\$135-150
Graphic Designer	\$95
Draftsperson	\$70 - \$90
Administrative	\$55-\$150



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

City Hall Renovations

LOCATION:

4200 Mills Civic Parkway

DRAWN BY: JDR

DATE: 04/25/2018

PROJECT NUMBER : 0510-052-2017
SUBDIVISION NAME:

SHT. 1 of 1

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

ITEM: Approval to Initiate a Development Agreement between Jai Hanuman, LLC and the City of West Des Moines **DATE:** April 30, 2018

RESOLUTION: Approval to proceed with the preparation of a Development Agreement

FINANCIAL IMPACT: The applicant has agreed to a figure of \$3.7 million as the value of the Minimum Assessment agreement. The company will need to sign a development agreement with the City that would include a minimum assessment agreement to guarantee the investment, to guarantee the valuation for ten (10) years, and to guarantee the creation of five (5) full-time and eight (8) part-time positions.

BACKGROUND: On September 6, 2016, the City Council adopted a resolution creating the Property Tax Rebate Pilot Program to stimulate economic development activity in certain areas of the City. Basically, the program would provide a five year, 100% rebate of the incremental increase in property taxes on a property if the owner of the property would expend a minimum of \$500,000 on building upgrades/construction. The program also required the creation/retention of a minimum of five jobs.

On April 17, 2018, Jai Hanuman, LLC filed an application with the City to be considered for the program. Review of the application indicates that they are proposing the construction of an 87 unit Comfort Inn and Suites on their property located at 1625 Jordan Creek Parkway, (the southeast corner of Jordan Creek Parkway and Westtown Parkway). Jai Hanuman, LLC has committed to the creation of five (5) full-time and eight (8) part-time positions. Based upon a minimum assessed valuation of \$3,700,000, the property tax rebate would be approximately \$89,064 annually or \$445,320 over the five years of the rebate.

Staff has reviewed their proposal and has found it complete.

The project site is within the Westtown V Urban Renewal Area.

This proposal was reviewed by the Finance & Administration Council Subcommittee and funding from the Property Tax Rebate Program has been recommended for approval.

The site plan for the project has yet to be approved by the City Council. Since the applicant is expecting to have site plan approval in the very near future, he would like to commence construction as soon as possible after that approval. To that end the applicant is requesting authorization to be able to request and receive a building permit following approval of their site plan. The Finance and Administration City Council Subcommittee was in favor of granting that approval.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: The Finance and Administration City Council Subcommittee is recommending adoption of a resolution approving initiation of the Development Agreement, and authorization to commence building construction upon site plan approval.

Lead Staff Member: Clyde Evans, AICP, Community & Economic Development Director

STAFF REVIEWS

Department Director	Clyde Evans, Community and Economic Development Director <i>CE</i>
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	
Agenda Acceptance	<i>AS</i>

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	Finance & Administration		
Date Reviewed	April 25, 2018		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Exhibit I - Application for assistance under the Property Tax Rebate Program
- Exhibit II - Resolution

Date of Application: 4/16/18

Address of Development Property: 1625 Jordan Creek Pkwy

County Assessor District/Parcel Number of Development Property: 1601105002

Located in an existing Urban Renewal Area? If yes, please identify the Area: ?

Owner of Development Property (please provide the following information):

Full Legal Name: Jai Hanuman LLC

Address (if different from above): PO Box 186, Johnston, IA 50131

Nature of Entity (individual, corporation, LLC, etc.): LLC

If legal entity, identify state of incorp./organization: IOWA

Name and title of signatory to potential Development Agreement on behalf of Owner:

Kalpesh Patel / Managing Member

Phone Number: 515-259-3040

E-Mail Address: kalpesh.patel@vkbmanagement.com

Existing property use (commercial, industrial, retail, office, vacant, other – please specify):

vacant

Proposed property use (commercial, industrial, retail, office, other- please specify):

commercial

Nature of Improvements: New Construction Addition Rehabilitation

Describe proposed Project: 87 Room Comfort Inn & Suites Hotel

Estimated Project Start Date: May 2018 Estimated Completion Date: February 2019

Please complete the table below with projected expenditures related to this project.

Budget Item	Amount
Building Construction	\$3M
Building Addition	0
Building Remodeling	0
Machinery & Equipment	\$50k
Tenant Improvements (if applicable)	0
Technology Investments	\$50k
Furniture & Fixtures	\$600k
Other Major Investments (specify below)	
TOTAL	\$3.7M

Define and indicate the approximate value of the Project upon completion (only the building and improvement costs that will affect taxable valuation, NOT land, equipment or machinery): \$3M

How many jobs will this project create or retain?

Create: Full-Time 5 Part-Time 8
 Retain: Full-Time 5 Part-Time 8

Will you be applying for a High Quality Jobs or other Agreement with the State? NO If so, has an application been filed? If yes, please provide a copy.

Does this Project involve the relocation of a business enterprise (or substantial portion thereof) from another Iowa county or city? NO If yes, please explain:

Is the Owner of the Development Property also the Developer for this Project? YES If not, in response to each item below, please identify the full legal name of the entity, the nature of the entity, its state of incorporation (if applicable) and the name and title of that entity's signatory to any Development Agreement):

Which entity will be responsible for constructing the building/improvements on the Development Property?
 SAME AS OWNER 4/18/18 CEE

Which entity will be entitled to receive the Tax Increment Rebates?
 SAME AS OWNER 4/18/18 CEE

Which entity will occupy and operate the business in the building/improvements?

Is the owner leasing the building to another entity that is operating the business? No If, yes, please explain:

4/18/18
CEE

Is the Development Property currently subject to any property tax exemption or any other property tax rebate? NO If yes, explain: _____

Have you applied for any other property tax exemption or rebate for the Development Property? NO . If yes, explain: _____

Does any public official or employee of the City who exercises or has exercised any responsibilities or discretion with respect to the Project, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, have interest, direct or indirect, in the Project or any contract or subcontract (actual or proposed) in connection with the Project? NO If yes, explain:

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, AUTHORIZING STAFF TO INITIATE THE PREPARATION OF A DEVELOPMENT AGREEMENT FOR ECONOMIC DEVELOPMENT ASSISTANCE CONTRACT BETWEEN JAI HANUMAN, LLC, AND THE CITY OF WEST DES MOINES FOR ASSISTANCE UNDER THE PROPERTY TAX REBATE PROGRAM.

WHEREAS, Jai Hanuman, LLC, proposes to undertake the construction of an 87 unit Comfort Inn and Suites on property located at 1625 Jordan Creek Parkway;

WHEREAS, Jai Hanuman, LLC, filed a formal application on April 17, 2018, with the City for financial assistance under the City's Property Tax Rebate Program;

WHEREAS, the application for assistance from Jai Hanuman, LLC, has been found complete;

WHEREAS, Jai Hanuman, LLC, has committed to create five (5) full-time and eight (8) part-time jobs;

WHEREAS, the Finance and Administration City Council Subcommittee at their meeting on April 25, 2018, recommended that the City Council approve Jai Hanuman, LLC.'s request;

WHEREAS, the City is prepared to offer property tax rebates under the Property Tax Rebate Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA HAS directed staff to initiate the preparation of a Development Agreement on behalf of the City with Jai Hanuman, LLC.

PASSED AND ADOPTED this 30th day of April, 2018.

Steven K. Gaer, Mayor

Attest:

Ryan T. Jacobson, City Clerk

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

ITEM: Approval of Recommendations for Funding of Applications for the Property Improvement Fund and the Regulatory Compliance Fund for the Historic West Des Moines area

DATE: April 30, 2018

RESOLUTION: Approval of Requests for Funding

FINANCIAL IMPACT: The City Council authorized up to \$1,000,000 of funding to support both programs. In Rounds 1 and 2 of the PIF/RCF approvals, \$744,539 was approved to award to all applicants, which left \$243,838 in available funds for this round - Round 3.

SYNOPSIS: On April 19, 2018, the Due Diligence Committee, that was created to review applications for assistance under the Property Improvement Fund (PIF) and the Regulatory Compliance Fund (RCF), met to review and score three (3) applications under the PIF Program and four (4) applications under the RCF Program. Attached is the scoring criteria used by the committee to evaluate the applications, (Exhibit 1). This is the same scoring criteria used in the first two rounds.

Based upon the criteria, the Committee scored the applications. The average of all their scores was tallied and the scoring was as follows:

<u>Property Improvement Fund</u>	<u>Score (35 total possible points)</u>
Cy Quick/Food with Flair Catering – 400 4 th St.	24.8
Mazur LLC/Big Acai – 117 5 th St.	22.8
Steve Mumma/A OK Antiques – 124 5 th St.	21.7
 <u>Regulatory Compliance Fund</u>	
Cy Quick/Food with Flair Catering – 400 4 th St.	25
Mazur LLC/Big Acai – 117 5 th St.	22.5
Busy Beavers Holdings LLC/Inspire Papercrafting – 215 5 th St.	20
Hannah Homes, LLC – 542 5 th St.	31

The Committee next had the option of deciding where to draw the line for the award of funds and what percentage the award would be of the request. The Committee elected to use the same award criteria that was used in the first two rounds. Those applications that scored more than 28 points were recommended to be awarded funding at 100%. For applications that scored 20-27.9, they would receive 75% of their funding request. For applications that scored 9.1-19.9 points, they would receive 50% of their funding request. For any application that scored less than 9.0 points, no funding was recommended.

The percentage of funding recommended and the dollar amount that the Committee recommended is as follows:

<u>Property Improvement Fund</u>	<u>Funding Requested</u>	<u>% Recommended</u>	<u>\$ Recommended</u>
Cy Quick/Food with Flair Catering – 400 4 th St.	\$51,946.67	75%	\$38,960
Mazur LLC/Big Acai – 117 5 th St.	\$15,990	75%	\$11,992.50
Steve Mumma/A OK Antiques – 124 5 th St.	\$30,000	75%	\$22,500
Total	\$97,936.67		\$73,452.50
<u>Regulatory Compliance Fund</u>			
Cy Quick/Food with Flair Catering – 400 4 th St.	\$5,407.84	75%	\$4,055.88
Mazur LLC/Big Acai – 117 5 th St.	\$6,530	75%	\$4,897.50
Busy Beavers Holdings LLC/ Inspire Papercrafting – 215 5 th St.	\$13,374.30	75%	\$10,030.73
Hannah Homes, LLC – 542 5 th St.	\$75,000	100%	\$75,000
Total	\$100,312.14		\$93,984.11
Grand Total	\$198,248.81		\$167,436.61

On April 25, 2018, the Finance and Administration City Council Subcommittee reviewed the recommendations of the Due Diligence Committee. After a discussion of the item, the Subcommittee voted to approve the recommendations of the Due Diligence Committee and forward those recommendations to the full City Council. F&A's recommendations also included the recommendation of the Due Diligence Committee to have the City Council authorize applicants to file for a building permits and to be able to begin construction after the permit had been issued.

Upon approval of the awards, staff will notify the applicants of their status, and begin the process of getting signed Development Agreements with each applicant. The Development Agreements will come back to the City Council for approval.

Because there are still outstanding funds left in the account, there will need to be a determination of how to proceed. The F&A Subcommittee will meet in the near future to discuss future appropriations to this program.

OUTSTANDING ISSUES (if any): There are no outstanding issues.

RECOMMENDATION: That the City Council 1.) Approve the F&A Subcommittee recommendations for applications for assistance from the Property Improvement Fund and the Regulatory Compliance Fund for the Historic West Des Moines area; 2.) Approve the award recipients to apply for building permits and to begin construction upon issuance of those permits; and 3) Direct staff to prepare Development Agreements with the program recipients.

Lead Staff Member: Katie Hernandez, Business Development Coordinator

STAFF REVIEWS

Department Director	Clyde Evans, Community and Economic Development Director	CEE
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	F&A		
Date Reviewed	April 25, 2018		
Recommendation	Yes	No	Split
	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>

Attachments:

- Exhibit I - Scoring Form for the Property Improvement Fund
- Exhibit II Scoring Form for the Regulatory Compliance Fund
- Exhibit III Resolution

Property Improvement Fund Selection Scoring Criteria

Owner Investment Ratio

Point value: _____

- Non-City investment equals 25% - 49% of forgivable loan request: 1 point
- Non-City investment equals 50% - 99% of forgivable loan request: 2 points
- Non-City investment equals 100% - 199% of forgivable loan request: 3 points
- Non-City investment equals 200% or more of forgivable loan request: 4 points

Job Creation/Retention

Point value: _____

- Applicant meets minimum criteria of creation/retention – at least 2 FTE: 1 point
Minimum of two (2) FTE's in the first two years following completion of the redevelopment/renovation work, and retain those positions for an additional three (3) years.
- Applicant retains/creates 3 - 5 FTEs within 2 years of development: 2 points
- Applicant retains/creates 6 - 8 FTEs within 2 years of development: 3 points
- Applicant retains/creates 9 - 11 FTEs within 2 years of development: 4 points
- Applicant retains/creates 12+ FTEs within 2 years of development: 5 points

Economic Impact

Point value: _____

Total value of improvements

- \$20,000 or less: 1 point
- \$20,001 – \$50,000: 2 points
- \$50,001 – \$100,000: 3 points
- \$100,001 - \$250,000: 4 points
- \$250,001 - \$500,000: 5 points
- > \$500,001: 6 points

Impact on Historic West Des Moines Market

Point value: _____

Needs identified according to Valley Junction Market Analysis or
Historic West Des Moines Master Plan
Up to 5 points awarded

Visual Impact

Point value: _____

Up to 5 points awarded

Financial History

Point value: _____

- Positive net income 1 of last 3 years: 1 point
- Positive net income 2 of last 3 years: 3 points
- Positive net income each of the last 3 years: 5 points

Financial Viability

Up to 5 points awarded

Point value: _____

Total Points Awarded

Point Value: _____/35 points

Regulatory Compliance Fund Selection Scoring Criteria

Match from Project

Point value: _____

- 1 – 2:1 match from applicant: 1 point
- 2.1 – 3:1 match from applicant: 2 points
- 3.1 – 4:1 match from applicant: 3 points
- More than 4:1 match from applicant: 4 points

Job Creation/Retention

Point value: _____

- Applicant meets minimum criteria of creation/retention – at least 2 FTE: 1 point
Minimum of two (2) FTE's in the first two years following completion of the redevelopment/renovation work, and retain those positions for an additional three (3) years.
- Applicant retains/creates 3 - 5 FTEs within 2 years of development: 2 points
- Applicant retains/creates 6 - 8 FTEs within 2 years of development: 3 points
- Applicant retains/creates 9 - 11 FTEs within 2 years of development: 4 points
- Applicant retains/creates 12+ FTEs within 2 years of development: 5 points

Economic Impact

Point value: _____

Total value of improvements

- \$20,000 or less: 1 point
- \$20,001 – \$50,000: 2 points
- \$50,001 – \$100,000: 3 points
- \$100,001 - \$250,000: 4 points
- \$250,001 - \$500,000: 5 points
- > \$500,001: 6 points

Impact on Historic West Des Moines Market

Point value: _____

Needs identified according to Valley Junction Market Analysis or
Historic West Des Moines Master Plan
Up to 10 points awarded

Financial History

Point value: _____

- Positive net income 1 of last 3 years: 1 point
- Positive net income 2 of last 3 years: 3 points
- Positive net income each of the last 3 years: 5 points

Financial Viability

Up to 5 points awarded

Point value: _____

Total Points Awarded

Point Value: _____/35 points

Prepared by: Clyde Evans, Community & Economic Development, PO Box 65320, W.D.M., IA 50265-0320, 515-273-0770
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA APPROVING FUNDING ECONOMIC DEVELOPMENT GRANTS UNDER THE PROPERTY IMPROVEMENT FUND AND THE REGULATORY COMPLIANCE FUND FOR REDEVELOPMENT IN CERTAIN AREAS OF THE CITY

WHEREAS, the City Council of the City of West Des Moines, Iowa wishes to promote economic development within the City of West Des Moines;

WHEREAS, the continued quality growth of retail/office/mixed use/industrial users within the City aids in the creation of jobs; increase in tax base; and the general economic well-being of the City;

WHEREAS, the City Council has the opportunity to influence the location and/or expansion decision of the owners of property in certain older areas of the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES ENACT THE FOLLOWING ECONOMIC DEVELOPMENT INCENTIVE POLICY FOR THE PROPERTY IMPROVEMENT FUND:

The City of West Des Moines City Council may, at its sole discretion, offer the following incentive to those companies wishing to initiate, relocate, or retain their businesses in the City of West Des Moines. The City Council is in no way obligated to offer this incentive to any property owner or business that meets the criteria and requirements of the Property Improvement Fund Program or Regulatory Compliance Fund Program.

The following applications are approved for funding in the amounts listed for each program:

<u>Property Improvement Fund</u>	<u>\$ Recommended</u>
Cy Quick/Food with Flair Catering – 400 4 th St.	\$38,960
Mazur LLC/Big Acai – 117 5 th St.	\$11,992.50
Steve Mumma/A OK Antiques – 124 5 th St.	\$22,500
Total	\$73,452.50
<u>Regulatory Compliance Fund</u>	
Cy Quick/Food with Flair Catering – 400 4 th St.	\$4,055.88
Mazur LLC/Big Acai – 117 5 th St.	\$4,897.50
Busy Beavers Holdings LLC/ Inspire Papercrafting – 215 5 th St.	\$10,030.73
Hannah Homes, LLC – 542 5 th St.	\$75,000
Total	\$93,984.11
Grand Total	\$167,436.61

Funding of applications is dependent upon approval of a Development Agreement between the City, the property owner, and the business guaranteeing the jobs to be created or retained and submission of documentation of work completed.

Passed and approved by the City Council on the 30th day of April, 2018

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

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

DATE: April 30, 2018

ITEM: Resolution - Approval of Settlement Agreement

FINANCIAL IMPACT: Additional Settlement Amount \$6,400.00

SYNOPSIS: On March 29, 2017, the City acquired property interests for the Ashworth Road Improvements Project through eminent domain. On April 27, 2017, the property owners filed an appeal of the amount of the condemnation award in Dallas County District Court, case number CVCV040491.





The parties have reached a proposed settlement of the claim. The attached Settlement Agreement sets forth the terms of the settlement and requires the property owner to dismiss the appeal with prejudice.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION: Approve the Settlement Agreement.

Lead Staff Member: Richard J. Scieszinski, City Attorney

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney 
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	None		
Date Reviewed			
Recommendation			

RESOLUTION APPROVING SETTLEMENT WITH JAMES R. UNDERFER AND ALICE K. UNDERFER

WHEREAS, on April 17, 2017, the City Council approved payment of the condemnation award to James R. Underfer for property interests necessary for the Ashworth Road Improvements Project (Project No. 0510 044-2015); and

WHEREAS, James R. Underfer and Alice K. Underfer filed an appeal of the condemnation award in the Iowa District Court for Dallas County entitled *James R. Underfer and Alice K. Underfer v. City of West Des Moines, Iowa, et al.*, Case No. CVCV040491; and

WHEREAS, the parties have reached a proposed settlement of the appeal and seek to memorialize the terms of the settlement; and

WHEREAS, approval of the Settlement Agreement is in the best interest of the City of West Des Moines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, THAT:

1. The attached, negotiated Settlement Agreement in *James R. Underfer and Alice K. Underfer v. City of West Des Moines, Iowa, et al.*, Case No. CVCV040491, is approved.
2. The Mayor is authorized to sign the Settlement Agreement on behalf of the City and the City Clerk is directed to attest to the Mayor's signature.
3. The City's Finance Department is authorized to make appropriate payment as provided by the terms of the Settlement Agreement.

PASSED AND ADOPTED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson,
City Clerk

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This **SETTLEMENT AGREEMENT AND MUTUAL RELEASE** (hereinafter "Agreement") is entered into this 23RD day of APRIL 2018, by and between James R. Underfer, ("Underfer"), and the City of West Des Moines ("City").

WHEREAS, On March 29, 2017, The City condemned certain real property owned by Underfers through its powers of eminent domain, in connection with the City's Ashworth Road Improvements Project, City Project Number 0510-044-2015. On March 29, 2017, the Dallas County Compensation Commission ("Commission") awarded \$11,600.00 to Underfer for the condemnation of their property. On April 27, 2017, Underfer filed an appeal of the amount awarded by the Commission in Dallas County District Court. The case is captioned, *James R. Underfer and Alice K. Underfer v. City of West Des Moines, Iowa; et al.* (Dallas County Case No. CVCV040491) ("Appeal").

WHEREAS, the Parties desire to compromise, settle and finally resolve the claims and controversies among them and in connection with the above referenced Lawsuits.

Terms and Conditions of Agreement

NOW, THEREFORE, in consideration of the promises set forth in this Agreement, and other good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1. Consideration. In consideration of a total payment in the amount of Eighteen Thousand and No/100 Dollars (\$18,000.00), made payable by the City to Underfer, the Parties do hereby release, acquit and forever discharge each other, together with their successors, agents, heirs, and assigns, from any and all liability arising out of this Appeal. Underfer has already received payment in the amount of \$11,600.00 from the award entered by the Dallas County Compensation Commission. City shall issue an additional payment to Underfer in the amount of Six Thousand Four Hundred and 00/100 Dollars (\$6,400.00). Said payment made payable by City to Underfer and shall be delivered to the offices of Lillis O'Malley Olson Manning Pose Templeman LLP within ten (10) days of execution of this Agreement by City.

2. Dismissal of Lawsuit. The Parties acknowledge this Agreement is being given in contemplation of and in association with the settlement and dismissal of the Appeal brought by Underfer against the City. Upon receipt of the consideration described in paragraph 1 of this Agreement, Underfer shall immediately file a Dismissal with Prejudice of their Appeal in the District Court for Dallas County, Iowa.

3. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and to their respective legal representatives, successors, and assigns.

4. Governing Law and Forum. The laws of the State of Iowa shall govern the validity, construction, interpretation, and effect of this Agreement, regardless of any applicable law regarding the conflict of laws or the interpretation of contracts. The Parties agree and consent to

the exclusive jurisdiction of the Iowa District Court of Dallas County for the resolution of claims arising from or related to this Agreement.

5. **Entire Agreement.** This Agreement contains the entire agreement between the Parties with respect to its subject matter. All discussions and agreements previously entered into between the Parties concerning the subject matter of this Agreement are merged into this Agreement. Except as otherwise expressly provided herein, the Parties may amend this Agreement, in writing signed by the Parties.

6. **Condemnation.** The parties have executed this Agreement with the understanding that there are no further proceedings of condemnation to be initiated by the City against Underfer as it relates to the City's Ashworth Road Improvements Project.

7. **Terms.** The terms of this Agreement are fully understood and voluntarily accepted by Underfer and the City for the purpose of making full and final settlement of any claims of any nature, disputed or otherwise, on account of any damages existing or potentially existing arising from the taking of the Underfer property for the City's Ashworth Road Improvements Project, including any claim for relocation benefits under the Federal Uniform Relocation Act and under Chapter 316 of the Code of Iowa.

Provided that all of the terms and conditions of this Agreement have been complied with by City, then Underfer does hereby waive and relinquish all rights as provided in the Code of Iowa as to the Property, subject to the terms of this Agreement, with the exception of those damages not apparent at the time of this Agreement, pursuant to Iowa Code Section 6B.52.

8. **Continued Validity.** Should any part or provision of this Agreement be determined to be invalid for any reason, the Parties understand and agree that the remaining portions shall continue to be in full force and effect.

9. **Reliance on Own Judgment; Competency.** The Parties acknowledge and represent that they are relying on their own judgment, belief and knowledge, as well as on the advice of their attorneys in entering into this Agreement. The Parties further warrant that they are of legal age, legally competent to execute this Agreement, and accept full responsibility for the signing of this Agreement.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the date indicated below.

CITY OF WEST DES MOINES, IOWA

By: _____
Name: _____
Title: _____

_____ Date

ATTEST:

City Clerk, _____

_____ Date

STATE OF IOWA :
: SS:
COUNTY OF POLK :

On this ____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, as Mayor, and, as the City Administrator/City Clerk, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of West Des Moines, Iowa; that the seal affixed to the foregoing instrument was signed and sealed on behalf of the corporation by authority of its City Council as contained in a Roll Call No. _____, by resolution of the City Council of the City of West Des Moines, Iowa on the ____ day of _____, 2018, and that the Mayor and City Clerk as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the municipal corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 30, 2018

ITEM: Resolution – Approving termination of public easement

FINANCIAL IMPACT: None

SYNOPSIS: In 1995 a 150-foot public roadway easement was platted for use as future street right of way as part of the Rebel Ridge Estates Final Plat. In October, 2015 the West Des Moines City Council approved the construction of the 105th Street Improvements (n/k/a Grand Prairie Parkway) located between Wendover Road and Mills Civil Parkway, allowing the public roadway easement and a portion of Wendover Road to be vacated. In acquiring property for the 105th Street Improvements, the City negotiated an agreement with property owners to terminate the public roadway easement. Upon termination of the easement, all rights will revert to underlying fee owners.

RECOMMENDATION:

Approve - Resolution opening and closing public hearing and approving termination of public easement.

Lead Staff Member: Richard J. Scieszinski, City Attorney RJS

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	<u>RM</u>

PUBLICATION(S) (if applicable)

Published In	Dallas County News
Dates(s) Published	April 26, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	
Date Reviewed	
Recommendation	

RESOLUTION NO. ____

RESOLUTION OPENING AND CLOSING PUBLIC HEARING APPROVING TERMINATION OF PUBLIC ROADWAY EASEMENT

WHEREAS, in conjunction with the platting of Rebel Ridge Estates, an Official Plat in the City of West Des Moines, an easement was platted as public roadway; and

WHEREAS, use of this property for a public roadway is no longer needed by the City; and

WHEREAS, Iowa Code Section 354.23 provides for the vacation of property platted as roadway; and

WHEREAS, by operation of law, upon vacation of the public easement for use as roadway, the easement shall terminate and all rights shall revert to the underlying fee owners; and

WHEREAS, pursuant to Code of Iowa Sections 362.3 and 364.7, publication of notice regarding termination of the easement legally-described on the attached Exhibit "A" has been made; and

WHEREAS, this being the time and place for a public hearing regarding termination of the easement; and

WHEREAS, the City Council of the City of West Des Moines, Iowa finds that termination of the public roadway easement, as shown on the attached Exhibit "A" and reversion of the property to the underlying fee title owners is in the best interest of the City of West Des Moines, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. Pursuant to Code of Iowa Section 364.7, publication of notice of termination of the public roadway easement legally-described on the attached Exhibit "A" has been properly made.
2. The public hearing regarding termination of the public roadway easement, as shown on the attached Exhibit "A" is hereby closed and termination of the public roadway easement is hereby approved.
3. Title to the vacated easement shall revert to each underlying fee owner.

PASSED AND APPROVED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

EXHIBIT "A"

ROADWAY EASEMENT BEING VACATED
SOUTH 105TH STREET IMPROVEMENTS
CITY OF WEST DES MOINES PROJECT NO. 0510-016-2008
PARCEL 4

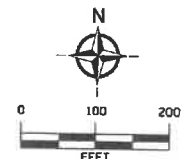
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 7 OF SUGAR CREEK HILLS SUBDIVISION, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

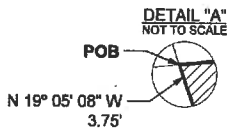
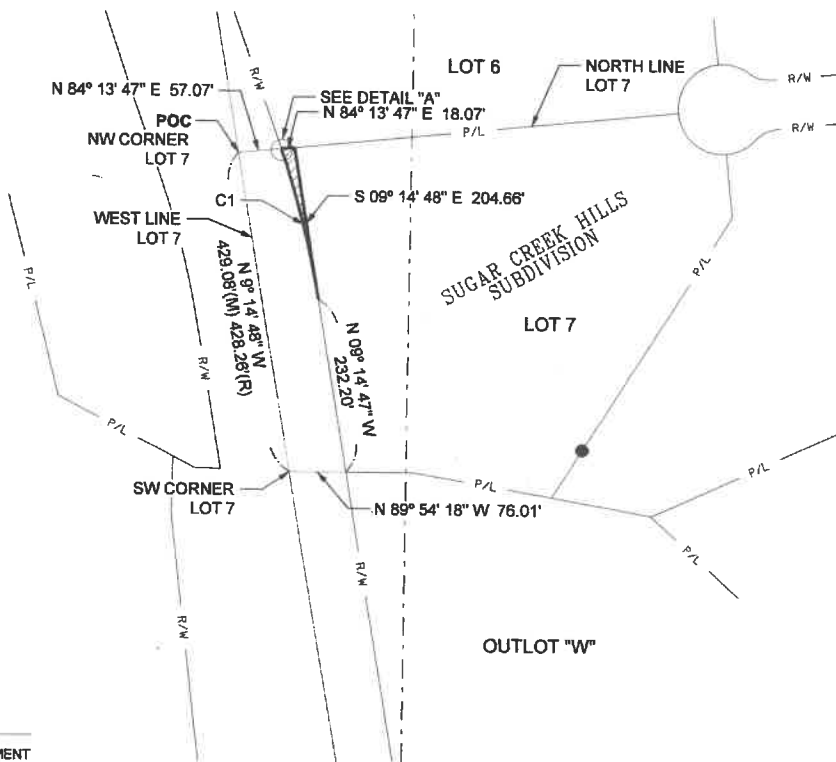
COMMENCING AT THE NORTHWEST CORNER OF LOT 7, THENCE NORTH 84° 13' 47" EAST, 57.07 FEET ALONG THE NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING; THENCE NORTH 84° 13' 47" EAST, 18.07 FEET CONTINUING ALONG SAID NORTH LINE; THENCE SOUTH 09° 14' 48" EAST, 204.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS RECORDED IN BOOK 2015, PAGE 5361; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 203.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE WEST WITH A CENTRAL ANGLE OF 09° 50' 20", ALONG A 1182.50 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 14° 09' 58" WEST, 202.81 FEET; THENCE NORTH 19° 05' 08" WEST, 3.75 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 1,223 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

PROPERTY OWNER:

BRIAN M. & SUSAN J. CRITES
33317 WATERBERRY CIRCLE
WAUKEE, IA 50263
BOOK 2009, PAGES 13566



NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND 1/2" IRON ROS W/ YELLOW CAP #3312 UNLESS NOTED
- SET 5/8" REROD W/YELLOW CAP#18900
- I.R. IRON ROD
- I.P. IRON PIPE
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SECTION LINE
- - - R/W - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - CENTERLINE OF ROAD
- PROPERTY LINE
- ▨ ROADWAY EASEMENT VACATION

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD BEARING	DELTA	TAN
C1	203.06'	1182.50'	202.81'	N14°09'58"W	09°50'20"	101.78'



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

Albert Jeremy Soukup 4/17/2017
ALBERT JEREMY SOUKUP, L.S. DATE
License Number: 18900
My license renewal date is DECEMBER 31, 2017.
Pages or sheets covered by this seal: THIS SHEET ONLY

SURVEY FOR:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265
TEL.: (515) 222-3475

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131-2831
Phone: 515-254-1393 Fax: 515-254-1642

SHEET
1 OF 1

EXHIBIT "A"

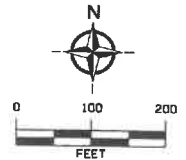
ROADWAY EASEMENT BEING VACATED
 SOUTH 105TH STREET IMPROVEMENTS
 CITY OF WEST DES MOINES PROJECT NO. 0510-016-2008
 PARCEL 6

PROPERTY OWNER:
 PATRICK & SANJA PLYNAAR
 33316 WATERBERRY CIRCLE
 WAUKEE, IA 50263
 BOOK 2013, PAGE 20668

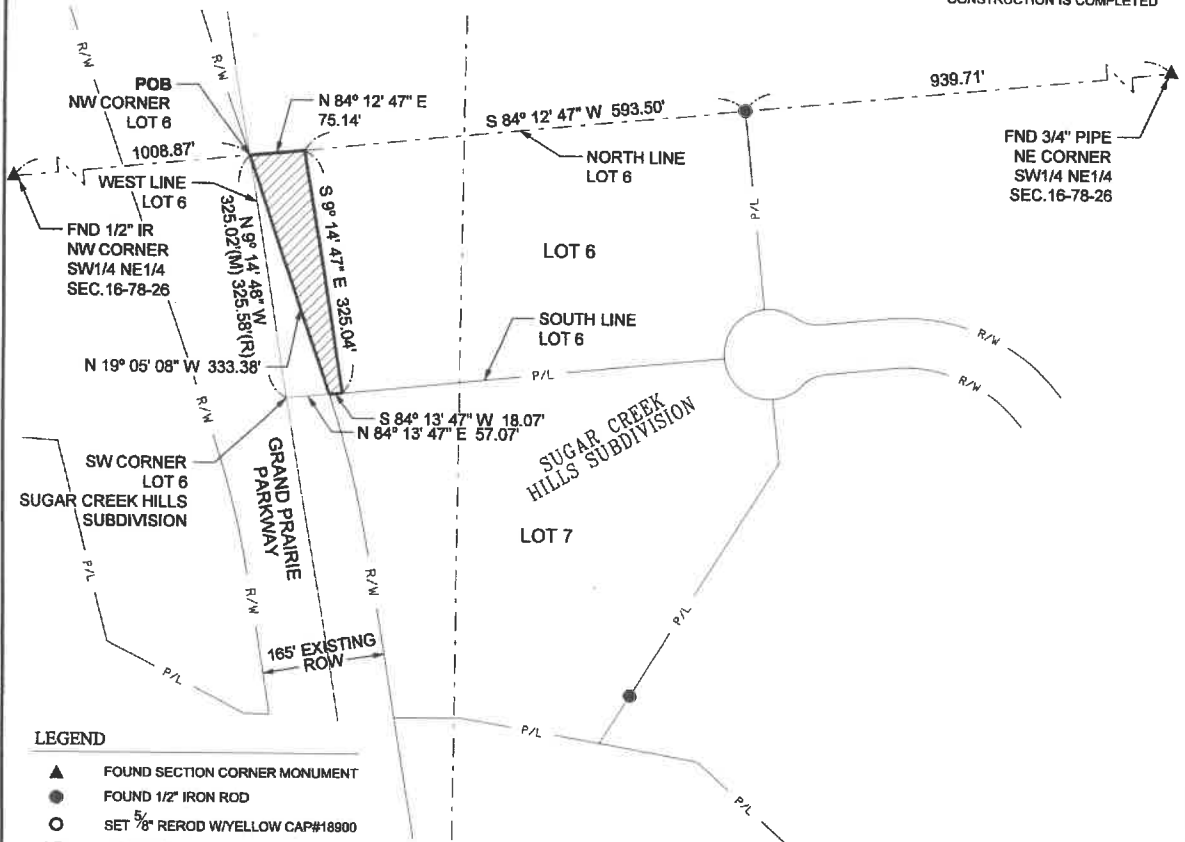
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 6 OF SUGAR CREEK HILLS SUBDIVISION, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, THENCE NORTH 84° 12' 47" EAST, 75.14 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 09° 14' 47" EAST, 325.04 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 84° 13' 47" WEST, 18.07 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS RECORDED IN BOOK 2015, PAGE 5363; THENCE NORTH 19° 05' 08" WEST, 333.38 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 15,120 SQUARE FEET OR 0.35 ACRES MORE OR LESS.



NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED



- LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
 - FOUND 1/2" IRON ROD
 - SET 3/8" REROD W/YELLOW CAP#18900
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - (M) MEASURED DIMENSION
 - (R) RECORDED DIMENSION
 - SECTION LINE
 - - - R/W - RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - CENTERLINE OF ROAD
 - PROPERTY LINE
 - ▨ ROADWAY EASEMENT VACATION



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

Albert Jeremy Soukup 4/12/2017
 ALBERT JEREMY SOUKUP, L.S. DATE
 License Number: 18900
 My license renewal date is DECEMBER 31, 2017.
 Pages or sheets covered by this seal: THIS SHEET ONLY

SURVEY FOR:
 CITY OF WEST DES MOINES
 4200 MILLS CIVIC PARKWAY
 WEST DES MOINES, IA 50265
 TEL.: (515) 222-3475

FOTH PROJECT NO. 070049-00 DATE: 2/10/2017

Foth
 Foth Infrastructure & Environment, LLC
 8191 Birchwood Court, Suite L
 Johnston, IA 50131-2831
 Phone: 515-254-1393 Fax: 515-254-1642

SHEET
 1 OF 1

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

DATE: April 30, 2018


ITEM: Resolution Approval and acceptance of Permanent Public Utility and Access Easement and Temporary Access License necessary for the construction of the Middle Creek Trunk Sewer Extension.

FINANCIAL IMPACT: None



SYNOPSIS: Property interests necessary for construction of the Middle Creek Trunk Sewer Extension, Project Number 0510-015-2017, have been donated by Microsoft Corporation in the form of a Permanent Public Utility and Access Easement and a Temporary Access License. For policy and title purposes, formal acceptance by the City of easements is required. The attached resolution approves acceptance of the property interests.

RECOMMENDATION:

Adopt resolution accepting the Permanent Public Utility and Access Easement and Temporary Access License from Microsoft for the Middle Creek Trunk Sewer Extension.

Lead Staff Member: Brian Hemesath, Interim City Engineer 

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney	
Appropriations/Finance		
Legal		
Agenda Acceptance		

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	None		
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PERMANENT PUBLIC
UTILITY AND ACCESS EASEMENT AND TEMPORARY ACCESS LICENSE FOR
MIDDLE CREEK TRUNK SEWER EXTENSION,
PROJECT NO. 0510-015-2017**

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, a Permanent Public Utility and Access Easement and Temporary Access License 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 Permanent Public Utility and Access Easement and Temporary Access License are hereby approved and accepted.
2. The City Clerk is directed to certify the Council's approval and acceptance.
3. The documents shall be filed with the county recorder as appropriate.

PASSED AND ADOPTED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

PUBLIC UTILITY AND ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

1. Grant of Permanent Easement

The undersigned on behalf of Microsoft Corporation ("**Grantor**"), in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to the **City of West Des Moines, Iowa**, a municipal corporation ("**Grantee**"), a permanent, non-exclusive, and perpetual Public Utility Easement ("**Easement**") upon, over, through and across the real property as shown and legally described on the attached **Exhibit "PE-6"** located in the City of West Des Moines, Warren County, Iowa, ("**Easement Area**").

2. Use and Purpose of Easement

This Easement shall be granted for the purpose of accessing said real estate to construct, reconstruct, maintain and repair, whenever necessary, public utilities the above-described easement. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted. Provided however, no structure or building of any kind whatsoever shall be erected upon the Easement Area without the express written consent of the Grantee.

3. Hold Harmless

The Grantee shall indemnify and hold the Grantor harmless from and against any loss, expense or claim asserted by third parties for damage to third party tangible property, or for bodily injury, or both, related to this Agreement, to the extent such damage or injury is attributable to the negligence or willful misconduct of Grantee or its contractors; provided, Grantor gives Grantee reasonably prompt notice of any such claim and all necessary information and assistance so Grantee, at its option, may defend or settle such claim. In the event that any such damage or injury is caused by the joint or concurrent negligence of both parties, the loss, expense or claim shall be borne by each party in proportion to its negligence.

5. Lawful Authority

The Grantor covenants with the Grantee that it holds the above-described legal property by good and marketable title, free and clear of liens, easements, and encumbrances, except any of record, and that the Grantor has a right and lawful authority to make and execute this Easement. Grantor warrants and defends said Easement against the lawful claims of all persons claiming by, through or under Grantor.

6. Running of Benefits and Burdens

The terms and conditions of this Easement are binding upon the Grantor and Grantee including, but not limited to, future owners, developers, lessees, or occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the parties hereto.

7. Jurisdiction and Venue

The parties agree that the District Court in and for the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties shall consent to the District Court in and for Polk County, Iowa as proper venue.

8. Words and Phrases

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context. The term "Grantee" as used herein shall refer to the City of West Des Moines, Iowa, its elected officials, agents, employees, officers, and contractors. The term "Grantor" shall refer to the undersigned, its heirs, assigns, successors in interest, or lessees, if any.

9. Restoration

By recording this Easement, Grantee agrees to restore any area of the Easement Area and Grantor's adjacent property disturbed by the Grantee or its contractors, to a condition as nearly as practicable to the condition they were in immediately before the exercise of such rights. Nothing in this Agreement shall obligate the Grantee to perform any work or engage in any repair or restoration of the Easement Area or Grantor's adjacent property when the damage or altered conditions are caused by individuals or entities other than the Grantee or its contractors.

10. Abandonment

The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five year successive years, in which event, this easement will terminate and all rights hereunder and any improvements remaining in the Easement Area will revert to or otherwise become the property of Grantor; provided however, that no abandonment will be deemed to have occurred by reason of Grantee's failure to initially install its systems in the Easement Area within any period of time from the date hereof. Upon abandonment, Grantee shall at Grantor's request record a termination of this Easement.

By executing this easement agreement below, the parties agree to be bound by its terms

Dated this _____ day of _____, 2018.

Microsoft Corporation

By:

Name:

Title:

Date:

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____ day of _____, 2018, this record was acknowledged before me
by _____ (name), as _____ (authority or position) of
Microsoft Corporation on behalf of whom this record was executed.

NOTARY PUBLIC

My Commission expires:

CERTIFICATION BY CITY OF WEST DES MOINES, IOWA

I, Ryan T. Jacobson, City Clerk of the City of West Des Moines, Iowa, do hereby certify that acquisition of the within and foregoing Public Utility and Access Easement was duly authorized and approved by the City Council of the City of West Des Moines by Roll Call No. _____, passed on the ____ day of _____, 2018, and that this certificate is made pursuant to the authority of said City Council.

Signed this _____ day of _____, 2018.

CITY OF WEST DES MOINES, IOWA

BY: _____
Ryan T. Jacobson, City Clerk

EASEMENT DRAWING

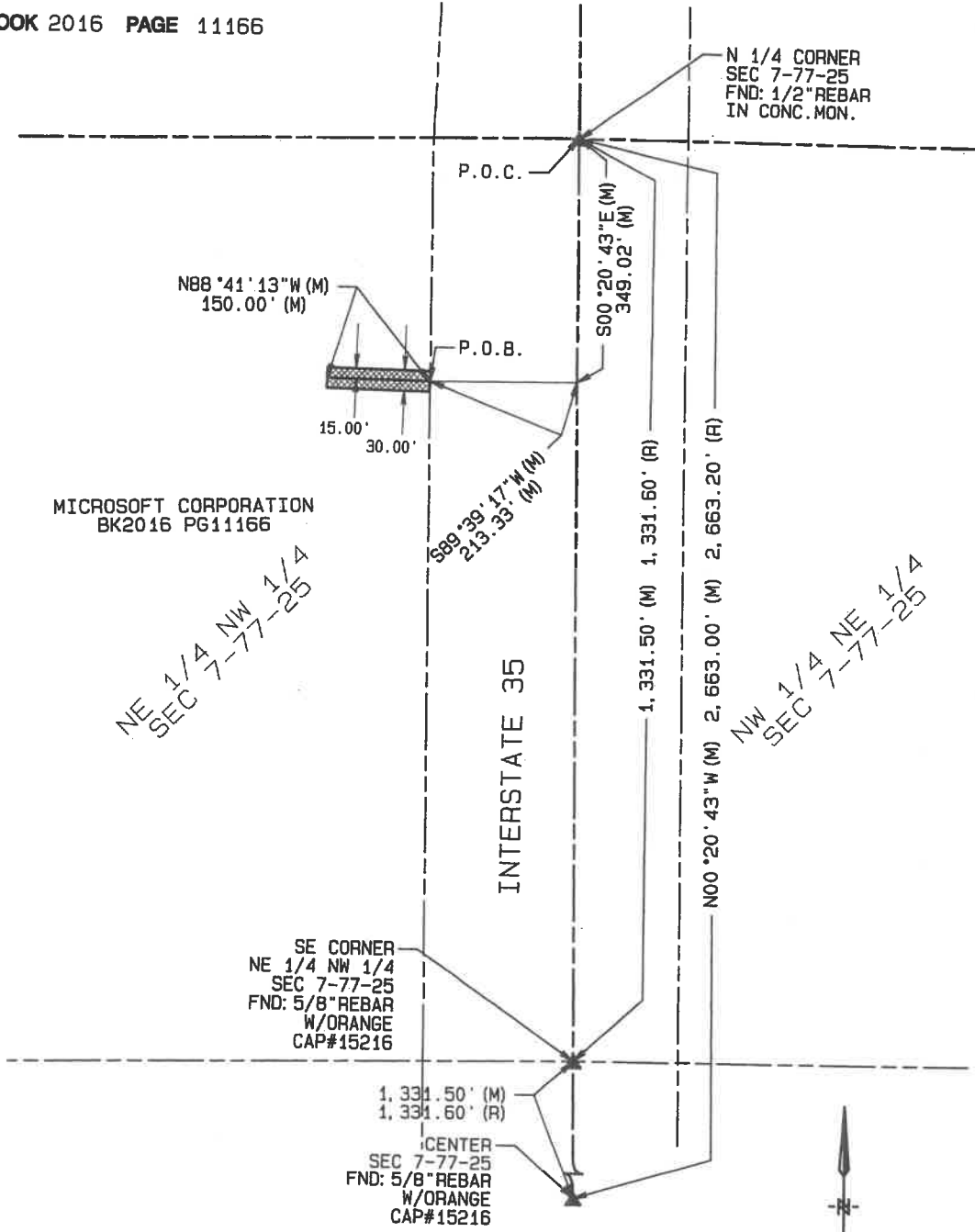
PARCEL NO.:
93000070420

OWNER:
MICROSOFT CORPORATION

FOR PERMANENT SANITARY SEWER EASEMENT
BEING CONVEYED TO THE CITY OF
WEST DES MOINES, IA

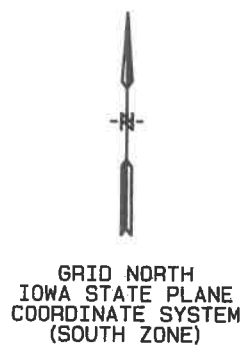
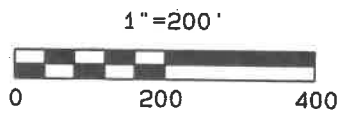
BOOK 2016 PAGE 11166

DRAWN TJP CHECKED BJM APPROVED HRV DATE 12-19-17



LEGEND

- ▲ OTHER MONUMENT FOUND (AS NOTED)
- (M) "AS MEASURED" DISTANCE OR BEARING
- (R) "AS RECORDED" DISTANCE OR BEARING
- (D) "AS DEEDED" DISTANCE OR BEARING
- PERMANENT EASEMENT 4,500 SQ. FT.



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

Signed Bobby J. Maddaleno Date 1/5/18

Bobby J. Maddaleno, P.L.S.
Iowa License No. 19960
My license renewal date is December 31, 2019.
Sheets covered by this seal: Sheet 1 of 2 and Sheet 2 of 2



ACTIVITY ID: 0510-015-2017 MIDDLE CREEK TRUNK SEWER EXTENSION	
VEENSTRA & KIMM, INC. 3000 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266-1320 515-225-8000	
EXHIBIT	PE-6
Rev/By	SHEET 1 OF 2

EASEMENT DRAWING

PARCEL NO.:
93000070420

OWNER:
MICROSOFT CORPORATION

FOR PERMANENT SANITARY SEWER EASEMENT
BEING CONVEYED TO THE CITY OF
WEST DES MOINES, IA

BOOK 2016 PAGE 11166

LEGAL DESCRIPTION

A permanent sanitary sewer easement located in part of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa. Said permanent easement being a strip 30.00 feet in width lying 15.00 feet on each side of the following described line:

Commencing at the North 1/4 corner of said Section 7; thence South 00°20'43" East (all bearings referenced to Grid North Iowa State Plane Coordinate System South Zone), 349.02 feet along the East line of said Northeast 1/4 of the Northwest 1/4 of Section 7; thence South 89°39'17" West, 213.33 feet to the West right-of-way line of Interstate 35, said point being the point of beginning; thence North 88°41'13" West, 150.00 feet to its terminus. The sidelines of said strip to be shortened or lengthened to terminate at the West right-of-way line of Interstate 35.

Containing 4,500 square feet, more or less.

DRAWN TJP CHECKED BJM APPROVED HRV DATE 12-19-17

102228

ACTIVITY ID: 0510-015-2017
MIDDLE CREEK TRUNK SEWER EXTENSION

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

PE-6

Rev/By

SHEET 2 OF 2

TEMPORARY ACCESS LICENSE

This Temporary Access License (“License”) by and between the property owner listed below (“Owner”) and the City of West Des Moines, Iowa, an Iowa municipal corporation (“City”) is effective as of the date it is duly executed by both parties (“Effective Date”).

Property Owner: Microsoft Corporation

Address of Property: Property located in the South Half of the Southwest Quarter of Section 6 and in the North Half of the Northwest Quarter of Section 7, all in Township 77 North, Range 25 West, Warren County, Iowa (Parcel IDs: 93000060660, 93000060681, 93000070440, and 93000070420).

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows.

1. Grant of License. Owner hereby grants City a temporary non-exclusive and revocable license to use only those certain portions of Owner’s property described above (“Property”) that are designated on the attached Easement Drawings referenced as TE-6 and TE-7 (easement areas collectively “Licensed Area”) for the purposes specified herein (“Permitted Uses”).

2. Permitted Uses. City may only use the Licensed Area for activities related to or associated with the construction of the Middle Creek Trunk Sewer and appurtenant facilities. City shall not use the Property for any other unrelated purpose whatsoever without Owner’s prior approval. City shall not use the Licensed Area, or knowingly permit the Licensed Area to be used, in any manner that: (i) violates any applicable law; (ii) is reasonably likely to cause any permanent damage to the Licensed Area or liability to Owner; or (iii) is reasonably likely to constitute a nuisance, annoyance or inconvenience.

3. Term. This License shall commence on the Effective Date and shall continue until completion of the Permitted Uses, but in no event later than August 31, 2019.

4. City Contractors. The City will be responsible for the acts, omissions, and compliance with this License by any contractors or subcontractors performing work on the Licensed Area on behalf of City.

5. Compliance with Laws. City shall observe and comply with any and all laws, statutes, regulations, or ordinances relating to the use of the Property.

6. Restoration of Property. City shall not make any significant and permanent alterations to the Licensed Area without first obtaining Owner’s written consent. Upon completion of City work on the Property, City shall, at its sole cost and expense:

- a. Remove all of its equipment from the Property;
- b. Restore any damage to the Property arising from City’s use of the Property;
- c. Remedy any unsafe conditions on the Property created by City; and
- d. Leave the Property in a similar condition in which it existed prior to use by City, ordinary wear and tear excepted;

e. Pay for all crop loss and/or damages to crops.

7. Indemnification. All entries, analyses, inspections, and testing shall be conducted at City's sole risk. City shall indemnify and hold Owner harmless from any claim, liability, injury, loss, cost, expense, or damage incurred by City as a result of City's entry onto the Property or work or labor performed, or for materials or supplies furnished to or at the request of City in connection with performance of any work done for the account of City within the Licensed Area, or claims arising from any breach on the part of Licensee in performance of any covenant or obligation contained in this License, except where such claim, liability, injury, loss, cost, expense, or damage is caused by the negligence or intentional bad act of Owner.

8. Integration. This License is the full and complete agreement between Owner and City with respect to all matters relating to City use of the Property for the Permitted Uses and supersedes any and all other agreements between the parties hereto relating to City's use of the Property as described in this License.

9. Multiple Owners. In the event that the Property is owned by two or more parties, the person signing this License on behalf of the Owner represents and warrants that they have the necessary authority to bind all owners of the Property to the terms of this License.

10. Public Safety. The City shall be solely responsible for protecting its public safety and the safety of all individuals entering its property in connection with the activities described herein.

This License has been duly executed by the parties on the date of each party's signature.

OWNER:

Microsoft Corporation

By: _____
Name: _____
Title: _____
Date: _____

CITY:

West Des Moines, Iowa

By: _____
Name: _____
Title: _____
Date: _____

EASEMENT DRAWING

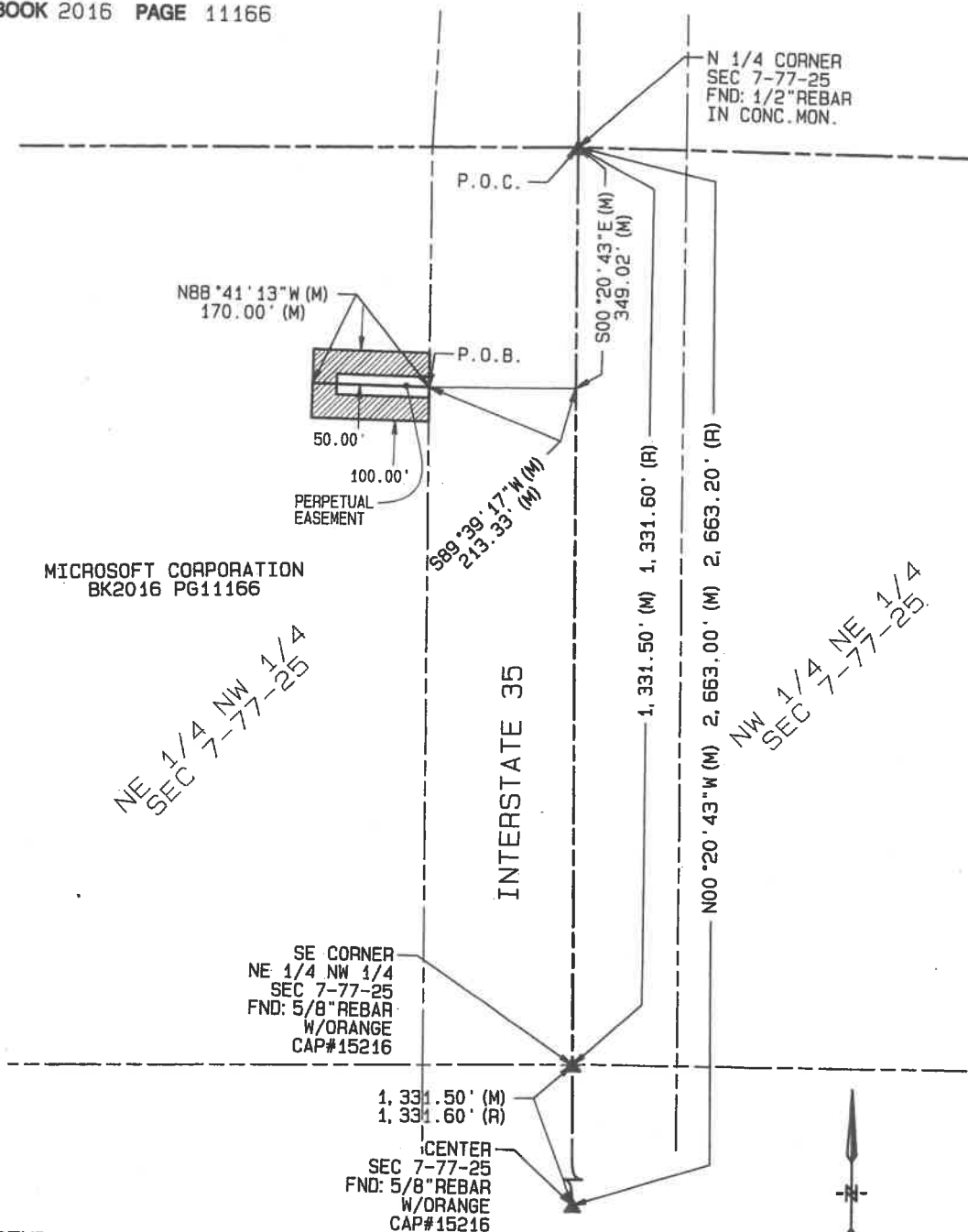
PARCEL NO.:
93000070420

OWNER:
MICROSOFT CORPORATION

FOR TEMPORARY CONSTRUCTION EASEMENT
BEING CONVEYED TO THE CITY OF
WEST DES MOINES, IA

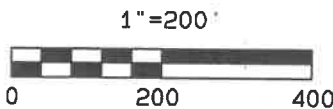
BOOK 2016 PAGE 11166

DRAWN TJP CHECKED BJM APPROVED HRV DATE 08-30-17



LEGEND

- ▲ OTHER MONUMENT FOUND (AS NOTED)
- (M) "AS MEASURED" DISTANCE OR BEARING
- (R) "AS RECORDED" DISTANCE OR BEARING
- (D) "AS DEEDED" DISTANCE OR BEARING
- TEMPORARY EASEMENT 12,957 SQ.FT.



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
(SOUTH ZONE)

ACTIVITY ID: 0510-015-2017
MIDDLE CREEK TRUNK SEWER EXTENSION

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

Signed *Bobby J. Maddaleno* Date *1/5/18*



Bobby J. Maddaleno, P.L.S.
Iowa License No. 19960
My license renewal date is December 31, 2019
Sheets covered by this seal: Sheet 1 of 2 and Sheet 2 of 2

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

TE-6

Rev/By

SHEET 1 OF 2

102228

EASEMENT DRAWING

PARCEL NO.:
93000070420

OWNER:
MICROSOFT CORPORATION

FOR TEMPORARY CONSTRUCTION EASEMENT
BEING CONVEYED TO THE CITY OF
WEST DES MOINES, IA

BOOK 2016 PAGE 11166

LEGAL DESCRIPTION

A temporary construction easement located in part of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa. Said temporary easement being a strip 100.00 feet in width lying 50.00 feet on each side of the following described line:

Commencing at the North 1/4 corner of said Section 7; thence South 00°20'43" East (all bearings referenced to Grid North Iowa State Plane Coordinate System South Zone), 349.02 feet along the East line of said Northeast 1/4 of the Northwest 1/4 of Section 7; thence South 89°39'17" West, 213.33 feet to the West right-of-way line of Interstate 35, said point being the point of beginning; thence North 88°41'13" West, 170.00 feet to its terminus, EXCEPTING THEREFROM a permanent sanitary sewer easement as shown on Exhibit PE-6 sheet 1 of 2. The sidelines of said strip to be shortened or lengthened to terminate at the West right-of-way line of Interstate 35.

Containing 12,500 square feet, more or less.

DRAWN T.J.P. CHECKED B.J.M. APPROVED HRV DATE 08-30-17

ACTIVITY ID: 0510-015-2017
MIDDLE CREEK TRUNK SEWER EXTENSION

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

TE-6

Rev/By

SHEET 2 OF 2

102228

EASEMENT DRAWING

OWNER:
MICROSOFT CORPORATION

FOR TEMPORARY ACCESS EASEMENT
BEING CONVEYED TO THE CITY OF
WEST DES MOINES, IA

PARCEL NO.:
93000060660
93000060681
93000070440
93000070420

BOOK 2016 PAGE 11166

DRAWN TJP CHECKED BJM APPROVED HRV DATE 12-19-17



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
(SOUTH ZONE)

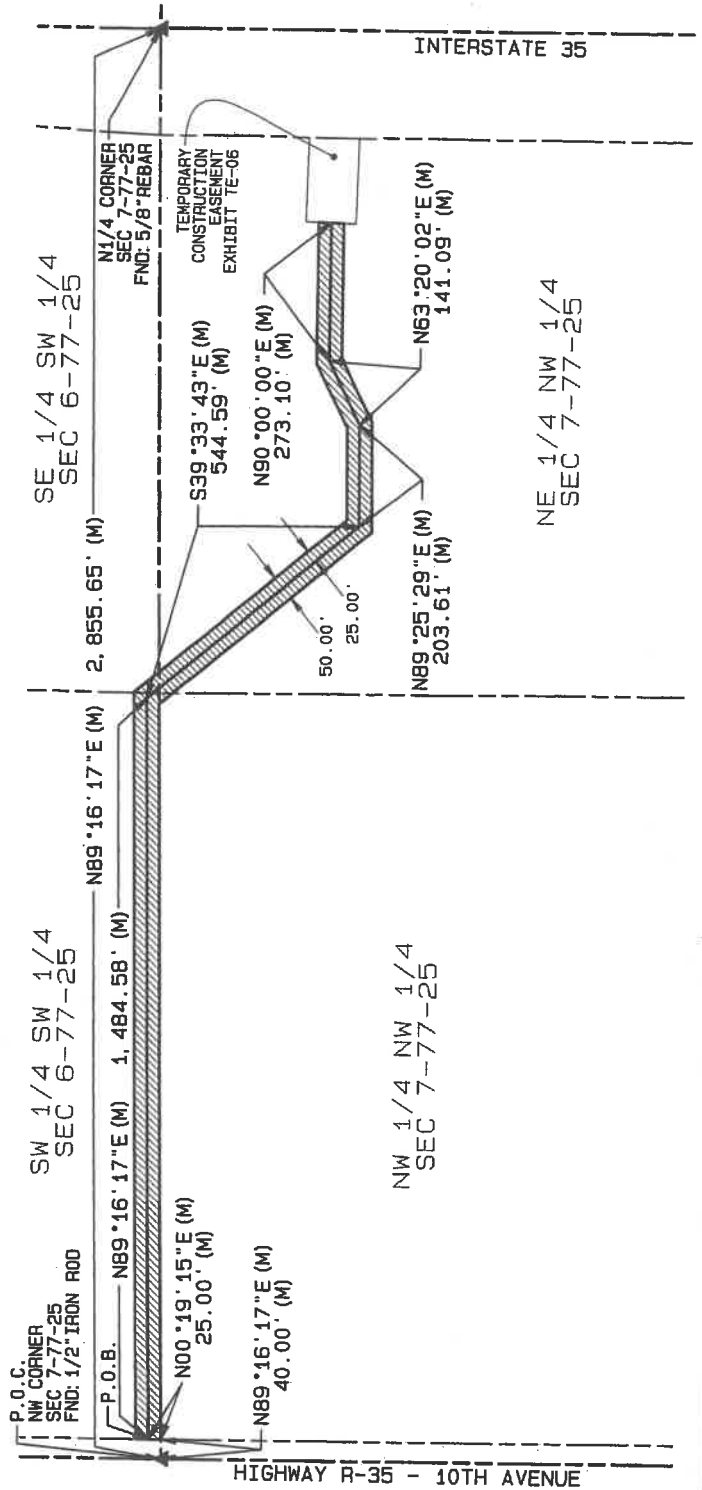
1" = 300'



LEGEND

- ▲ OTHER MONUMENT FOUND (AS NOTED)
- (M) "AS MEASURED" DISTANCE OR BEARING
- (R) "AS RECORDED" DISTANCE OR BEARING

TEMPORARY EASEMENT
132,348 SQUARE FEET



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

Signed *Bobby J. Maddaleno* Date *1/5/18*
Bobby J. Maddaleno, P.L.S.
Iowa License No. 19960
My license renewal date is December 31, 2019
Drawings covered by this seal: Sheet 1 of 2 and Sheet 2 of 2



ACTIVITY ID: 0510-015-2017
MIDDLE CREEK TRUNK SEWER EXTENSION

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT **TE-7**

Rev/By

SHEET 1 OF 2

EASEMENT DRAWING

OWNER:
MICROSOFT CORPORATION

FOR TEMPORARY ACCESS EASEMENT
BEING CONVEYED TO THE CITY OF
WEST DES MOINES, IA

PARCEL NO.:
93000060660
93000060681
93000070440
93000070420

BOOK 2016 PAGE 11166

LEGAL DESCRIPTION

A temporary access easement located in part of the Southwest 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 of Section 6 AND in part of the Northwest 1/4 of the Northwest 1/4 and in the Northeast 1/4 of the Northwest 1/4 of Section 7, all in Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa. Said temporary easement being a strip 50.00 feet in width lying 25.00 feet on each side of the following described line:

Commencing at the Northwest corner of said Section 7; thence North 89°16'17" East (all bearings referenced to Grid North Iowa State Plane Coordinate System South Zone), 40.00 feet along the North line of said Northwest 1/4 of the Northwest 1/4 of Section 7 to the East right-of-way line of Highway R-35 (also known as 10th Avenue); thence North 00°19'15" East, 25.00 feet along said right-of-way line to the point of beginning; thence North 89°16'17" East, 1484.58 feet; thence South 39°33'43" East, 544.58 feet; thence North 89°25'29" East, 203.61 feet; thence North 63°20'02" East, 141.09 feet; thence North 90°00'00" East, 273.10 feet to its terminus. The sidelines of said strip to be shortened or lengthened to terminate at the East right-of-way line of Highway R-35 (also know as 10th Avenue).

Containing 132,348 square feet, more or less.

DRAWN TJP CHECKED BUM APPROVED HRV DATE 12-19-17

102228

ACTIVITY ID: 0510-015-2017
MIDDLE CREEK TRUNK SEWER EXTENSION

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

TE-7

Rev/By

SHEET 2 OF 2

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

DATE: April 30, 2018

ITEM: Resolution - Approval and Acceptance of Temporary Easement Contract
Conveyance of Property Interests for Valley West Drive and Westtown Parkway
Storm Sewer Improvements

FINANCIAL IMPACT: \$6,050.00 (previously budgeted)

SYNOPSIS: Property interests necessary for the Valley West Drive and Westtown Parkway Storm Sewer Improvements have been acquired through negotiated Temporary Easement Contract at the appraised fair market value by way of compensation estimate prepared by JCG Land Services, Inc. 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 Temporary Easement Contract 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 070 2017.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION:

Adopt Resolution Approving and Accepting Temporary Easement Contract and Conveyance of Property Interests to the City of West Des Moines for the Valley West Drive and Westtown Parkway Storm Sewer Improvements.

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

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 TEMPORARY EASEMENT
CONTRACTS AND EASEMENTS FOR THE CONSTRUCTION OF THE
VALLEY WEST DRIVE AND WESTOWN PARKWAY STORM SEWER IMPROVEMENTS,
PROJECT NUMBER 0510-070-2017**

WHEREAS, on April 2, 2018, the City Council approved the acquisition of property, for the project; 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 temporary easement contracts for the acquisition of temporary construction easements necessary for the Project; and

WHEREAS, documents conveying property interests for easements necessary to complete the project have been presented to the City for approval; and

WHEREAS, the names of the property owners and the fair market value of the property to be acquired are attached hereto as **Exhibit "A"** and made a part of this resolution; 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 Temporary Easement Contracts 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 Temporary Easement Contracts.

PASSED AND ADOPTED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit "A"

**VALLEY WEST DRIVE AND WESTOWN PARKWAY STORM SEWER IMPROVEMENTS
PROJECT NUMBER 0510-070-2017**

PARCEL#	PROPERTY OWNER	ACQUIRED PRICE-FMV	
"02"	Stu's Petroleum, LLC d/b/a Valley West Corner Store c/o Chad Staudenmaier 1400 Valley West Drive	\$6,050.00	*Temporary Easement Only
	TOTAL	\$6,050.00	

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

DATE: April 30, 2018

ITEM:

Resolution - Accepting Public Improvements
Mill Ridge Plat 1 Phase 2

FINANCIAL IMPACT:

None at this time. The City will assume ownership of the public improvements, along with associated maintenance.

BACKGROUND:

McAninch Corporation and Alliance Construction have substantially completed the installation of public sanitary sewer, storm sewer, and paving at Mill Ridge Plat 1 Phase 2 in accordance with the plans prepared by Civil Design Advantage and the specifications of the City. These improvements have been inspected by the City.

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 Public Improvements for Mill Ridge Plat 1 Phase 2.

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

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney <i>gs</i>
Agenda Acceptance	<i>(K)</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee				
Date Reviewed				
Recommendation	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Split</td> </tr> </table>	Yes	No	Split
Yes	No	Split		

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS

WHEREAS, a Preliminary Plat for Mill Ridge Plat 1 was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on March 21, 2016; and,

WHEREAS, a Final Plat for Mill Ridge Plat 1 was submitted for review by the City Council of West Des Moines, Iowa, on October 3, 2016 and was found to be generally consistent with the Preliminary Plat; and,

WHEREAS, the West Des Moines City Council adopted a Resolution which approved the Final Plat for Mill Ridge Plat 1 at their meeting on October 3, 2016 subject to any conditions of approval and contingent upon construction and acceptance of all public streets and utilities; sureties were provided for said Public Improvements in lieu of completion with the Final Plat approval.

WHEREAS, on March 31, 2016 the Construction Plans were approved by the West Des Moines City Engineer, said improvements being described as follows:

Mill Ridge Plat 1 Phase 2

therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, the public improvements for Mill Ridge Plat 1 Phase 2 are hereby accepted and are hereby dedicated for public purposes.

BE IT FURTHER RESOLVED, sureties for construction of the public improvements for Mill Ridge Plat 1 Phase 2 are hereby released.

PASSED AND APPROVED this 30th day of April, 2018.

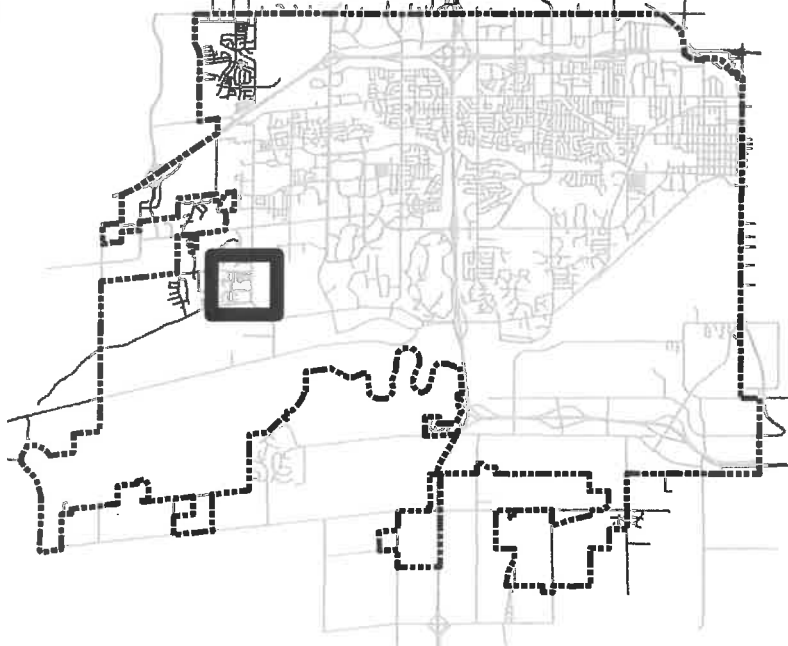
Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

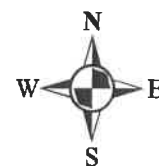


VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Mill Ridge Plat 01, Phase 02

LOCATION:

Exhibit "A"

DRAWN BY: JDR

DATE: 4/26/2018

PROJECT NUMBER/NAME: Mill Ridge Plat 01

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM: Resolution - Authorizing Approval of Amendment to Mill Ridge Plat 1 and Mill Ridge Plat 2 Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreements

FINANCIAL IMPACT: None

SYNOPSIS: In conjunction with the platting of Mill Ridge Plat 1 and Mill Ridge Plat 2 by Mill Ridge Homes, LLC (Hubbell), two separate Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreements were provided to the City as required by City code. Mill Ridge Homes, LLC and the two homeowners associations that are parties to the agreements have proposed combining each agreement and designating the Mill Ridge Homeowners Association as the responsible party for property in both plats. Doing so should have no detrimental impact to the City or the owners of property in each plat.


The attached Resolution authorizes amendments to the agreements regarding Mill Ridge Plat 1 and Mill Ridge Plat 2.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION: Approve Resolution authorizing Amendment to Mill Ridge Plat 1 and Mill Ridge Plat 2 Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreements.

Lead Staff Member: Richard J. Scieszinski, City Attorney 

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Not presented		
Date Reviewed			
Recommendation			

RESOLUTION NO. _____

RESOLUTION AUTHORIZING APPROVAL OF AMENDMENT TO MILL RIDGE PLAT 1 AND MILL RIDGE PLAT 2 STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANTS AND PERMANENT EASEMENT AGREEMENTS

WHEREAS, in November, 2016 Mill Ridge Homes, LLC, Mill Ridge Homeowners Association and the City of West Des Moines executed a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for Lots 1-31 in Mill Ridge Plat 1, an official plat in the City of West Des Moines, Dallas County, Iowa as shown in Book 2016, Page 21892 and filed in the Office of the Dallas County, Iowa Recorder; and

WHEREAS, in April, 2017 Mill Ridge Homes, LLC, Mill Ridge Townhomes Homeowners Association and the City of West Des Moines executed a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for Multiple Parcels for Lots 1-75 in Mill Ridge Plat 2, an official plat in the City of West Des Moines, Dallas County, Iowa as shown in Book 2017, Page 11771 and filed in the Office of the Dallas County, Iowa Recorder; and

WHEREAS, Mill Ridge Homes, LLC, Mill Ridge Homeowners Association and Mill Ridge Townhomes Homeowners Association have proposed combining each Agreement by amendment to allow Mill Ridge Homeowners Association to provide coverage to and responsibility for the lots in both Mill Ridge Plat 1 and Mill Ridge Plat 2 previously covered by each separate agreement; and

WHEREAS, amendment to the Agreements will not adversely affect the rights of the City of West Des Moines as previously provided under each separate agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The Amendment to Mill Ridge Plat 1 Storm Water Management Facility Maintenance Covenant and the Amendment to Mill Ridge Plat 2 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement between Mill Ridge Homes, LLC, Mill Ridge Owners Association, Mill Ridge Townhomes Owners Association and the City of West Des Moines is hereby approved.
2. All previous agreements inconsistent with these Amendments to the Agreements shall be null and void.
3. The Mayor is authorized to sign the Amendments to the Agreements and the City Clerk is directed to attest to the Mayor's signature.
4. Upon execution, the Amendments to the Agreements shall be recorded in the Office of the Dallas County, Iowa Recorder.

PASSED AND ADOPTED this 21st day of August, 2017.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

Prepared by: J.B. Munford, City of West Des Moines, (515) 222-3614
Return to: City Clerk, City of West Des Moines, 4200 Mills Civic Parkway, West Des Moines, IA
50265

Project Name: Mill Ridge Plat 1
Project File #: FP-003206-2016

**AMENDMENT TO MILL RIDGE PLAT 1 STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT**

THIS AMENDMENT TO MILL RIDGE PLAT 1 STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT (“Amendment”) is made this ____ day of _____, 2018 (the “Effective Date”), by MILL RIDGE HOMES, LLC (“Mill Ridge”), the CITY OF WEST DES MOINES (the “City”), and MILL RIDGE OWNERS ASSOCIATION (“Mill Ridge HOA”).

WHEREAS, Mill Ridge, the City, and Mill Ridge HOA entered into that certain Storm Water Management Facility Maintenance Covenant And Permanent Easement Agreement filed for record in the Office of the Recorder for Dallas County, Iowa on November 3, 2016 in Book 2016 beginning at Page 21892, (the “Agreement”);

WHEREAS, Mill Ridge HOA has agreed to revise the assessment formula for the Agreement as set forth below:

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. Section 10 of PART I is hereby amended to read as follows:

Should the Association fail to maintain, reconstruct, repair, grade or dredge the Storm Water Management Facility or the Easement Area upon notice from the City, the City may cause such action to be done and assessed pursuant to the formula set forth below:

1/106th of the total assessment shall be assessed against each lot comprising Lots 1-75 Mill Ridge Plat 2
and Lots 1-31 Mill Ridge Plat 1

2. Except as expressly modified by this Amendment, all of the terms, conditions, easements, restrictions and provisions of the Agreement continue and remain in full force and effect.

Signed this _____ day of _____, 2018.

Mill Ridge Homes, LLC
By: Hubbell Realty Company, Managing Member

By: _____
Joseph F. Pietruszynski, Vice President

By: _____
B.J. Miller, Assistant Secretary

STATE OF IOWA)
)SS
COUNTY OF DALLAS)

On this _____ day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Joseph F. Pietruszynski and B.J. Miller, to me personally known, who being by me duly sworn, did say that they are the Vice President and Assistant Secretary respectively, executing the within and foregoing instrument and acknowledged that he executed the same as their voluntary act and deed of Hubbell Realty Company, the managing member of Mill Ridge Homes, LLC, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Mill Ridge Owners Association

By: _____
John Bergman, President

By: _____
Ashley Aust, Secretary

STATE OF IOWA)
)SS
COUNTY OF DALLAS)

On this _____ day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared John Bergman and Ashley Aust to me personally known, who being by me duly sworn, did say that they are President and Secretary respectively of the Mill Ridge Owners Association, an Iowa non-profit corporation.

Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES, IOWA

I, Ryan T. Jacobson, City Clerk of the City of West Des Moines, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of West Des Moines by Resolution and Roll Call No. _____, passed on the 30th day of April, 2018, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2018.

Ryan T. Jacobson, CMC, MPA
City Clerk of the City of West Des Moines, Iowa

Prepared by: J.B. Munford, City of West Des Moines, (515) 222-3614
Return to: City Clerk, City of West Des Moines, 4200 Mills Civic Parkway, West Des Moines, IA
50265

Project Name: Mill Ridge Plat 2
Project File #: FP-003306-2016

**AMENDMENT TO MILL RIDGE PLAT 2 STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT
FOR MULTIPLE OWNERSHIP PARCELS**

THIS AMENDMENT TO MILL RIDGE PLAT 2 STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT FOR MULTIPLE OWNERSHIP PARCELS (“Amendment”) is made this ____ day of _____, 2018 (the “Effective Date”), by **MILL RIDGE HOMES, LLC** (“Mill Ridge”), the **CITY OF WEST DES MOINES** (the “City”), **MILL RIDGE OWNERS ASSOCIATION** (“Mill Ridge HOA”), and **MILL RIDGE TOWNHOMES OWNERS ASSOCIATION** (“Mill Ridge Townhomes HOA”).

WHEREAS, Mill Ridge, the City, and Mill Ridge Townhomes HOA entered into that certain Mill Ridge Plat 2 Storm Water Management Facility Maintenance Covenant And Permanent Easement Agreement For Multiple Ownership Parcels, dated April 28, 2017, and filed for record in the Office of the Recorder for Dallas County, Iowa on June 21, 2017 in Book 2017 beginning at Page 11771, (the “Agreement”);

WHEREAS, Mill Ridge HOA has agreed to assume the responsibilities of Mill Ridge Townhomes HOA pursuant to the Agreement and the parties desire to amend the Agreement in order for Mill Ridge HOA to assume such responsibilities; and

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. From and after the Effective Date, Mill Ridge Townhomes HOA hereby assigns to Mill Ridge HOA, and Mill Ridge HOA hereby assumes from Mill Ridge Townhomes HOA, all obligations of Mill Ridge Townhomes HOA under the Agreement. From and after the Effective Date, all references to the “Association” in the Agreement shall refer to and mean Mill Ridge Owners Association.
2. Section 10 of PART I is hereby amended to read as follows:

Should the Association fail to maintain, reconstruct, repair, grade or dredge the Storm Water Management Facility or the Easement Area upon notice from the City, the City may cause such action to be done and assessed pursuant to the formula set forth below:

1/106th of the total assessment shall be assessed against each lot comprising Lots 1-75 Mill Ridge Plat 2 and Lots 1-31 Mill Ridge Plat 1

3. Except as expressly modified by this Amendment, all of the terms, conditions, easements, restrictions and provisions of the Agreement continue and remain in full force and effect.

Signed this _____ day of _____, 2018.

Mill Ridge Homes, LLC
By: Hubbell Realty Company, Managing Member

By: _____
Joseph F. Pietruszynski, Vice President

By: _____
B.J. Miller, Assistant Secretary

STATE OF IOWA)
)SS
COUNTY OF DALLAS)

On this _____ day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Joseph F. Pietruszynski and B.J. Miller, to me personally known, who being by me duly sworn, did say that they are the Vice President and Assistant Secretary respectively, executing the within and foregoing instrument and acknowledged that he executed the same as their voluntary act and deed of Hubbell Realty Company, the managing member of Mill Ridge Homes, LLC, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Mill Ridge Owners Association

By: _____
John Bergman, President

By: _____
Ashley Aust, Secretary

STATE OF IOWA)
)SS
COUNTY OF DALLAS)

On this _____ day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared John Bergman and Ashley Aust to me personally known, who being by me duly sworn, did say that they are President and Secretary respectively of the Mill Ridge Owners Association, an Iowa non-profit corporation.

Notary Public in and for the State of Iowa

Mill Ridge Townhomes Owners Association

By: _____
John Bergman, President

By: _____
Ashley Aust, Secretary

STATE OF IOWA)
)SS
COUNTY OF DALLAS)

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared John Bergman and Ashley Aust to me personally known, who being by me duly sworn, did say that they are President and Secretary respectively of the Mill Ridge Townhomes Owners Association, an Iowa non-profit corporation.

Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES, IOWA

I, Ryan T. Jacobson, City Clerk of the City of West Des Moines, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of West Des Moines by Resolution and Roll Call No. _____, passed on the 30th day of April, 2018, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2018.

Ryan T. Jacobson, CMC, MPA
City Clerk of the City of West Des Moines, Iowa

F:\legal\SHARE\Mill Ridge Development\Plat 2\Amendment to Stormwater Maintenance Agreement.docx

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

DATE: April 30, 2018

ITEM: Proclamation – Bike Month – May 2018

FINANCIAL IMPACT: None

BACKGROUND: The attached proclamation designates May 2018 as Bike Month. This proclamation is one way to demonstrate the City’s commitment to bicycling. Events taking place in May include the Mayor’s Bike Ride on May 12, 2018.

OUTSTANDING ISSUES: None

RECOMMENDATION: That the Council approve the proclamation designating May 2018 as Bike Month in West Des Moines.

Lead Staff Member: Sally Ortgies, Director of Parks & Recreation

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

PROCLAMATION

WHEREAS, for more than a century, the bicycle has been an important part of the lives of most Americans; and

WHEREAS, today, millions of Americans engage in bicycling because it is a viable and environmentally-sound form of transportation, an excellent form of fitness and provides quality family recreation; and

WHEREAS, the education of cyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and

WHEREAS, the City of West Des Moines, the League of American Bicyclists and independent cyclists throughout our community are promoting greater public awareness of bicycle operation and safety education in an effort to reduce accidents, injuries and fatalities for all; and

WHEREAS, the City of West Des Moines continues to promote bicycling through the planning and construction of trails and bicycle facilities.

NOW, THEREFORE, I, Mayor of the City of West Des Moines, do hereby proclaim May 2018, as

BIKE MONTH

in the City of West Des Moines, and I, Mayor Steven K. Gaer urge all citizens to celebrate Bike Month and support efforts to promote bicycling in the community.

Dated this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

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

ITEM: Approval of Proclamation
Police Officers Week - May 13-19, 2018

DATE: April 30, 2018

FINANCIAL IMPACT: None

BACKGROUND:

The City of West Des Moines would like to recognize the important role Law Enforcement Officers play in the lives of West Des Moines residents by celebrating Police Officers Week, May 13-19, 2018, and recognizing Police Officers Memorial Day on Thursday, May 17, 2018.



OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Approval of Proclamation recognizing May 13-19, 2018 as Police Officers Week and Thursday, May 17, 2018 as Police Officers Memorial Day.

Lead Staff Member: Chris Scott, Chief of Police

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	

CITY OF WEST DES MOINES OFFICIAL PROCLAMATION

WHEREAS, Law Enforcement Officers play an important role in the lives of all West Des Moines residents; and

WHEREAS, Public understanding of the duties and responsibilities of these Officers is crucial to their effective performance; and

WHEREAS, One hundred and eighty-six Iowa Peace Officers have given their lives in the line of duty, including Marshal Anthony Swatta and Sergeant Shawn Miller from the West Des Moines Police Department; and

WHEREAS, A Peace Officers' Memorial Plaque was dedicated on May 12, 1988, listing the names of those Iowa Peace Officers who gave their lives in protecting the rights and privileges of Iowa citizens, and to whom the Iowa Peace Officers' Memorial was dedicated on May 15, 1985; and

WHEREAS, West Des Moines continues to maintain significantly lower crime rates than does both the state and the nation as a whole which can be attributed in part to the dedication and effectiveness of West Des Moines' Law Enforcement Officers:

NOW, THEREFORE, I, Steven K. Gaer, Mayor of West Des Moines, do hereby proclaim May 13-19, 2018 as

POLICE OFFICER'S WEEK

and do further proclaim, Thursday, May 17, 2018, as

POLICE OFFICER'S MEMORIAL DAY

in West Des Moines, and urge citizens to participate in law enforcement events in and around the city, to become better acquainted with the operations and personnel of local police agencies, and to honor those officers who have given their lives in the line of duty.

Mayor of West Des Moines

City Clerk of West Des Moines

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

ITEM: Approval of Home Rule Proclamation

DATE: April 30, 2018

FINANCIAL IMPACT: None

BACKGROUND:

In 1968 the Home Rule Amendment was passed by the citizens of Iowa and constitutionalized local control in the state of Iowa. This transitioned Iowa from a Dillon's Rule state, where local government powers are derived exclusively from the state legislature, to a Home Rule state where local government powers are derived from the State Constitution.

Cities across the state will celebrate the 50th Anniversary of the Home Rule Amendment to Iowa's State Constitution during 2018. The Iowa League of Cities is encouraging each city in Iowa to pass a proclamation stating, "Home Rule is essential to effective and responsive municipal governance in all cities in Iowa," and that local control "continues to be vital to the health and prosperity of all cities in Iowa."


OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Approval of Home Rule Proclamation

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	Split



Home Rule Proclamation

Whereas, Home Rule is essential to effective and responsive municipal governance in Iowa and provides flexibility to make decisions at the local level, where decisions are made closest to the people they impact and can be tailored to fit local conditions, needs and concerns in order to better serve taxpayers, and;

Whereas, the City of West Des Moines supports Home Rule and the powers it provides to make local decisions that best reflect the residents of our community, and;

Whereas, the citizens of Iowa approved the adoption of Home Rule in the Constitution of Iowa on November 5, 1968, and;

Whereas, this is the 50th year of municipal Home Rule in Iowa, and;

Whereas, Home Rule continues to be vital to the health and prosperity of all cities in Iowa;

NOW, THEREFORE, I, Steven K. Gaer, Mayor of West Des Moines, Iowa, do hereby recognize the 50th Anniversary of municipal Home Rule in Iowa and proudly support its continued authority.

Signed this 30th day of April, 2018

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

NO CHANGE FROM PREVIOUS READING
CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: April 30, 2018

ITEM: Nazarene Church Campground – 2001 Fuller Road and 2251 and 2296 Grand Avenue – Repeal
 Nazarene Church Campground Planned Unit Development – City Initiated –ZC-003832-2018

ORDINANCE: Approval of Second Reading, Waive Third Reading, and Adopt in Final Form.

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is requesting that the Nazarene Church Campground Planned Unit Development ordinance be repealed. In January 2014, the City Council approved a rezoning of the then Walnut Creek Church property at 2251 Grand Avenue to change the zoning of the property from Nazarene Church Campground PUD to Open Space; however, the ordinance changed the zoning map, but did not repeal the Planned Unit Development Ordinance. This action is to officially repeal the Nazarene Church Campground ordinance and removed it from codification (see Exhibit I – Proposed Ordinance).

Previous City Council Action:

Vote: 4-0 approval, Council member Trimble absent

Date: April 16, 2018

Motion: Approve First Reading of Ordinance

OUTSTANDING ISSUES: There are no outstanding issues.

ZONE CHANGE 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 of the ordinance, waive the third reading and adopt the ordinance in final form to repeal the Nazarene Church Campground Planned Unit Development.

Lead Staff Member: Kara Tragesser, AICP *KAT*

Staff Reviews:

Department Director	<i>LS</i>
Appropriations/Finance	
Legal	<i>JBW</i>
Agenda Acceptance	<i>(WA)</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Date(s) Published	March 28, 2018
Letter sent to surrounding property owners	March 28, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

Exhibit I - Proposed Ordinance

Prepared by: K Tragesser, 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 # _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES FOR THE NAZARENE CHURCH CAMPGROUND PUD #67

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. AMENDMENT. Ordinances 1557 and 2019 Nazarene Church Campground PUD #67 are hereby amended by renaming the Planned Unit Development from “Nazarene Church Campground” to ‘Reserved”.

SECTION 2. AMENDMENT: Amend Ordinance 2019 to repeal the language of the Nazarene Church Campground #67 Planned Unit Development in its entirety, while retaining the zoning designation approved with Ordinance 2019.

SECTION 3. 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 4. 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 this ____ day of _____, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2018.

Ryan T. Jacobson, City Clerk

**CHANGE FROM PREVIOUS READING
CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: April 30, 2018

ITEM: Amendment to City Code – Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations), Section 4 (Setback And Bulk Density Regulations) Table 7.9 (Bulk Regulations For Principal and Accessory Structures In Industrial, Office and Open Space Districts) to Modify Bulk Regulations for the Professional Commerce Park District And Amend Title 9 (Zoning), Chapter 11 (Professional Commerce Park District) Section 5 (Site Plans, Lot Area, Lot Frontage, And Yard Requirements) to Amend Lot Size and Lot Frontage Requirements– City Initiated – AO-003833-2018

ORDINANCE: Approval of Second Reading, Waive Third Reading and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is requesting amendments to Title 9, Zoning, Chapters 7 (Bulk Regulations) and 11 (Professional Commerce Park) to change the minimum lot size from two acres to 60,000 sq. ft., change the minimum lot frontage from 350 feet to 150 feet, and eliminate conflicting information. The sections requested to be amended are:

- Chapter 7 (Setback and Bulk Density Regulations), Section 4 (Setback And Bulk Density Regulations) Table 7.9 (Bulk Regulations For Principal and Accessory Structures In Industrial, Office and Open Space Districts)
- Chapter 11 (Professional Commerce Park District) Section 5 (Site Plans, Lot Area, Lot Frontage, And Yard Requirements)

Previous Council Action:

Vote: 4-0 approval, Council member Trimble absent

Date: April 16, 2018

Approval of the First Reading of the Ordinance.



OUTSTANDING ISSUES: There are no outstanding issues

STAFF REVIEW: Staff discovered that in Section 2 of the ordinance, Paragraph D was missing from the ordinance. That section of the ordinance intends to delete the entire section of the code related to Site Plans, Lot Area, Lot Frontage, and Yard Requirements. The deletion of Paragraph D now is included in the ordinance.

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 Ordinance in final form, subject to the applicant meeting all City Code requirements

Lead Planner: Kara Tragesser, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	April 2, 2018	
Letter sent to surrounding property owners		N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	March 19, 2018		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

Exhibit I - Ordinance

Prepared by: K. Tragesser, 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.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2014 BY AMENDING TITLE 9 (ZONING), CHAPTER 7 (SETBACK AND BULK DENSITY REGULATIONS), SECTION 4 (SETBACK AND BULK DENSITY REGULATIONS) AND AMEND TITLE 9 (ZONING), CHAPTER 11 (PROFESSIONAL COMMERCE PARK DISTRICT) SECTION 5 (SITE PLANS, LOT AREA, LOT FRONTAGE, AND YARD REQUIREMENTS) TO AMEND LOT SIZE AND LOT FRONTAGE REQUIREMENTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations), Section 4 (Setback and Bulk Density Regulations) Table 7.9 (Bulk Regulations For Principal and Accessory Structures In Industrial, Office and Open Space Districts), is hereby amended by adding the text in bold italic lettering and deleting the highlighted strikethrough text:

TABLE 7.9
BULK REGULATIONS
FOR PRINCIPAL AND ACCESSORY STRUCTURES IN INDUSTRIAL, OFFICE AND OPEN SPACE
DISTRICTS

[Table on Next Page]

Required Standards	BP	VJLI	LI	GI	OF	PCP	OS
Minimum lot area ¹	20,000 square feet	7,250 square feet	10,000 square feet	20,000 square feet	10,000 square feet	2 acres 60,000 square feet	20 acres
Minimum setback (feet) ²							
- Front yard	50	15	30	40	30	50	50
- Rear yard	50	10 (from alleyway)	35	35	35	50	50
If abuts like zoning district			15		15	25	
- Side yard	50	10	20	35	10	50	50
If abuts like zoning district		0	0	0	0	25	
If abuts residential zoned or used property		10					
Minimum lot width (feet)	75	50	75	75	80	350 150	200
Maximum height (feet)	60 ³	15 30 ⁴	60 ³	60 ³	36 ³	60 ³	60 ³
Open space required (minimum percentage)	35	20	20	20	25	35	75

Section 2. Amendment. Title 9 (Zoning), Chapter 11 Professional Commerce Park District), Section 5 (Site Plans, Lot Area, Lot Frontage, and Yard Requirements), is hereby deleted in its entirety and subsequent sections renumbered.

5: SITE PLANS, LOT AREA, LOT FRONTAGE AND YARD REQUIREMENTS:

A. Site Plans: No site plan shall be less than twenty (20) acres in area, exclusive of road rights of way.

B. Lot Area: There shall be no minimum lot area.

~~C. Lot Frontage And Yard Requirements: No lot shall be less than three hundred fifty feet (350') in width and no building shall be placed, located, constructed or erected within fifty feet (50') of any boundary line of the lot under ownership.~~

~~D. Exception: Subsections A, B and C of this section shall not prohibit the multiple use of a planned complex park on a minimum lot providing that the control of those facilities and uses which must be installed and maintained for the joint use of the users of the property shall be legally enforceable and acceptable to the city.~~

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 4. 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 5. 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 6. 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 7. 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 _____, 2018, and approved this _____ day of _____, 2018.

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 _____, 2018, and was published in the Des Moines Register on _____, 2018.

Ryan T. Jacobson
City Clerk

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

NO CHANGES FROM PREVIOUS READING

ITEM:

DATE: April 30, 2018

Second reading, waiver of third reading, and final approval of proposed Ordinance to amend Title 6, Chapter 5 of the Municipal Code to adopt the Iowa state law regarding the illegal use of electronic communication devices while driving by reference in the City Code.

FINANCIAL IMPACT:

This proposed Ordinance amendment should have a positive financial impact to the City of West Des Moines because the City receives a significant percentage of the traffic citation fines when police officers issuing traffic tickets cite the City Code instead of the State Code.

BACKGROUND:

Last year, the Iowa legislature changed state law to authorize police officers to initiate motor vehicle traffic stops for drivers who use hand-held electronic communication devices to write, send, or view electronic messages, play games, use social media applications, or browse the Internet while operating a motor vehicle. Police officers can then issue traffic citations for this type of offense, which includes a \$30.00 fine, plus surcharge and court costs.

This proposed Ordinance would adopt the state code provision by reference, similar to what the City has already done for other common traffic offenses. Issuing traffic citations under the City Code enables the City of West Des Moines to receive a much higher percentage of the fines in cases where the City's police department has conducted traffic enforcement.

The Public Safety City Council subcommittee recommended approval of this proposed Ordinance at its meeting held on April 6, 2018. The City Council unanimously approved of the first reading of this proposed Ordinance at its meeting held on April 16, 2018.


OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Approval of the second reading, waiver of the third reading, and final approval of this proposed Ordinance.

Lead Staff Member: Jason B. Wittgraf, Assistant City Attorney JBW

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Safety		
Date Reviewed	April 6, 2018		
Recommendation	Yes	No	Split

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 6, "MOTOR VEHICLES AND TRAFFIC", CHAPTER 5, "RULES OF THE ROAD", ARTICLE G, "MISCELLANEOUS RULES", SECTION 10, "GENERAL TRAFFIC REGULATIONS"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1: Title 6, Chapter 5, Article G, Section 10 is hereby amended by adding the following underline text to create subsection L.

6-5G-10: GENERAL TRAFFIC REGULATIONS:

L. Use of electronic communication device while driving. Iowa Code (2017) section 321.276 is adopted by reference.

SECTION 2. REPEALER. All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

SECTION 3. 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 4. EFFECTIVE DATE. 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 ____ day of _____, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

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

Date: April 30, 2018

ITEM: West Grand Business Park, Grand Avenue and S. 88th Street – Amend the West Grand Business Park PUD to remove Parcel 12 (SW corner of Grand Avenue and S. 88th Street) from the PUD area – City Initiated – ZC-003799-2018

ORDINANCE: Approval of First Reading of a PUD Amendment

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is proposing to remove Parcel 12 from the West Grand Business Park PUD to allow for the incorporation of the parcel into a new Planned Unit Development for the future development of the site as a West Des Moines Public Services facility. Parcel 12 is located at the SW corner of Grand Avenue and S. 88th Street. The new PUD, WDM Public Services, is also on tonight's agenda for consideration.

Plan and Zoning Commission Action:

Vote: 6-0 for approval, with Commissioner Costa absent.

Date: April 23, 2018

Motion: Adopt a resolution recommending the City Council approve an Amendment to the West Grand Business Park PUD.

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 & Planning – March 5, 2018*
- Staff Review and Comment
 - *Incorporation into a new PUD Ordinance*
- Comprehensive Plan Consistency
- Findings
- Noticing Information
- Staff Recommendation and Conditions of Approval
- Property Owner/Applicant Information

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, the Plan and Zoning Commission recommends the City Council approve an amendment to the existing West Grand Business Park PUD to allow the removal of Parcel 12 from the PUD area, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian S. Portz, AICP **BP**

Staff Reviews:

Department Director	JK
Appropriations/Finance	
Legal	
Agenda Acceptance	RJS

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Date(s) Published	March 16, 2018
Letter sent to surrounding property owners	March 15, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services & Development & Planning		
Date Reviewed	March 5, 2018		
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
 - Exhibit A - Conditions of Approval
 - Attachment B - Existing PUD Sketch Plan
 - Attachment C - Proposed PUD Ordinance Amendment (Moved to Exhibit II)
- Exhibit II - Amended PUD Ordinance
 - Exhibit A - Proposed PUD Sketch Plan

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: April 23, 2018

Item: West Grand Business Park PUD Amendment, Grand Avenue and S. 88th Street – Amend the West Grand Business Park PUD to remove Parcel 12 (SW corner of Grand Avenue and S. 88th Street) from the PUD area – City Initiated – ZC-003799-2018

Requested Action: Recommend approval of PUD Amendment

Case Advisor: Brian S. Portz, AICP 

Applicant's Request: The City of West Des Moines is proposing to remove Parcel 12 from the West Grand Business Park PUD to allow for the incorporation of the parcel into a new Planned Unit Development for the future development of the site as a West Des Moines Public Services facility. Parcel 12 is located at the SW corner of Grand Avenue and S. 88th Street.

History: The property was annexed into the City as a part of the McKinney annexation. In 1999, the subject property was made a part of the West Grand Business Park PUD, which allowed for Business Park, Light Industrial, Medium Density Residential and Office development. Parcel 12 was designated for light industrial development, which is how the property is now proposed to be developed. The City of West Des Moines purchased the property in 2012 for development of a new public services facility.

City Council Subcommittee: This item was presented at the March 5, 2018 Development and Planning City Council Subcommittee as an informational item. The subcommittee was supportive of the request.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding items. Staff met with McKinney family representatives and explained the removal of the property from the West Grand Business Park PUD, as well as operational and architectural aspects of the proposed WDM Public Services facility. The McKinney's seemed to be in agreement with the amendment and proposed site development. Staff would summarize the following:

- ***Incorporation into a new PUD Ordinance:*** The subject property will be incorporated into a new PUD (WDM Public Services PUD). It is anticipated that the City's consultants will be submitting the Site Plan application for the development of the site within the next few months.

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.

Noticing Information: On March 16, 2018, notice for the original March 26, 2018, Plan and Zoning Commission and April 2, 2018, City Council Public Hearings on this project was published in the Des Moines Register. This request was subsequently deferred twice until the April 23, 2018 Plan and Zoning Commission and April 30, 2018 City Council meetings to allow additional time for staff to review the request. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on March 15, 2018.

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 an amendment to the West Grand Business Park PUD to remove Parcel 12 from the PUD, subject to the applicant meeting all City Code requirements.

Property Owner/Applicant: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265

Applicant's Representative: Snyder & Associates, Inc.
2727 SW Snyder Boulevard
Ankeny, IA 50023
mapplegate@snyder-associates.com

Attachments:

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Existing PUD Sketch Plan
- Attachment C - Proposed PUD Ordinance Amendment
- Exhibit A - Proposed PUD Sketch Plan

RESOLUTION NO. PZC -18-019

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE WEST GRAND BUSINESS PARK PUD TO REMOVE PARCEL 12 FROM THE PUD

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, the City of West Des Moines, has requested an amendment to the West Grand Business Park PUD (ZC-003799-2018) to remove Parcel 12 from the PUD.

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 April 23, 2018, this Commission held a duly-noticed hearing to consider the application for Rezoning Request (ZC-003799-2018);

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 April 23, 2018, or as amended orally at the Plan and Zoning Commission hearing of April 23, 2018, are adopted.

SECTION 2. REZONING REQUEST (ZC-003799-2018) to remove Parcel 12 from the PUD is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 23, 2018, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. 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 April 23, 2018.


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 April 23, 2018, by the following vote:

AYES: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

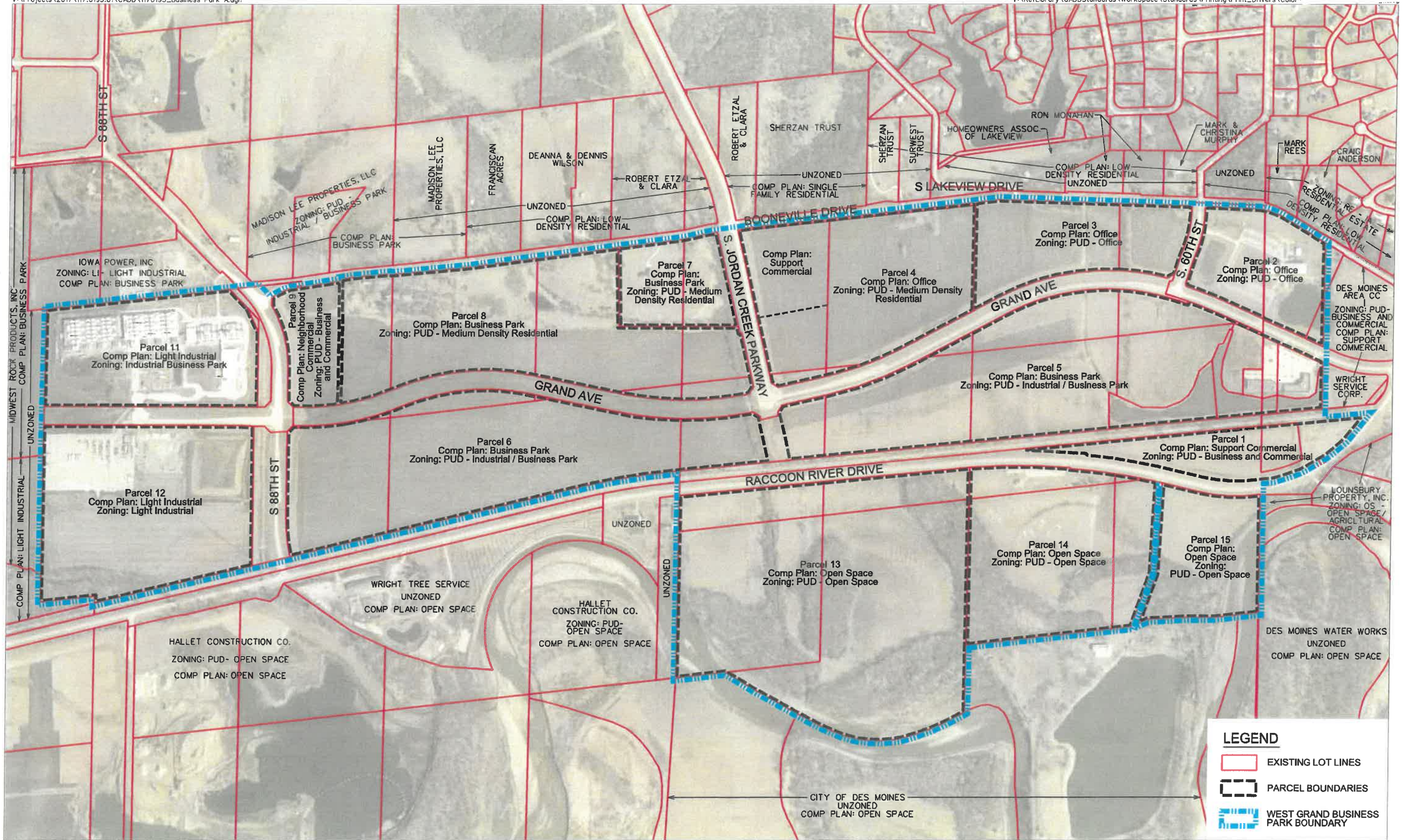
ABSENT:Costa

ATTEST:


Recording Secretary

EXHIBIT A
Conditions of Approval

No Conditions of Approval



NOTE: THERE IS NO PARCEL 10



Existing West Grand Business Park Sketch Plan

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 #1373 AND #1812 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 #1373 and #1812, pertaining to the **West Grand Business Park Planned Unit Development (PUD)**, Section 054-01: *Legal Description*; is hereby amended by adding the following bolded italicized text at the end of the existing legal description:

EXCEPT

PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°12'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD BEARS SOUTH 06°36'52" EAST, 386.16 FEET TO THE SOUTH LINE OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE

SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,946,269 S.F.).

SECTION 2. AMENDMENT. Ordinance #1373 and #1812, pertaining to the **West Grand Business Park Planned Unit Development (PUD)**, Section 054-05: *Land Use Design Criteria*; is hereby amended by deleting the following strike-thru highlighted text and adding the bolded italicized text:

In addition to the general conditions and master plan requirements stated within this document, the following land use design criteria shall apply to the development areas designated by parcel on the sketch plan. The sketch plan document referred to in Section 054-02 of this Ordinance, delineates ~~fourteen (14)~~ ***thirteen (13)*** parcels of the PUD, each denoted with a specific parcel number, for application of specific standards of land use and development regulations. (It should be noted that the numbers 10 ~~and 12~~ ***was were*** skipped in the number of the parcels. The tenth ~~and twelfth~~ ***parcels was were*** originally included in the plan but ~~was were~~ later deleted and the remaining parcels were not renumbered.) The City of West Des Moines has adopted the Standard Industrial Classification Manual (1987 Edition) as prepared by the U. S. Office of Management and Budget, hereinafter referred to as SIC, as a method of classifying and defining specific permitted uses in a particular parcel. The following development standards and use regulations shall apply to development within each of the individual parcels, or portion of a parcel, as applicable.

SECTION 3. AMENDMENT. Ordinance 1373 and #1812, pertaining to the **West Grand Business Park Planned Unit Development (PUD)**, Section 054-05: *Land Use Design Criteria*; Subsection G: *Parcels 11 and 12*; is hereby amended by deleting the following strike-thru highlighted text:

G. ~~Parcels 11 and 12~~ ***Parcels 11 and 12***: All general use regulations, performance standards and provisions set forth in Title 9, Zoning, for the LI Light Industrial District, shall apply to any development proposal for all property within ~~Parcels 11 and 12~~ ***Parcels 11 and 12*** as shown on the sketch plan for the West Grand Business Park PUD, unless modified otherwise within this Ordinance.

SECTION 4. AMENDMENT. Ordinance 1373 and #1812, pertaining to the **West Grand Business Park Planned Unit Development (PUD)**, Section 054-05: *Land Use Design Criteria*; Subsection G: *Parcels 11 and 12*; Subsection 3: *Architecture* and Subsection 4: *Bulk Regulations*; is hereby amended by deleting the following strike-thru highlighted text and replacing with the bolded italicized text:

3. ***Architecture:*** Architecture and use of materials for the construction of any building within ~~parcels 11 and 12~~ ***parcels 11 and 12*** shall be compatible in coloring and type for all buildings within each of the parcels. The use of brick as accents on all sides of each of the buildings should be encouraged. No wood, masonite, visible asphaltic exterior wall material, metal and plastic siding, nonarchitectural sheet metal, nondecorative concrete block (i.e., plain faced concrete block), or other similar materials shall constitute a portion of any building except as a trim material, unless the city council of West Des Moines, after having received a recommendation from the planning and zoning commission of West Des Moines, shall determine said material when used as a primary element, enhances the physical appearance, or provides continuity desired to unite all structures within the parcel together into one project concept. All sides of any building shall be compatible in design and use of materials.
4. ***Bulk Regulations:*** The bulk regulations and setbacks of the LI light industrial district shall apply to any development in ~~parcels 10, 11, and 12~~ ***parcels 10, 11, and 12***, unless modified otherwise herein.

SECTION 5. AMENDMENT. Ordinance 1373 and #1812, pertaining to the **West Grand Business Park Planned Unit Development (PUD)**, complete ordinance; is hereby amended by replacing the PUD sketch plan with Exhibit A.

SECTION 6. 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 7. 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 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 after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the ____ day of _____, 2018.

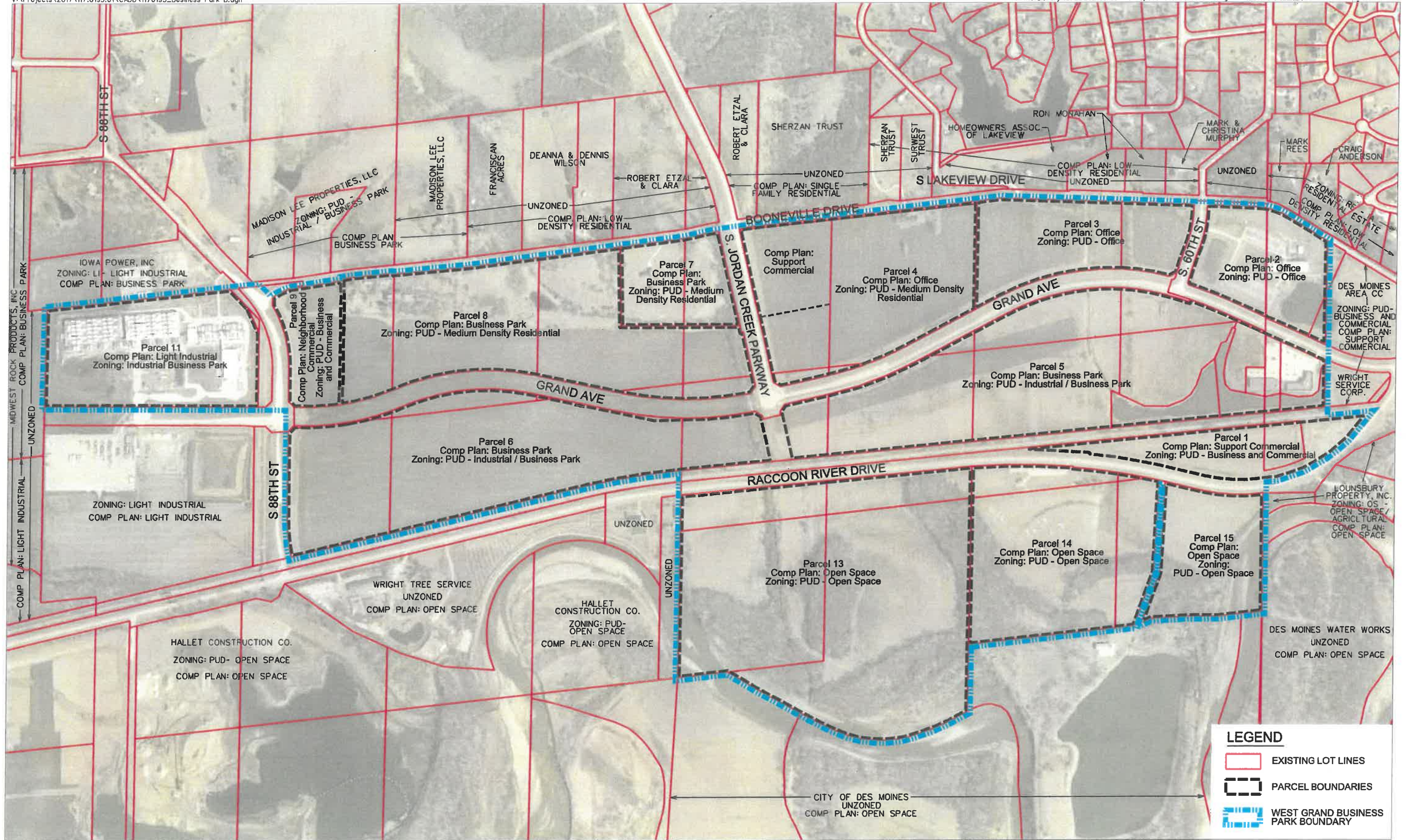
Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2018.

Ryan T. Jacobson
City Clerk



Proposed West Grand Business Park Sketch Plan



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

Date: April 30, 2018

ITEM: West Des Moines Public Services, Southwest Corner of Grand Avenue and S. 88th Street - Approval of a PUD Ordinance to establish regulations for the construction of a public services facility and associated amenities – City Initiated – ZC-003798-2018

ORDINANCE: Approval of First Reading of a PUD Ordinance

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is proposing a Planned Unit Development (PUD) to govern the development of a new Public Services facility to be located at the SW corner of Grand Avenue and S. 88th Street. The subject property was originally included in the West Grand Business Park PUD. Due to the scope of aspects being incorporated within the site, Staff felt it would be cleaner to establish a new Planned Unit Development that governed just this site. Also included on the City Council meeting agenda is an amendment to the West Grand Business Park PUD removing the future Public Services site from that PUD.

Plan and Zoning Commission Action:

Vote: 6-0 for approval, with Commissioner Costa absent.

Date: April 23, 2018

Motion: Adopt a resolution recommending the City Council approve the West Des Moines Public Services PUD Ordinance.

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 & Planning – March 5, 2018*
- Staff Review and Comment
 - *Communications Tower*
 - *Ultimate Street Map Amendment*
- Comprehensive Plan Consistency
- Findings
- Noticing Information
- Staff Recommendation and Conditions of Approval

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, the Plan and Zoning Commission recommends the City Council approve a zone change for property at the southwest corner of Grand Avenue and S. 88th Street from West Grand Business Park PUD (with an underlying zoning of Light Industrial) to WDM Public Services PUD (with an underlying zoning of Light Industrial), subject to the applicant meeting all City Code requirements and the following.

1. The major collector street indicated on the 2010 Comprehensive Plan Ultimate Streets Map shall be deleted from the subject property and the Ultimate Streets Map adjusted accordingly.

Lead Staff Member: Brian S. Portz, AICP *BP*

Staff Reviews:

Department Director	<i>UPK</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>(K) (S)</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Date(s) Published	March 16, 2018
Letter sent to surrounding property owners	March 15, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services & Development & Planning		
Date Reviewed	March 5, 2018		
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
 - Exhibit A - Conditions of Approval
 - Attachment B - Location Map
 - Attachment C - Proposed PUD Ordinance Amendment (Moved to Exhibit II)
- Exhibit II - PUD Ordinance
 - Exhibit A - PUD Sketch Plan
 - Exhibit B - Precedent Images

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: April 23, 2018

Item: West Des Moines Public Services PUD, Southwest Corner of Grand Avenue and S. 88th Street - Approval of a PUD Ordinance to establish regulations for the construction of a public services facility and associated amenities – City Initiated – ZC-003798-2018

Requested Action: Recommend approval of PUD Ordinance

Case Advisor: Brian Portz, Planner *BP*

Applicant's Request: The City of West Des Moines is proposing a Planned Unit Development (PUD) to govern the development of a new Public Services facility to be located at the SW corner of Grand Avenue and S. 88th Street. The subject property was originally included in the West Grand Business Park PUD. Due to the scope of aspects being incorporated within the site, Staff felt it would be cleaner to establish a new Planned Unit Development that governed just this site. Also included on the meeting agenda is an amendment to the West Grand Business Park PUD removing the future Public Services site from that PUD.

History: The property was annexed into the City as a part of the McKinney annexation. In 1999, the subject property was made a part of the West Grand Business Park PUD, which allowed for Business Park, Light Industrial, Medium Density Residential and Office development. This parcel was designated for light industrial development in the West Grand Business Park PUD, which is how the property is now proposed to be developed. The City of West Des Moines purchased the property in 2012 for development of a new public services facility.

City Council Subcommittee: This item was presented at the March 5, 2018 Development and Planning City Council Subcommittee as an informational item. The subcommittee was supportive of the request.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

- **Communications Tower:** An EMS emergency communications tower is proposed for this site. This tower will be a maximum of 199' tall and will be a monopole designed tower with the exception of a triangular grid at the top of the tower for EMS communication equipment that cannot be placed behind RFD shields. The tower design will allow for co-location of commercial cellular equipment to be installed on the tower to avoid the desire or need for an additional tower on the site. Requirements for this tower have been included within the PUD.
- **Ultimate Streets Map Amendment:** A major collector street is identified running through the Public Services property on the 2010 Comprehensive Plan Ultimate Streets Map. This street was indicated as connecting to Grand Avenue, looping south and connecting back to the extension of Grand Avenue farther west. This street is no longer deemed necessary and has been removed from an Ultimate Streets Map revision that Engineering Services staff is currently working on for approval with the next Comprehensive Plan update. A condition of approval is recommended that this major collector be removed from the subject property and the map amended accordingly.

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 March 16, 2018, notice for the original March 26, 2018, Plan and Zoning Commission and April 2, 2018, City Council Public Hearings on this project was published in the Des Moines Register. This request was subsequently deferred twice until the April 23, 2018 Plan and Zoning Commission and April 30, 2018 City Council meetings to allow additional time for staff to review the request. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on March 15, 2018.

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 to the City Council approval of a zone change for property at the southwest corner of Grand Avenue and S. 88th Street from West Grand Business Park PUD (with an underlying zoning of Light Industrial) to WDM Public Services PUD (with an underlying zoning of Light Industrial) and the following:

1. The major collector street indicated on the 2010 Comprehensive Plan Ultimate Streets Map shall be deleted from the subject property and the Ultimate Streets Map adjusted accordingly.

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Proposed Ordinance
- Exhibit A - PUD Sketch Plan
- Exhibit B - Precedent Images

RESOLUTION NO. PZC -18-020

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE REZONING REQUEST (ZC-003798-2018) FOR THE PURPOSE OF CHANGING THE ZONING OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF GRAND AVENUE AND S. 88TH STREET FROM WEST GRAND BUSINESS PARK PLANNED UNIT DEVELOPMENT WITH UNDERLYING ZONING OF LIGHT INDUSTRIAL (LI) TO WDM PUBLIC SERVICES PLANNED UNIT DEVELOPMENT WITH UNDERLYING ZONING OF LIGHT INDUSTRIAL (LI)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, The City of West Des Moines has requested approval of a Rezoning Request to establish a new Planned Unit Development (PUD) titled WDM Public Services on that property legally described below;

PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°12'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD BEARS SOUTH 06°36'52" EAST, 386.16 FEET TO THE SOUTH LINE OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,946,269 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 April 23, 2018, this Commission held a duly-noticed hearing to consider the application for the Rezoning Request (ZC-003798-2018);

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 April 23, 2018, or as amended orally at the Plan and Zoning Commission hearing of April 23, 2018, are adopted.

SECTION 2. REZONING REQUEST (ZC-003798-2018) to change the zoning of the property legally described above is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 23, 2018, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. 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 April 23, 2018.


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 April 23, 2018, by the following vote:

AYES: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

ABSENT: Costa

ATTEST:

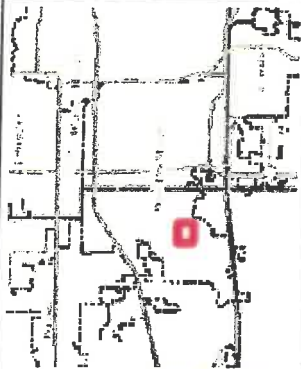

Recording Secretary

EXHIBIT A
Conditions of Approval

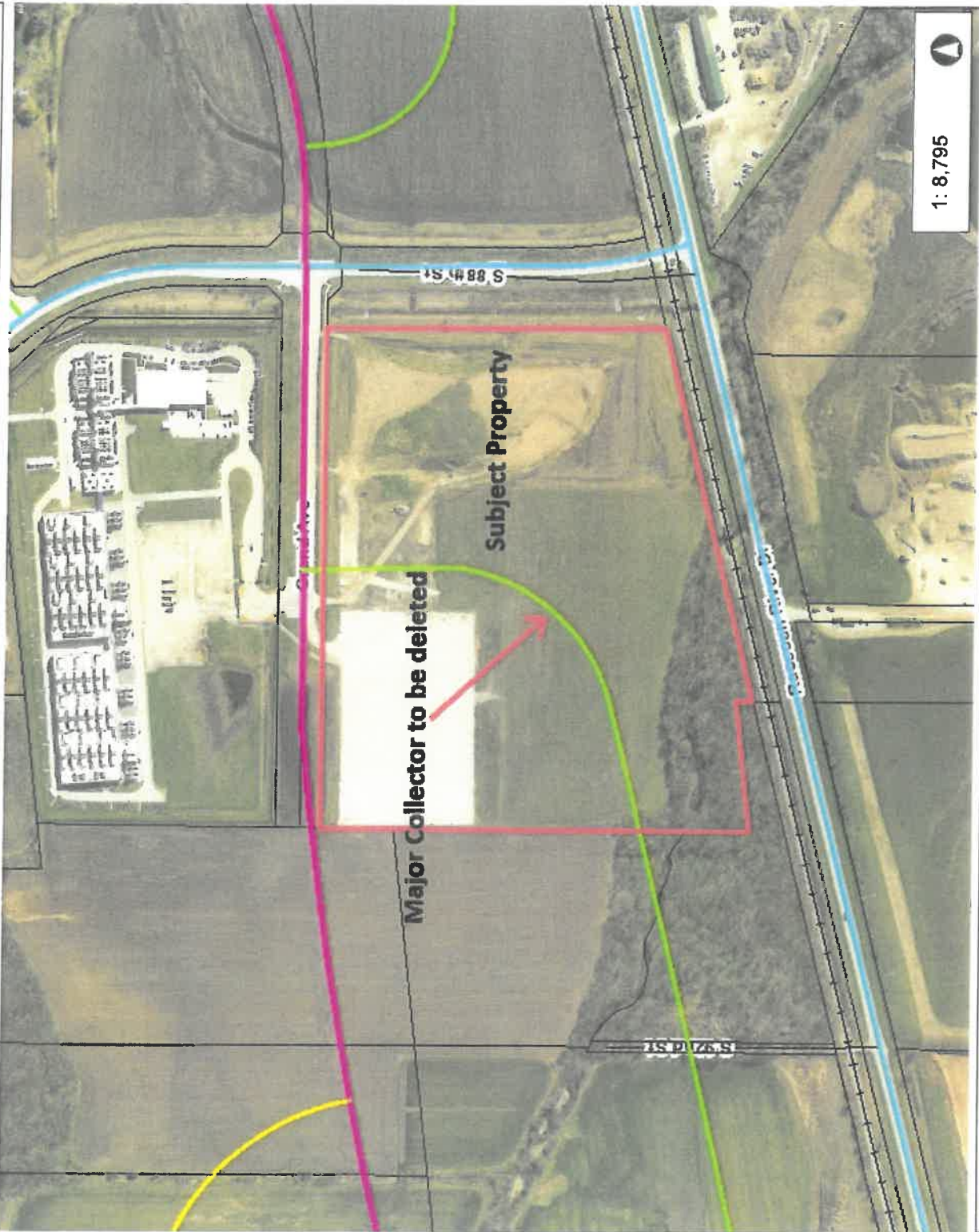
1. The major collector street indicated on the 2010 Comprehensive Plan Ultimate Streets Map shall be deleted from the subject property and the Ultimate Streets Map adjusted accordingly.



Location Map



- Legend**
- Ultimate Streets 2010
 - Freeway/Interstate
 - Major Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Corporate Limits
 - Parcels



1 : 8,795

1,465.9 0 732.93 1,465.9 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

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 # _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, 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: Amend the Zoning Map of the City of West Des Moines, Iowa, by changing the following legally described property from West Grand Business Park Planned Unit Development to **WDM Public Services Planned Unit Development (PUD)** of West Des Moines, Iowa:

Legal Description

PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°12'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD

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SECTION 2. REQUIRED PLANS:

The following plans shall be required as a part of the processing of any development application for any property within the PUD:

- A. **Platting:** Should it be desired that individual lots be created, the property shall be platted in accordance with the city's subdivision ordinance to delineate the property. Lots without public street frontage, in accordance with the city code requirements, may be allowed with approval of abutting property owners and execution of appropriate cross parking and access easements which provide for the unrestricted use and access of the drives. With the exception of outlots created for public recreation amenities owned by the City of West Des Moines, outlots shall be considered not buildable unless re-platted into a numbered lot. No building permit may be issued until the final plat is recorded.
- B. **Development Applications:** Site plans for parcels within the PUD must meet the intent of the approved planned unit development plan and shall be submitted to the City of West Des Moines for review and approval prior to the development of that portion of the PUD property.
- C. **PUD Sketch Plan:** On file with the City is the WDM Public Services PUD Sketch Plan detailing the location, anticipated size, use and density of each PUD parcel. Where the PUD Sketch Plan and PUD language conflict, the language shall prevail.

SECTION 3. INTENT OF THE WDM PUBLIC SERVICES FACILITY PUD:

To form a cohesive development plan for the future provision of public services for the City of West Des Moines. The PUD specifies overall development standards and provides the framework of intended uses to support these services with a focus on synergy between uses, efficiency of operations and flexibility to accommodate future needs as the City grows.

SECTION 4. GENERAL REQUIREMENTS:

Unless otherwise specified herein, the development of the WDM Public Services PUD shall comply with the provisions of the city code.

Whereas, Title 9 of the City Code includes Chapter 9, Planned Unit Development district and establishes certain regulations and guidelines pertaining to accompanying information required on plat and site plan documents. Now, therefore, the following conditions, restrictions, and regulations are adopted as part of this approval, to wit:

In addition to the PUD Sketch Plan, the following general development criteria shall be integrated into and made a part of this Planned Unit Development (PUD):

- A. **General Conformance to Subdivision Ordinance:** All subdivisions, public streets, public street rights of way, and general development shall adhere to the standards and design criteria set forth in the West Des Moines subdivision ordinances and the most current design standards adopted by the City of West Des Moines pertaining thereto unless otherwise stated within this ordinance.
- B. **General Conformance to Zoning Ordinance:** Unless otherwise specified herein, the development of the PUD shall comply with Title 9, "Zoning", of the city code or any other applicable codes.
- C. **Flood Hazard:** In all areas within a 100-year frequency flood hazard zone, or adjoining drainage ways, and detention ponding areas involving potential flood hazards, no building shall be erected that has a lowest floor, including basements, less than five foot (5') above the determining level of the 100-year frequency flood event, and no building shall be located within twenty five feet (25') of any easement or property boundary of

a major drainage way, storm water detention basin, or pond, unless said location is approved as part of a development entitlement by the city council and said building is structurally designed accordingly.

D. Improvements: The developer, its successors and/or assigns, if any, shall pay all planning, engineering, and construction costs for the development of the PUD as required by this ordinance, and shall pay all costs related to approved site plans, which may include, but are not limited to, the cost of all streets, storm sewers, sanitary sewers, water mains and service lines, drainage way improvements, detention basins, buffers, and other improvements as required. No final occupancy permits shall be issued until all necessary improvements applicable to the area/lot or structure requesting occupancy are installed and accepted by the City of West Des Moines. Nothing in this ordinance shall be construed to prevent the developer, its successors and/or assigns, if any, from entering into private agreement(s) as it/they may desire to share the cost of improvements.

E. Parking: Parking shall be provided according to the requirements for Construction and Contractor's Offices and Yards (SIC 15, 16 and 17) for all service uses with occupied buildings. Parking for uses with no buildings or buildings not intended for occupancy will be as required in Title 9, Chapter 15, Section 7 of City Code or as determined by the Director of Development Services. Screening of parking lots shall abide by Title 9, Chapter 19 of City Code.

F. Fire Access:

1. All access drives, internal drive aisles and parking lots shall permit the travel of the fire department's largest vehicle, including adequate accommodation of the vehicle's turning needs. Approval of unique design solutions to accommodate fire access may be granted by the city council if the solutions proposed are recommended by the West Des Moines Fire Department.
2. At the discretion of the City's Fire Marshal, "no parking fire lane" areas may be established as necessary to ensure efficient movement and access of the fire trucks. The developer shall be responsible for the procurement and erection of approved fire lane signage.
3. A minimum of fourteen feet (14') of vertical clearance over the travel portion of all vehicle travel ways shall be maintained at all times.
4. The property owner or its designee shall be responsible for enforcement of no parking lanes and maintaining adequate clearance of structures and vegetation along and above all vehicle travel ways regardless if public or private.
5. Adequate fire accesses as determined by the City's Fire Marshal shall be provided at all times to those areas under construction.

G. Communication Towers and Related Equipment Buildings:

1. One emergency communications tower at a maximum of 199' in height, to include the height of whip antenna, omni-directional antenna, and lightning rods shall be allowed as a Permitted use. The emergency communications tower will be reviewed and subject to approval through the Site Plan application process prior to installation. The emergency communications tower shall be constructed as a monopole tower, except that an external support structure shall be allowed for the purposes of locating and affixing non-commercial omni-directional antenna, microwave antenna, and other radio antenna which operationally cannot be enclosed in a shielded tower structure. The tower will be required to follow all provisions set forth in the city code, except as provided for in this PUD.
2. Commercial wireless antenna may be added to the emergency communications tower through the review and approval of a Minor Modification Add Antenna – 'Co-Locate' application. All commercial antenna shall be located within the monopole.
3. No additional communication towers will be allowed within the West Des Moines Public Services PUD.

4. **Related Equipment Cabinets and Buildings:** all related cabinets and buildings associated with the operation of any communication tower will either be located within a building whose construction materials will be compatible with the other buildings located on the site or be screened with opaque fencing and additional landscape materials, in accordance with provisions set forth in the city code for screening.

SECTION 5. LAND USE DESIGN CRITERIA:

In addition to the general conditions as stated herein the PUD, the following criteria shall apply to the area designated on the PUD Sketch Plan on file in the City Clerk's Office. The PUD Sketch Plan document, which is made a part of this rezoning action, delineates Parcel A, B, and C:

- A. **Parcel A:** The following land use, development standards, and use regulations shall apply to said development of parcel A:

All Permitted (P) and Permitted Conditional (Pc) uses set forth in Title 9, "Zoning" of the city code for the Light Industrial (LI) zoning district, shall be allowed with the approval of the appropriate review body, except as follows:

The following Permitted Conditional (Pc) uses shall be considered Permitted (P) uses:

- Heavy Construction Contractors Offices with warehouse component and Paved Outdoor Storage Yards (SIC 16)
- Local and Suburban Transit, (SIC 4111)
- Terminal & Service Facility for Motor Vehicle Passenger Transportation (SIC 4173)
- Radiotelephone Communications (SIC 4812) - Including Building Mounted Antennas or Dishes and Transmitting/Receiving Towers
- Fire Protection (SIC 9224)
- Unattended Fuel Pumps
- Product transportation services, garbage collection and transport - not disposal (SIC 4212)

No building shall be located closer than twenty five feet (25') from the back of curb of a private street.

- B. **Parcel B:** Parcel B is part of the Sugar Creek basin and will function as a greenway and contain recreational improvements including a trail. No development will occur on the parcel other than the proposed recreational or drainage related improvements. Parcel B cannot be utilized for Open Space required of other parcels within the PUD. Required landscaping installed for screening purposes for Parcel A may encroach on Parcel B.

With the approval of the appropriate review body, the only uses that shall be allowed within Parcel B as set forth in Title 9, "Zoning" of the city code for Open Space (OS) zoning district are: Parks, public spaces, trails, and pedestrian/biking facilities.

- C. **Parcel C:** Parcel C is functioning as a drainage way, thus no development will occur on the parcel other than drainage related improvements or the proposed access to South 88th Street. Required setbacks for Parcel A can be measured from the east property line of Parcel C, however no improvements can be located on Parcel C. Parcel C can be utilized for Open Space requirements for other parcels within the PUD. Required Open Space landscape or landscaping installed for screening purposes may encroach on Parcel C as long as drainage is not obstructed.

SECTION 6. BUFFERING AND SCREENING:

- A. Adequate buffering of negative aspects of office, industrial and service buildings (loading docks, garbage or recycle dumpsters, HVAC mechanical units, and outdoor storage and service areas) from any public street or trail and adjoining properties shall be provided, and addressed at the time of the review of the site development plan. Roof equipment on all structures should be screened from view by means which are architecturally integrated into the structure. Buildings shall not be located and designed to expose loading

docks or doors, loading areas or the rear of buildings to public streets unless appropriately screened from view. All off-street parking lots and loading areas shall be sufficiently screened from public street views with the use of landscaping, earth berming and/or wall or fence structures as required by the City Code and any other applicable ordinances.

- B. No overstory or evergreen trees may be placed within sewer easements. Understory trees and shrubs shall be allowed.
- C. Buffer parks shall apply as required per City Code.

SECTION 7. ARCHITECTURE:

The buildings located on this site are public in nature, and their construction is meant to stand the test of time while at the same time being made of materials that are economical yet durable. Improvements to the site shall be resilient in design to maintain or regain functionality in the face of natural or man-made disasters.

The intent is to create building facades throughout this development that are varied and articulated to provide visual interest and to establish a unique identity for the development. The architectural design of any building within this development shall be acceptable to the City. The architecture shall express a creative presentation by careful attention to exterior building materials and details, use of fenestration, and change in building mass within the plan and roof design to lessen the plainness of appearance which can be characteristic of large commercial and industrial buildings. Building design, details, materials, and colors shall provide continuity amongst buildings to unite all structures within the development into one project concept. All sides to each building shall receive high quality materials and finishes. There are no "backs" to a building (360 degree architectural treatment). Materials should be durable, economically maintained and of a quality that will maintain their appearance over a prolonged time. Multiple use of a site by more than one entity shall be permitted provided that the multiple buildings on the site are consistent in architectural design and use of materials and organized utilizing a compatible planned open space, landscape plan, and parking plan to serve and maintain a unified master plan concept.

On file with the City are conceptual architectural illustrations of the general architectural style and materials to be implemented within the PUD. Once City approval is gained on a particular building design, any changes in design before or during construction must be reviewed and approved by the City's Development Services department.

- A. All buildings within this development shall accommodate or incorporate the following in building design and materials:
 - 1. Corporate architecture shall be prohibited.
 - 2. Buildings shall be organized to create a logical and identifiable relationship with the site and other buildings, open spaces, pedestrian and vehicle circulation. Site and building design should provide a visual demarcation of the public vs. service areas to provide intuitive wayfinding for visitors to the development.
 - 3. The use of building articulation and materials which break up the building mass into modules that respect a human scale and reflects proportions similar to other buildings within the development.
 - 4. Variation in building height, mass and roof forms shall be provided to create interest while still maintaining an overall building continuity. Roofs should not be designed as attention getting devices related to the reinforcement of signage or as an identifiable corporate image.
 - 5. Entrances into buildings should be easily identified through the use of building design and detailing. Projected or recessed entryways, change in rooflines, addition of awnings or changes in building material are examples that can create this effect.
 - 6. Variation in materials, material modules, expressed joints, textures, colors and details should be used to break up the mass of the buildings. Materials should change with the change in building planes.
 - 7. Shifts in building planes/facades and variation in exterior materials shall be incorporated to minimize long expanses of wall.
 - 8. Efforts should be made to use clear glass on windows and doors and to define public entries for occupied spaces to promote the linkage of the interior and exterior of buildings and provide natural light.

9. Hard materials such as brick, stone, architectural concrete or concrete masonry units shall be used as the major elements of the building facades. Architectural metal, EIFS or synthetic stucco and composite materials acceptable to the City can be incorporated as minor elements in the design and not within six feet (6') of grade. Use of vinyl materials is prohibited. Use of rubber or plastic composite shingles with a minimum 30 year life span is allowed for roofing on buildings subject to salt exposure.
10. Trim and structural elements such as posts or columns shall be sized to the scale of the building.

SECTION 8. SIGNAGE:

The regulations and provisions for signs as set forth in Title 9 of the City Code for the Light Industrial zoning district shall be met unless otherwise noted in this ordinance.

SECTION 9. NUISANCE CONTROL:

- A. Odor, vibration, and light shall be abated per the performance standards for the Light Industrial zoning district (City Code Title 9-10-4: Specific Use Regulations, Section K).
- B. All uses and site activities shall abide by the Noise Ordinance (City Code Title 4, Chapter 7).

SECTION 10. VEHICLE TRAFFIC GENERATION AND STREET CIRCULATION:

The traffic study completed by the City of West Des Moines dated January 26, 2018, and approved for the WDM Public Services PUD parcels estimated a total of one thousand six hundred thirty three (1,633) average daily trips (ADT); two hundred seventy one (271) A.M. peak; and two hundred fifty eight (258) P.M. peak vehicle trips within the development. These numbers constitute the number of total vehicle trips allocated to the WDM Public Services PUD. The combination of tenants/uses within the development cannot collectively generate vehicle trips which exceed that allocated to these parcels as indicated.

Development of each parcel and implementation of desired land uses will be limited by the available number of trips designated above for the WDM Public Services PUD, as well as compliance with all applicable regulations within this ordinance or city code. The traffic to be generated by these parcels must be less than or equal to that allocated. The traffic allocation indicated above shall be an entitlement to the parcels. Traffic generation due to subsequent redevelopment, expansion or change of use for any parcel shall not exceed the maximum traffic allocation stated previously for the development. Alternate uses to that currently anticipated may be allowed, following completion of an amendment to the approved traffic study analyzing the proposed alternative and appropriate city approval if the existing uses and the proposed change(s) collectively do not exceed one thousand six hundred thirty three (1,633) average daily trips (ADT); two hundred seventy one (271) A.M. peak; and two hundred fifty eight (258) P.M. peak vehicle trips allocated to these parcels.

SECTION 11. STORM WATER MANAGEMENT PLAN:

A storm water management plan will be required with the development of any portion of the site. The storm water plan shall be prepared at the developer's expense, by a professional engineer licensed in the State of Iowa. The storm water management plan shall comply with the City's applicable design standards for storm water management existing at the time each site plan is approved.

In addition, the development must adhere to Title 7, Chapter 8, Article G, "Post-Construction Storm Water Management", of the City Code. The following is a summary of the requirements of said ordinance; however the summary is not all inclusive. Refer directly to the ordinance for more details.

At the time of site plan approval, the developer shall execute a storm water management facility maintenance covenant and permanent easement agreement. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the city to ensure that the facility is maintained in proper working condition and meets design standards. In addition, the agreement shall identify the parties responsible for maintenance of any storm water facilities as well as plans for periodic inspection and maintenance of said facilities to ensure proper performance. The agreement shall be binding on all subsequent owners of land served by the facility and subject to review by the city. The agreement shall be recorded into the land record at the time of site plan approval.

Storm Water Management Considerations: The intent is to manage storm water in order to protect and maintain water resources, while creating an aesthetically pleasing area which enhances the appearance and character of the City. Following guidance from the West Des Moines Comprehensive Plan, the facility location may provide a viable opportunity to incorporate sustainable storm water infiltration management efforts. Sustainable practices can include but are not limited to the following, to be implemented as appropriate:

- Permeable paving incorporated in the parking lots;
- Bioinfiltration cells incorporated in the parking medians;
- Bioswales incorporated in drainage ways;
- Bioinfiltration basins.

SECTION 12. GREENWAY, TRAILS AND PUBLIC ART:

The WDM Public Services PUD, in alignment with the West Des Moines Park Master Plan, Trails Master Plan and Public Art Master Plan, aims to encourage recreational opportunities, pedestrian movement and opportunities to interact with public art through identified greenway, trails and public art within the development. Development of these areas and amenities shall comply with the respective Master Plan requirements and the following guidelines. Details of the development of each area to be specified, reviewed, and approved at the time of site plan development. Unless otherwise specified, the installation of these improvements shall be by the developer(s) of the WDM Public Services PUD.

A. Greenway (Parcel B):

This parcel is reserved for greenway and recreation use. Said area shall be platted as an outlot with the intended purpose as greenway. The developer will be responsible for bank stabilization and the grading and seeding of Parcel B for erosion control as an interim condition prior to initiation of greenway improvements. All land for street right of way and all street, sidewalk, water, storm, sanitary sewer improvements, including sanitary, storm sewer, and water stubs at the property line, abutting Parcel B shall be provided by the developer.

B. Trails:

1. Public Trails:

- a. Public trails adjacent to the property shall be installed in accordance with the City's Master Trail Plan. The current Trails Master Plan has the following trails indicated within or adjacent to the PUD: within the Greenway (Parcel B), the south side of Grand Avenue and the west side of S. 88th Street.
- b. Trails shall be constructed in accordance with the City of West Des Moines' Standard Specifications for trails intended to serve as an access route for City maintenance vehicles.
- c. A minimum of two feet (2') of clear shoulder should be provided on each side of the trail. A minimum of eight feet (8') of vertical clearance shall be maintained at all times over all pedestrian travel ways.

C. Public Art:

1. Art Monument:

- a. An opportunity for a public art piece may be included as a part of this PUD. The public art display area will provide for permanent or rotating temporary installation of public art. Installation of public art is not a requirement of the PUD and shall be at the discretion of the property owner. If installed, a seating area and a connection to the adjacent parking area shall be provided.

2. Building/Site Integrated Public Art:

- a. Design for the public areas of the proposed building and site improvements should identify opportunities to integrate public art within the architecture, landscape or required screening and fencing. Funding, artist selection and implementation shall be as outlined in the West Des Moines Public Art Master Plan. Incorporation of such is not a requirement of the PUD and shall be at the discretion of the property owner.

SECTION 13. 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 14. OTHER REMEDIES:

In addition to the provisions set out in Section 13 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 15. 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 16. EFFECTIVE DATE:

This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

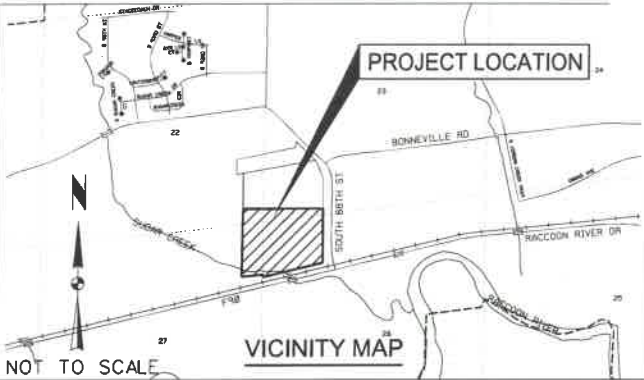
PASSED AND APPROVED this ___ day of _____, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

Published the ___ day of _____, 2018.



OWNER/APPLICANT
 CITY OF WEST DES MOINES
 4200 MILLS CIVIC PARKWAY
 WEST DES MOINES, IA 50265-0320

ENGINEER
 SNYDER & ASSOCIATES INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IA 50023
 CONTACT: MONTE APPELGATE
 PHONE: 515-964-2020

ARCHITECT
 FEH DESIGN
 604 EAST GRAND AVENUE
 DES MOINES, IA 50309
 CONTACT: DENNY SHARP: 515-288-2000

PROPERTY ADDRESS
 8850 GRAND AVENUE
 WEST DES MOINES, IOWA 50265

COMPREHENSIVE PLAN LAND USE
 LI - LIGHT INDUSTRIAL

ZONING
 EXISTING ZONING: PUD - WEST GRAND BUSINESS PARK WITH UNDERLYING ZONING: LIGHT INDUSTRIAL
 PROPOSED ZONING: MODIFICATION TO PUD - WEST GRAND BUSINESS PARK

LEGEND

- HMA
- 6" PCC
- 7" PCC

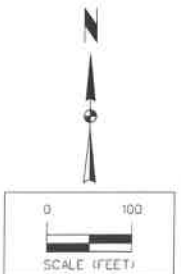
LEGAL DESCRIPTION
 PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°12'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD BEARS SOUTH 08°38'52" EAST, 386.16 FEET TO THE SOUTH LINE OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,946,269 S.F.).

LEGAL DESCRIPTION
 PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

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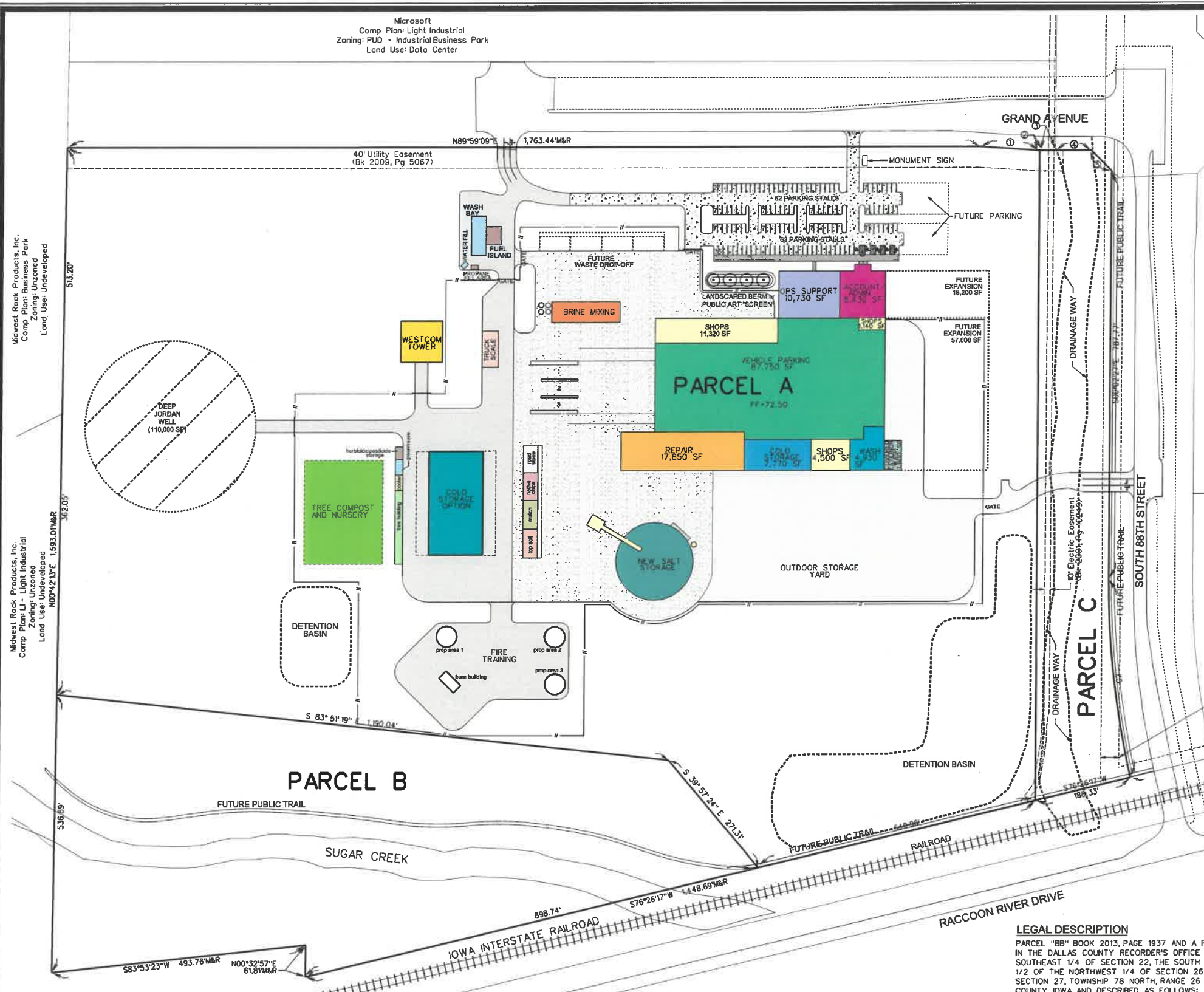
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



W&G McKinney Farms, LLC
 Comp Plan: Business Park
 Zoning: PUD - Industrial / Business Park
 Land Use: Undeveloped

W&G McKinney Farms, LLC
 Comp Plan: Business Park
 Zoning: PUD - Industrial / Business Park
 Land Use: Undeveloped

35' Water Main Easement
 (Bk 2008, Pg 8048)



Midwest Rock Products, Inc.
 Comp Plan: Business Park
 Zoning: Unzoned
 Land Use: Undeveloped

Midwest Rock Products, Inc.
 Comp Plan: LI - Light Industrial
 Zoning: Unzoned
 Land Use: Undeveloped

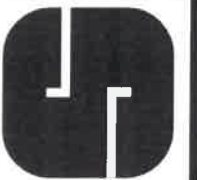
Hallet Construction Company
 Comp Plan: Open Space
 Zoning: Open Space
 Land Use: Quarry

Microsoft
 Comp Plan: Light Industrial
 Zoning: PUD - Industrial Business Park
 Land Use: Data Center

WEST DES MOINES PUBLIC SERVICE SITE

PLANNED UNIT DEVELOPMENT

SNYDER & ASSOCIATES, INC.



Project No: 117.0193

Sheet 1 of 1

WEST DES MOINES, IOWA

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

AC PER CITY COMMENTS	07/15/18	DATE	
AS PER CITY COMMENTS	12/20/17	DATE	
REVISION		DATE	
Engineer: JAL	Checked By: TLW	Scale: 1"=100'	
Technician: RMM	Date: 12/20/2017	Plot No:	
Project No:	117.0193	Sheet	1 of



EXTERIOR ELEVATIONS

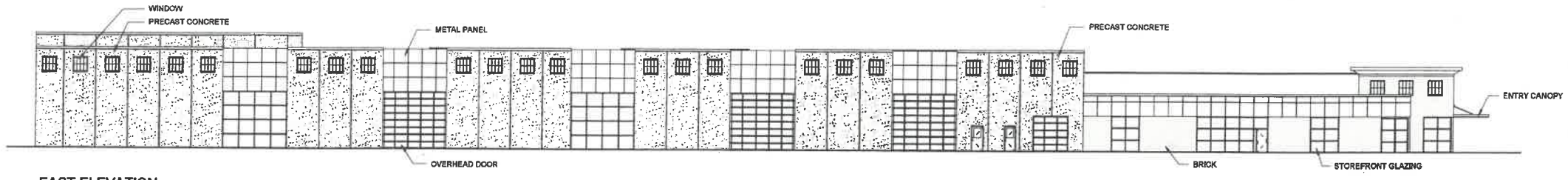
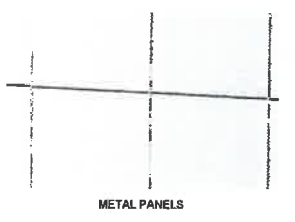
Client: CITY OF WEST DES MOINES
W.D.M. PUBLIC SERVICES CENTER
 WEST DES MOINES, IOWA

Date Issued: 2018
 Rev. No.: Date

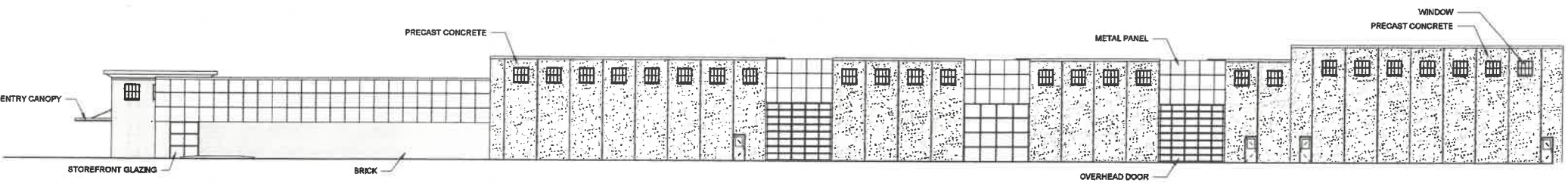
Project Number: 2017205

Sheet: **AG1.0**

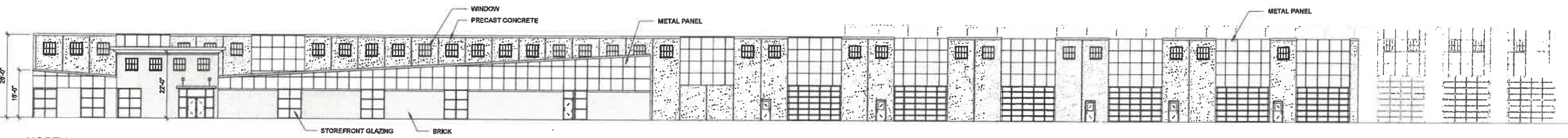
EXTERIOR FINISH OPTIONS



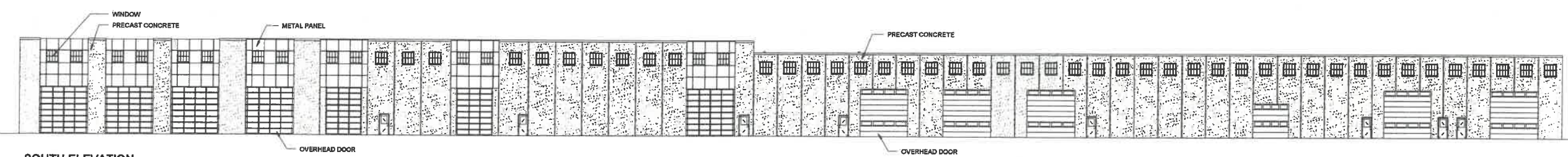
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



3D VIEW 1

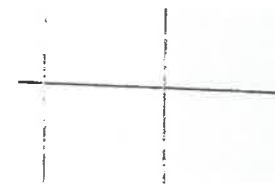


3D VIEW 2

EXTERIOR FINISH OPTIONS



IRON SPOT BROWN BRICK



METAL PANELS



PRE-CAST CONCRETE



STOREFRONT GLAZING



FEH DESIGN

Sioux City, IA (712) 252-3889
 Des Moines, IA (515) 288-2000
 Dubuque, IA (563) 583-4900
 Delmarfield, WI (262) 968-2065

www.FEHDESIGN.COM

In Association With



3D VIEWS

Client: CITY OF WEST DES MOINES
W.D.M. PUBLIC SERVICES CENTER
 WEST DES MOINES, IOWA

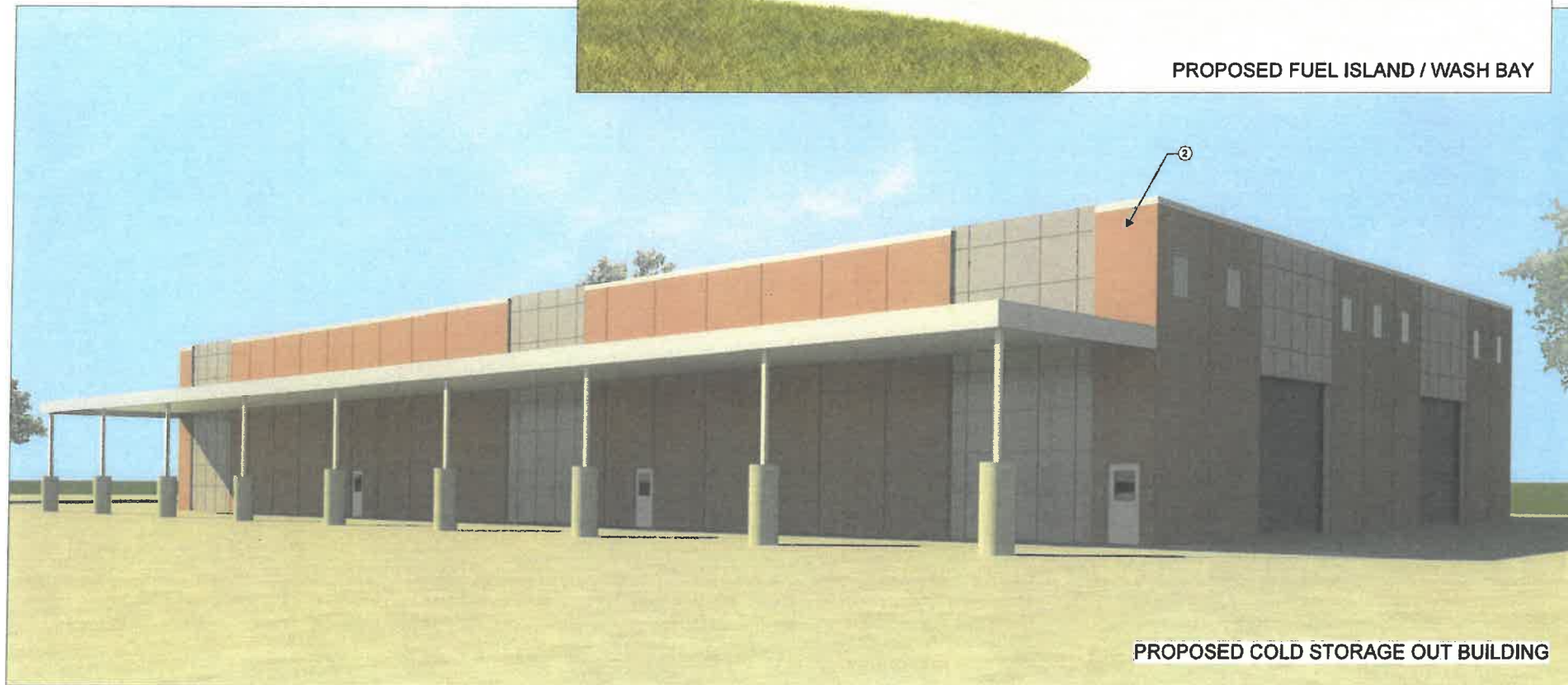
Date Issued: 2018
 Rev. No.: Date

Project Number
 2017205

Sheet
AG1.1



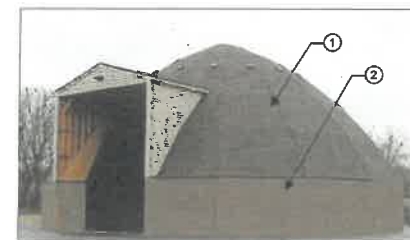
PROPOSED FUEL ISLAND / WASH BAY



PROPOSED COLD STORAGE OUT BUILDING

- GENERAL NOTES
- ① PLASTIC COMPOSITE ROOFING
 - ② INTEGRAL COLOR CONCRETE

SALT STRUCTURE



BIN STORAGE



In Association With

Sheet Title

SECONDARY STRUCTURES

Project Title CITY OF WEST DES MOINES

W.D.M. PUBLIC SERVICES CENTER

WEST DES MOINES, IOWA

Date Issued 2018

Rev. No. Date

Project Number 2017205

Sheet

AG1.2



FEH DESIGN

Sioux City, IA
(712) 252-8889

Des Moines, IA
(515) 285-5000

Dubuque, IA
(563) 593-4600

Duluth, WI
(262) 968-2055

© FEH DESIGN

WWW.FEHDESIGN.COM

CITY OF WEST DES MOINES
MEMORANDUM

TO: Mayor and City Council
FROM: Clyde Evans, AICP, Director, Community and Economic Development
DATE: April 30, 2018
RE: Continuation of Development Agreement with JARCOR 6(c)

Staff is requesting that this item be continued to the City Council meeting of May 14, 2018, in order to allow adequate time for the applicant to review the proposed Development Agreement.

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

ITEM: Public Hearing, FY 2017-18 Budget Amendment #2

DATE: April 30, 2018

FINANCIAL IMPACT: There will be no increase to the tax rates as a result of this amendment. Details of the more significant adjustments include the following:

General Fund – net decrease to the fund of \$120,534

Specific items of note within the General Fund are as follows:

- \$382,394 increase to revenue for updated Dallas County Jordan Creek agreement payments
- \$210,750 increase to revenue for sales tax refunds
- \$43,000 increase to revenue to reflect increased on-line sale auction proceeds
- \$121,700 increase to expenses for City Hall security assessments and purchase and installation of a door access control system.
- \$75,650 increase to expenses for HRIS project management and fees paid to manage the employee deferred compensation plan
- \$315,310 increase to expenses to reflect carryover of unspent IT project funds from prior fiscal year which were delayed due to staff vacancies
- \$20,000 increase to Police expenses to allow new hire to attend the Police Academy
- \$33,800 increase to Fire Administration personnel expense due to the retirement and cross training of staff.
- \$15,000 increase to the Station #21 maintenance expenses for the replacement of bay heaters, sewer repair, and backflow preventer.
- \$20,000 increase to expenses to replace conveyor motor at metro salt storage facility.
- \$30,000 increase to expenses for contracted architectural review of development plans
- \$25,000 increase to expenses for a fiber network study.

Special Revenue Fund - net decrease to the fund of \$946,299

- \$947,054 increase to E911 Fund revenue due to updated projections and the carryover of unspent funds from prior fiscal year.
- \$877,029 increase to E911 Fund expenses due to the carryover of unspent funds from prior fiscal year.

- \$100,200 increase to Dallas County Local Housing Trust Fund expenses for projects that have carried over from prior fiscal year.
- \$75,650 increase to Woodland Hills Urban Renewal Area Low-and-Moderate Income (LMI) Fund expenses for the purchase of 5 Hamilton Court
- \$97,850 increase to Economic Development Fund expenses for the pass-through of a Polk County grant to Valley Junction (grant revenue was received in the prior fiscal year).
- \$72,000 increase to Coachlight Drive TIF expenses for a new development agreement and legal expenses.
- \$1,089,869 increase to Transfers Out for payment of upcoming debt service from TIF Funds and to reimburse the general fund for the purchase of body cameras using donations and forfeited funds.

Debt Service Fund - net increase to the fund of \$4,876,701

- \$506,500 increase to revenue for interest received on debt service funds.
- \$6,82,583 increase to Transfers In from Bond Proceeds to Debt Service Fund to account for upcoming June 1, 2018, bond payments.
- \$1,841,222 increase to expenses to reflect the advance refunding of 2010D bond issuance.

Capital Projects Fund - net decrease to the fund of \$6,545,694

Transfers Out will increase by \$5,185,554, bond proceeds from bond issuances 2017D & 2017E will be used to pay debt service expenditures in June of 2018.

Expenses for Bond Issuance costs will increase by \$573,700 for the issuance of bonds 2017A through 2017E.

Expenses for Capital Projects will increase by \$786,440. Major adjustments in expenditures (defined as being over \$150,000) are for the following capital projects:

Traffic Adaptive System Ashworth Corridor	\$	329,000
Vehicle Detection Units		156,000
Pearson Park Bridge Replacement		<u>185,120</u>
	\$	670,120

Business Type/Enterprise Fund - net increase to the fund of \$709,650

- \$44,990 increase to revenue for the sale of vehicles and insurance proceeds for totaled vehicles
- \$387,000 increase to revenue for stop loss reimbursement for the Health Insurance Fund
- \$1,214,350 increase to revenue for contributions to sewer fee districts
- Expenses for Sanitary Sewer and Stormwater Capital projects will increase by \$930,900. Several projects are being updated , major adjustments in expenditures (defined as being over \$150,000) are for the following public improvements :

Sugar Creek Conveyance Improvements	\$ 671,200
Booneville Road Bridge Replacement	157,700
	<u>\$ 828,900</u>



- \$30,000 increase in Sanitary Sewer expenses as a result maintaining grinder pumps in low pressure sanitary sewer system.
- \$25,500 increase in expenses in the Vehicle Replacement Fund for replacement of totaled vehicle, partially offset by insurance proceeds.
- \$26,700 increase in expense in the Vehicle Replacement Fund for replacement of mower, opted to keep old unit instead of trading in, covered by replacement funds on hand.

BACKGROUND: This is a public hearing on Amendment #2 to the City's FY 2017-18 operating and capital budget. The Finance Director and Budget Analyst developed this amendment after reviewing all expenditure levels and receiving input from several of the departments. The amendment was presented and discussed with the Finance & Administration Committee on April 11, 2018, where the Committee recommended approval.

RECOMMENDATION: Adopt Resolution approving Amendment #2 to the FY 2017-18 operating and capital budget.

Lead Staff Member: Chris Hamlett, Budget Analyst 

STAFF REVIEWS

Department Director	Tim Stiles, Finance Director 
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	The Des Moines Register
Dates(s) Published	April 20, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	Finance & Administration		
Date Reviewed	April 11, 2018		
Recommendation	<u>Yes</u>	No	Split

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE ANNUAL BUDGET FOR THE CURRENT FISCAL YEAR ENDING JUNE 30 2018.

WHEREAS, on April 30, 2018 the City Council approved and adopted an amendment to the City's annual budget for the current fiscal year ending June 30, 2018, and

WHEREAS, further amendment to the City's annual budget for the current fiscal year ending June 30, 2018 is necessary to reflect changing estimates of revenue and expenditure appropriations and adjustments in expenditures across all programs and transfers between funds and between programs; and

WHEREAS, the provisions of Chapter 384, Code of Iowa require a public hearing on the amendment to the City's annual budget for the current fiscal year ending June 30, 2018, and

WHEREAS, those residents and taxpayers of the City interested in the amendment to the City's annual budget for the current fiscal year ending June 30, 2018, have been given an opportunity to present to the City Council objections to any part of the amendment budget and arguments in favor of any part of the amendment budget at this public meeting.

NOW THEREFORE, BE IT RESOLVED that upon due consideration of all view and comments presented by City residents and taxpayers, the public hearing on the amendment to the City of West Des Moines annual budget for the current fiscal year ending June 30, 2018 is hereby closed..

PASSED AND APPROVED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, CMC
City Clerk

77-727

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2018 - AMENDMENT #2

To the Auditor of POLK, DALLAS, WARREN, & MADISON County, Iowa:

The City Council of West Des Moines in said County/Countries met on 4/30/2018, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. _____

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30 2018
(AS AMENDED LAST ON 10/16/2017.)

Be it Resolved by the Council of the City of West Des Moines

Section 1. Following notice published 4/20/2018

and the public hearing held, 4/30/2018 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources			
Taxes Levied on Property	1 54,096,896	0	54,096,896
Less: Uncollected Property Taxes-Levy Year	2 0	0	0
Net Current Property Taxes	3 54,096,896	0	54,096,896
Delinquent Property Taxes	4 0	0	0
TIF Revenues	5 13,498,069	0	13,498,069
Other City Taxes	6 4,901,803	0	4,901,803
Licenses & Permits	7 1,806,671	-105,889	1,700,782
Use of Money and Property	8 578,000	506,500	1,084,500
Intergovernmental	9 24,146,233	1,886,584	26,032,817
Charges for Services	10 19,971,050	416,075	20,387,125
Special Assessments	11 150,000	0	150,000
Miscellaneous	12 13,346,421	1,720,920	15,067,341
Other Financing Sources	13 101,940,100	74,390	102,014,490
Transfers In	14 143,773,591	6,983,583	150,757,174
Total Revenues and Other Sources	15 378,208,834	11,482,163	389,690,997
Expenditures & Other Financing Uses			
Public Safety	16 31,813,184	1,021,319	32,834,503
Public Works	17 10,670,100	41,250	10,711,350
Health and Social Services	18 1,236,476	14,050	1,250,526
Culture and Recreation	19 9,456,853	149,505	9,606,358
Community and Economic Development	20 12,359,507	406,025	12,765,532
General Government	21 9,185,482	644,555	9,830,037
Debt Service	22 26,036,230	1,841,222	27,877,452
Capital Projects	23 143,811,083	1,360,140	145,171,223
Total Government Activities Expenditures	24 244,568,915	5,478,066	250,046,981
Business Type / Enterprises	25 45,502,729	1,046,690	46,549,419
Total Gov Activities & Business Expenditures	26 290,071,644	6,524,756	296,596,400
Transfers Out	27 143,773,591	6,983,583	150,757,174
Total Expenditures/Transfers Out	28 433,845,235	13,508,339	447,353,574
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29 -55,636,401	-2,026,176	-57,662,577
Beginning Fund Balance July 1	30 194,355,737	66,470,089	260,825,826
Ending Fund Balance June 30	31 138,719,336	64,443,913	203,163,249

Passed this _____ day of _____
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

**NOTICE OF PUBLIC HEARING
AMENDMENT OF FY2017-2018 CITY BUDGET**

The City Council of West Des Moines in POLK, DALLAS, WARREN, & MADISON County, Iowa
will meet at Council Chambers of West Des Moines City Hall

at 5:30 PM on 4/30/2018
(hour) *(Date)*

, for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2018
(year)
by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources			
Taxes Levied on Property	1 54,096,896		54,096,896
Less: Uncollected Property Taxes-Levy Year	2 0		0
Net Current Property Taxes	3 54,096,896	0	54,096,896
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Other Financing Sources	13 101,940,100	74,390	102,014,490
Transfers In	14 143,773,591	6,983,583	150,757,174
Total Revenues and Other Sources	15 378,208,834	11,482,163	389,690,997
Expenditures & Other Financing Uses			
Public Safety	16 31,813,184	1,021,319	32,834,503
Public Works	17 10,670,100	41,250	10,711,350
Health and Social Services	18 1,236,476	14,050	1,250,526
Culture and Recreation	19 9,456,853	149,505	9,606,358
Community and Economic Development	20 12,359,507	406,025	12,765,532
General Government	21 9,185,482	644,555	9,830,037
Debt Service	22 26,036,230	1,841,222	27,877,452
Capital Projects	23 143,811,083	1,360,140	145,171,223
Total Government Activities Expenditures	24 244,568,915	5,478,066	250,046,981
Business Type / Enterprises	25 45,502,729	1,046,690	46,549,419
Total Gov Activities & Business Expenditures	26 290,071,644	6,524,756	296,596,400
Transfers Out	27 143,773,591	6,983,583	150,757,174
Total Expenditures/Transfers Out	28 433,845,235	13,508,339	447,353,574
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29 -55,636,401	-2,026,176	-57,662,577
Beginning Fund Balance July 1	30 194,355,737	66,470,089	260,825,826
Ending Fund Balance June 30	31 138,719,336	64,443,913	203,163,249

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Actual fund balance and cash on hand July 1, 2017, miscellaneous revenue and expenditures revised from the amended budget due to changes in estimates, and capital improvement projects and items carried over from the previous fiscal year.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Tim Stiles

City Clerk/ Finance Officer Name

Fund Summary

Fund Type	Revenues Inc (Dec)	Expenditures Inc (Dec)	Transfers In	Transfers (Out)	Net Inc (Dec)
General	\$ 776,266	\$ 967,800	\$ 101,000	\$ 30,000	\$ (120,534)
Special Revenue	\$ 1,459,474	\$ 1,308,904	\$ -	\$ 1,096,869	\$ (946,299)
Debt Service	\$ 506,500	\$ 1,841,222	\$ 6,882,583	\$ 671,160	\$ 4,876,701
Capital Projects	\$ -	\$ 1,360,140	\$ -	\$ 5,185,554	\$ (6,545,694)
Business Type / Enterprise	\$ 1,756,340	\$ 1,046,690	\$ -	\$ -	\$ 709,650
	\$ 4,498,580	\$ 6,524,756	\$ 6,983,583	\$ 6,983,583	\$ (2,026,176)

Revenue Detail

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
General Fund								
<u>Licenses & Permits</u>								
100	250	700	4110	247	Permits-Utilities	\$ -	\$ 6,000	\$ 6,000
100	500	180	4100	204	Licenses-Sign Erectors	\$ 550	\$ 1,950	\$ 2,500
100	600	615	4110	260	Permits-Miscellaneous	\$ 3,500	\$ 6,800	\$ 10,300
119	105	119	4100	206	Animal Licenses Clive	\$ 34,947	\$ (34,716)	\$ 231
119	105	119	4100	207	Animal Licenses-Urbandale	\$ 86,952	\$ (85,923)	\$ 1,029
Sub-total Licenses & Permits							\$ (105,889)	
<u>Intergovernmental</u>								
100	150	151	4380	467	Regional Training	\$ -	\$ 4,400	\$ 4,400
100	200	205	4380	451	Local Agreement Traffic Signals	\$ 3,000	\$ 2,100	\$ 5,100
100	400	700	4380	472	Local Agreement WDM WW	\$ -	\$ 6,875	\$ 6,875
100	610	700	4380	460	Local Agreement Dallas County	\$ 1,209,599	\$ 382,394	\$ 1,591,993
119	105	119	4380	480	Local Agreement Clive	\$ 22,617	\$ 12,391	\$ 35,008
119	105	119	4380	481	Local Agreement Urbandale	\$ 51,994	\$ 43,950	\$ 95,944
Sub-total Intergovernmental							\$ 452,110	
<u>Charges for Service</u>								
100	400	430	4400	536	Cemetery Fees	\$ 12,000	\$ 4,000	\$ 16,000
100	400	410	4400	539	Recreation Fees	\$ 262,000	\$ 13,000	\$ 275,000
100	105	700	4400	544	Fees Misc.	\$ 1,000	\$ 13,800	\$ 14,800
100	200	250	4440	580	Inspections	\$ -	\$ 26,000	\$ 26,000
100	250	700	4440	580	Inspections	\$ 90,000	\$ 35,000	\$ 125,000
100	400	430	4400	536	Fees Cemetery	\$ 12,000	\$ 2,450	\$ 14,450
100	500	700	4400	516	Fees Site Plans	\$ 8,500	\$ 5,500	\$ 14,000
100	500	700	4400	518	Fees Zoning & Platting	\$ 12,000	\$ 4,000	\$ 16,000
130	130	700	4400	543	Fees Special Events	\$ -	\$ 5,625	\$ 5,625
\$							\$ 109,375	
<u>Miscellaneous</u>								
100	000	010	4610	711	Donations	\$ -	\$ 3,000	\$ 3,000
100	400	405	4850	840	Sale of Supplies (Trees)	\$ -	\$ 7,620	\$ 7,620
100	550	700	4600	704	Loan Repayments	\$ -	\$ 7,500	\$ 7,500
100	600	595	4600	706	Contribution-Sister Cities	\$ -	\$ 6,080	\$ 6,080
100	610	700	4630	720	Insurance Proceeds	\$ -	\$ 40,350	\$ 40,350
100	610	700	4640	730	Sales Tax Refunds	\$ 48,000	\$ 210,750	\$ 258,750
100	610	700	4640	733	Miscellaneous	\$ -	\$ 2,370	\$ 2,370
Sub-total Miscellaneous							\$ 277,670	
<u>Other Financing Sources</u>								
100	610	700	4850	850	Sale of Property Auction	\$ 10,000	\$ 43,000	\$ 53,000
Sub-total Other Financing Sources							\$ 43,000	
General Fund Total							\$ 776,266	
Debt Service Fund								
<u>Use of Money & Property</u>								
200	000	070	4200	302	Interest Money Markets	\$ -	\$ 500,000	\$ 500,000
210	000	070	4200	302	Interest Money Markets	\$ -	\$ 6,500	\$ 6,500
Sub-total Use of Money & Property							\$ 506,500	
Debt Service Fund							\$ 506,500	

Revenue Detail

Account Number					Description	Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct				
Special Revenue Fund								
<i>Intergovernmental</i>								
330	000	000	4360	442	Commercial Property Tax Replacement	\$ -	\$ 154,460	\$ 154,460
350	000	000	4360	442	Commercial Property Tax Replacement	\$ -	\$ 71,280	\$ 71,280
351	000	000	4360	442	Commercial Property Tax Replacement	\$ -	\$ 61,755	\$ 61,755
410	120	132	4380	465	Local Agreement Misc.	\$ -	\$ 783,884	\$ 783,884
410	120	132	4380	473	Local Agreement E911	\$ 750,000	\$ 163,170	\$ 913,170
467	550	560	4300	407	Federal Grants HUD	\$ 230,000	\$ 39,925	\$ 269,925
485	550	700	4380	472	Local Agreement WDM WW	\$ -	\$ 50,000	\$ 50,000
Sub-total Intergovernmental							\$ 1,324,474	
<i>Charges For Services</i>								
436	400	700	4400	531	Tonnage Fee	\$ 30,000	\$ 67,700	\$ 97,700
Sub-total Charges for Services							\$ 67,700	
<i>Miscellaneous</i>								
407	105	700	4610	711	Donations-Police Trust	\$ 10,000	\$ 11,000	\$ 21,000
415	130	131	4610	711	Donations-EMS Trust	\$ 500	\$ 750	\$ 1,250
437	400	470	4600	705	Private Contribution Public Art	\$ -	\$ 19,300	\$ 19,300
450	480	700	4610	711	Donations-Library Trust	\$ -	\$ 20,450	\$ 20,450
451	480	700	4610	711	Donations-Library Friends	\$ 10,000	\$ 5,500	\$ 15,500
460	550	560	4600	706	Private Contributions-DCLHTF	\$ 8,800	\$ 2,300	\$ 11,100
467	550	560	4600	705	Private Contributions-HUD Entitlement	\$ -	\$ 8,000	\$ 8,000
Sub-total Miscellaneous							\$ 67,300	
Special Revenue Fund							\$ 1,459,474	
Business Type								
<i>Sanitary Sewer System</i>								
600	200	250	4400	526	Sewer Capital Fee	\$ 250,000	\$ 239,000	\$ 489,000
Sub-total Sanitary Sewer System							\$ 239,000	
<i>Sewer Fee District-Raccoon River</i>								
617	250	700	4400	528	Special Fee District	\$ -	\$ 24,400	\$ 24,400
Sub-total Sewer Fee District-Raccoon River							\$ 24,400	
<i>Sewer Fee District-Grand West</i>								
620	250	700	4400	528	Special Fee District	\$ -	\$ 538,950	\$ 538,950
Sub-total Sewer Fee District-Grand West							\$ 538,950	
<i>Sanitary Sewer Capital Projects</i>								
640	000	000	4380	465	Local Agreement	\$ -	\$ 60,000	\$ 60,000
Sub-total Sanitary Sewer Capital Projects							\$ 60,000	
<i>Stormwater Fee District-Sugar Creek</i>								
656	250	700	4400	528	Special Fee District	\$ 1,225	\$ 412,000	\$ 413,225
Sub-total Sewer Fee District-Grand West							\$ 412,000	
<i>Fairmeadows Water Quality</i>								
660	000	000	4340	430	Local Grant - County	\$ -	\$ 50,000	\$ 50,000
Sub-total Use of Fairmeadows Water Quality							\$ 50,000	
<i>Vehicle Replacement</i>								
700	200	240	4630	720	Insurance Property	\$ -	\$ 13,600	\$ 13,600
700	200	240	4850	820	Sale of Equipment	\$ -	\$ 16,900	\$ 16,900
700	200	240	4850	850	Sale of Property Auction	\$ 72,500	\$ 14,490	\$ 86,990
Sub-total Vehicle Replacement							\$ 44,990	

Revenue Detail

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
<i>Health Insurance</i>								
720	610	700	4640	735	Stop Loss Reimbursement	\$ -	\$ 387,000	\$ 387,000
<i>Sub-total Health Insurance</i>							\$ 387,000	
Business Type Funds Total							\$ 1,756,340	
Revenue Total							\$ 4,498,580	

Expenditure Summary

Program	Change Inc (Dec)
Public Safety	
Operating	
Police Department	\$ 51,500
Station #21	\$ 18,500
Station #17	\$ 7,500
Station #18	\$ 3,500
Station #19	\$ 3,500
Fire Suppression	\$ (1,700)
Municipal Emergency Management	\$ 1,700
Westside Station	\$ 3,500
Fire Administration	\$ 33,800
Flood Control	\$ 9,000
Westcom	\$ (24,720)
West Pet	\$ 7,240
EMS	\$ 500
Public Safety Contingency	\$ 29,720
Operating Total	\$ 143,540
Special Revenue	
E911	\$ 877,029
EMS Trust	\$ 750
Special Revenue Total	\$ 877,779
Public Safety Total	\$ 1,021,319
Public Works	
Operating	
Public Services - Traffic Control	\$ 21,100
Public Services - Community Compliance	\$ 4,785
Public Services - Operations	\$ (3,485)
Public Services - Street Maintenance	\$ 13,670
Public Services - Building & Facilities	\$ 21,100
Engineering Services-Capital Improvements	\$ (52,000)
Engineering Services-Support	\$ (5,560)
Engineering Services-Development	\$ 40,000
Engineering Services-Traffic	\$ 3,400
Engineering Services -Administration	\$ (21,860)
Metro Salt Storage Facility	\$ 20,100
Operating Total	\$ 41,250
Public Works Total	\$ 41,250
Health & Social Services	
Operating	
Human Services- - Handyman	\$ 6,050
Human Services- Administration	\$ 6,900
Operating Total	\$ 12,950

Expenditure Summary

Program	Change Inc (Dec)
Special Revenue	
Human Services Trust	\$ 1,100
Special Revenue Total	\$ 1,100
Health & Social Services Total	\$ 14,050
Culture & Recreation	
Operating	
Parks - Public Services	\$ 9,285
Parks- Parks & Recreation	\$ 13,000
Recreation - Parks & Recreation	\$ 43,000
Jordan Cemetery	\$ 4,000
RRP Softball Complex	\$ 8,000
Holiday Aquatic Center	\$ 2,800
Valley View Aquatic Center	\$ 14,800
Valley Junction Activity Center	\$ 8,200
Library	\$ 5,820
Hotel/Motel	\$ (30,000)
Operating Total	\$ 78,905
Special Revenue	
Public Art	\$ 52,000
Cemetery Reserve	\$ 3,100
Library Friends Trust	\$ 15,500
Special Revenue Total	\$ 70,600
Culture & Recreation Total	\$ 149,505
Community & Economic Development	
Development Services	\$ 35,100
Community & Economic Development	\$ 10,000
Leased Buildings	\$ 2,000
Metro Home Improvement Program	\$ (500)
Operating Total	\$ 46,600
Special Revenue	
Westtown 4125 TIF	\$ 15
Midtown TIF	\$ 2,000
EP True TIF	\$ 7,000
Westtown V TIF	\$ 960
Woodland Hills LMI TIF	\$ 75,650
Ashworth Road TIF	\$ 100
Coachlight TIF	\$ 72,000
Economic Development Fund	\$ 97,850
Dallas County Local Housing Trust	\$ 100,200
CDBG State Program	\$ 3,000
HUD Entitlement Program	\$ 650
Special Revenue Total	\$ 359,425
Community & Economic Development Total	\$ 406,025

Expenditure Summary

Program	Change Inc (Dec)
General Government	
Operating	
City Manager's Office	\$ 96,540
Elections	\$ 9,800
City Hall	\$ 126,700
Finance	\$ 19,555
Information Technology Services	\$ 315,310
Human Resources	\$ 76,650
Operating Total	\$ 644,555
General Government Total	\$ 644,555
Debt Service	\$ 1,841,222
Capital Projects	\$ 1,360,140
Total Government Activities Expenditures	\$ 5,478,066
Business Type / Enterprise	\$ 1,046,690
Total Government Activities & Business Expenditures	\$ 6,524,756

Transfers

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
Transfers In								
General Fund								
100	000	099	4900	900	Transfer In	\$ 30,000	\$ 30,000	
100	000	099	4900	900	Transfer In	\$ 71,000		
Total General Fund Transfers In						\$ 101,000		
Debt Service								
200	000	099	4900	900	Transfer In	\$ 5,470,773	\$ 5,470,773	
210	000	099	4900	900	Transfer In	\$ 1,411,810		
Total General Fund Transfers In						\$ 6,882,583		
Total Transfers In						\$ 6,983,583		
Transfers Out								
General Fund								
100	000	099	5900	900	Transfers Out	\$ 30,000	\$ 30,000	
Total Special Revenue Fund Transfers Out						\$ 30,000		
Debt Service								
210	000	099	5900	900	Transfer Out	\$ 671,160	\$ 671,160	
Total Debt Service Transfers Out						\$ 671,160		
Special Revenue								
341	000	099	5900	900	Transfer Out	\$ 764,040	\$ 764,040	
330	000	099	5900	900	Transfer Out	\$ 261,829	\$ 261,829	
406	000	099	5900	900	Transfer Out	\$ 66,000	\$ 66,000	
407	000	099	5900	900	Transfer Out	\$ 5,000	\$ 5,000	
Total Special Revenue Fund Transfers Out						\$ 1,096,869		
Capital Projects								
517	000	099	5900	900	Transfer Out	\$ 1,411,810	\$ 1,411,810	
518	000	099	5900	900	Transfers Out	\$ 3,773,744		
Total Capital Projects Transfers Out						\$ 5,185,554		
Total Transfers Out						\$ 6,983,583		
Net Transfers In/Out						\$ -		

Expenditure Detail - Public Safety

Account Number						Current Budget	Change Inc (Dec)	Amended Budget	
Fund	Dept	Div	Acct	Sub Acct	Description				
Public Safety									
Operating									
<u>Police Department</u>									
100	105	101	5250	489	Building Security	\$ -	\$ 3,500	\$ 3,500	
100	105	105	5130	300	Overtime-CIU	\$ 35,000	\$ 15,000	\$ 50,000	
100	105	700	5130	300	Overtime-Admin	\$ 1,000	\$ 5,000	\$ 6,000	
100	105	107	5200	210	Training	\$ 3,850	\$ 20,000	\$ 23,850	
100	105	107	5230	507	Uniforms	\$ 62,000	\$ 8,000	\$ 70,000	
Sub-total Station Police Department							\$ 51,500		
<u>Station #21</u>									
100	150	141	5220	310	Maintenance Building	\$ 40,000	\$ 15,000	\$ 55,000	
100	150	141	5250	489	Building Security	\$ -	\$ 3,500	\$ 3,500	
Sub-total Station #21							\$ 18,500		
<u>Station #17</u>									
100	150	142	5220	310	Building Maintenance	\$ 43,000	\$ 4,000	\$ 47,000	
100	150	142	5250	489	Building Security	\$ -	\$ 3,500	\$ 3,500	
Sub-total Station #17							\$ 7,500		
<u>Station #18</u>									
100	150	143	5250	489	Building Security	\$ -	\$ 3,500	\$ 3,500	
Sub-total Station #18							\$ 3,500		
<u>Station #19</u>									
100	150	144	5250	489	Building Security	\$ -	\$ 3,500	\$ 3,500	
Sub-total Station #19							\$ 3,500		
<u>Fire Suppression</u>									
100	150	155	5150	550	Health/Medical Insurance	\$ 592,000	\$ (1,700)	\$ 590,300	
Sub-total Fire Suppression							\$ (1,700)		
<u>Westside Station</u>									
100	150	170	5250	489	Building Security	\$ -	\$ 3,500	\$ 3,500	
Sub-total Station #19							\$ 3,500		
<u>Municipal Emergency Management</u>									
100	150	160	5220	311	Maintenance Sirens	\$ 11,000	\$ 1,700	\$ 12,700	
Sub-total Station #19							\$ 1,700		
<u>Fire Administration</u>									
100	150	700	5100		Full Time	\$ 197,400	\$ 36,500	\$ 233,900	
100	150	700	5150	550	Health Insurance	\$ 26,200	\$ (6,000)	\$ 20,200	
100	150	700	5160	610	FICA	\$ 9,100	\$ 2,800	\$ 11,900	
100	150	700	5160	620	IPERS	\$ 8,350	\$ 500	\$ 8,850	
Sub-total Administration							\$ 33,800		
<u>Flood Controls</u>									
100	200	190	5220	330	Maintenance Equipment	\$ 2,500	\$ 9,000	\$ 11,500	
Sub-total Flood Control							\$ 9,000		

Expenditure Detail - Public Safety

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
<u>Westcom</u>								
120	120	121	5250	460	Contractual Services- Miscellaneous	\$ -	\$ 3,000	\$ 3,000
120	120	700	5220	310	Building Maintenance	\$ 3,500	\$ 2,000	\$ 5,500
120	120	700	5250	460	Contractual Services- Miscellaneous	\$ 29,720	\$ (29,720)	\$ -
Sub-total Westcom							\$ (24,720)	
<u>Public Safety Contingency</u>								
100	000	010	5250	460	Contractual Services-Miscellaneous	\$ -	\$ 29,720	\$ 29,720
Sub-total Public Safety Contingency							\$ 29,720	
<u>WestPet</u>								
119	105	119	5100		Full Time Wages	\$ 171,000	\$ (9,200)	\$ 161,800
119	105	119	5150	550	Health Insurance	\$ 59,750	\$ (2,375)	\$ 57,375
119	105	119	5150	552	Flex Spending	\$ 470	\$ (45)	\$ 425
119	105	119	5150	560	Dental	\$ 1,360	\$ (85)	\$ 1,275
119	105	119	5150	570	Life	\$ 275	\$ (30)	\$ 245
119	105	119	5150	580	Vision	\$ 1,005	\$ (50)	\$ 955
119	105	119	5160	610	FICA	\$ 17,155	\$ (665)	\$ 16,490
119	105	119	5160	620	IPERS	\$ 20,025	\$ (820)	\$ 19,205
119	105	119	5250	411	Computer Software Maintenance	\$ -	\$ 12,000	\$ 12,000
119	105	119	5250	484	Shelter Services	\$ -	\$ 8,510	\$ 8,510
Sub-total WestPet							\$ 7,240	
<u>EMS</u>								
130	130	700	5250	492	Shredding	\$ -	\$ 500	\$ 500
Sub-total EMS							\$ 500	
Operating Total							\$ 143,540	
Special Revenue								
<u>E911</u>								
410	120	132	5200	210	Training -In State	\$ 7,500	\$ 1,500	\$ 9,000
410	120	132	5200	215	Training-Out of State	\$ 7,500	\$ 1,500	\$ 9,000
410	120	132	5230	574	Publicity/Advertising	\$ 3,000	\$ 167	\$ 3,167
410	120	132	5300	630	Utilities-Telephone	\$ -	\$ 16,453	\$ 16,453
410	120	132	5250	461	Data Charges	\$ 75,000	\$ 130,000	\$ 205,000
410	120	132	5400		Equipment	\$ -	\$ 794,434	\$ 794,434
410	120	132	5400	730	CAD System Upgrade	\$ 31,100	\$ (31,100)	\$ -
410	120	132	5400	731	H T E Message Switch	\$ 13,925	\$ (13,925)	\$ -
410	120	132	5400	732	Comm Center Equip	\$ 10,000	\$ (10,000)	\$ -
410	120	132	5400	733	Equipment-Public Safety Phones	\$ 12,000	\$ (12,000)	\$ -
Sub-total E911							\$ 877,029	
<u>EMS Trust</u>								
415	130	700	5230	503	Supplies	\$ -	\$ 750	\$ 750
Sub-total EMS Trust							\$ 750	
Special Revenue Total							\$ 877,779	
Public Safety Total							\$ 1,021,319	

Expenditure Detail - Public Works

Account Number					Description	Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct				
Public Works								
Operating								
<u>Public Services-Traffic Control</u>								
100	200	205	5350	670	Vehicle Replacement Charges	\$ 40,100	\$ 21,100	\$ 61,200
<i>Sub-total Public Services-Traffic Control</i>							\$ 21,100	
<u>Public Services-Community Compliance</u>								
100	200	209	5150	550	Health Insurance	\$ 29,035	\$ 5,415	\$ 34,450
100	200	209	5150	552	FSA Contribution	\$ 200	\$ 400	\$ 600
100	200	209	5150	554	H.S.A. Contribution	\$ 1,500	\$ (1,500)	\$ -
100	200	209	5150	580	Vision Insurance	\$ 470	\$ 470	\$ 940
<i>Sub-total Public Services-Community Compliance</i>							\$ 4,785	
<u>Public Services-Operations</u>								
100	200	220	5250	489	Building Security	\$ -	\$ 2,800	\$ 2,800
100	200	220	5350	670	Vehicle Replacement Charges	\$ 13,285	\$ (6,285)	\$ 7,000
<i>Sub-total Public Services-Operations</i>							\$ (3,485)	
<u>Public Services- Street Maintenance</u>								
100	200	225	5350	670	Vehicle Replacement Charges	\$ 525,630	\$ (10,630)	\$ 515,000
100	200	225	5400	750	Misc. Equipment	\$ -	\$ 24,300	\$ 24,300
<i>Sub-total Public Services-Street Maintenance</i>							\$ 13,670	
<u>Public Services- Buildings & Facilities</u>								
100	200	235	5220	310	Maintenance Buildings	\$ 83,640	\$ 10,000	\$ 93,640
100	200	235	5250	446	Rent-Buildings	\$ 33,800	\$ 11,100	\$ 44,900
<i>Sub-total Public Services-Buildings & Facilities</i>							\$ 21,100	
<u>Engineering Services-Capital Improvements</u>								
100	250	292	5100		Full Time	\$ 170,000	\$ (38,000)	\$ 132,000
100	250	292	5150	550	Health Medical Insurance	\$ 37,055	\$ (10,000)	\$ 27,055
100	250	292	5160	610	FICA	\$ 13,115	\$ (1,000)	\$ -
100	250	292	5160	620	IPERS	\$ 15,310	\$ (3,000)	\$ 12,310
<i>Sub-total Engineering Capital Improvements</i>							\$ (52,000)	
<u>Engineering Services-Support Services</u>								
100	250	294	5220	320	Maintenance Vehicle	\$ 4,000	\$ 4,000	\$ 8,000
100	250	294	5350	670	Vehicle Replacement Charges	\$ 23,810	\$ (10,060)	\$ 13,750
100	250	294	5400	705	Computer Software	\$ 6,000	\$ 500	\$ 6,500
<i>Sub-total Engineering Support Services</i>							\$ (5,560)	
<u>Engineering Services - Development</u>								
100	250	296	5130	300	Overtime	\$ 10,000	\$ 15,000	\$ 25,000
100	250	296	5400	750	Equipment - Misc.	\$ -	\$ 25,000	\$ 25,000
<i>Sub-total Engineering Development</i>							\$ 40,000	
<u>Engineering Services - Traffic</u>								
100	250	700	5400	705	Computer Software	\$ -	\$ 3,400	\$ 3,400
<i>Sub-total Engineering Traffic</i>							\$ 3,400	

Expenditure Detail - Public Works

Account Number					Description	Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct				
<i>Engineering Services - Admin</i>								
100	250	700	5100		Full Time	\$ 563,600	\$ (21,120)	\$ 542,480
100	250	700	5150	550	Health Insurance	\$ 97,250	\$ (4,000)	\$ 93,250
100	250	700	5150	570	Life Insurance	\$ 1,650	\$ (55)	\$ 1,595
100	250	700	5150	580	Vision Insurance	\$ 470	\$ (185)	\$ 285
100	250	700	5160	610	FICA	\$ 37,750	\$ (1,615)	\$ 36,135
100	250	700	5160	620	IPERS	\$ 44,100	\$ (1,885)	\$ 42,215
100	250	700	5250	413	Copier/Printer Lease	\$ 4,380	\$ 800	\$ 5,180
100	250	700	5250	414	Credit Card Processing	\$ -	\$ 700	\$ 700
100	250	700	5400	750	Equipment Misc.	\$ -	\$ 5,500	\$ 5,500
<i>Sub-total Engineering Admin</i>							\$ (21,860)	
<i>Metro Salt Storage Facility</i>								
140	200	290	5220	310	Maintenance Building	\$ -	\$ 100	
140	200	290	5220	330	Maintenance Equipment	\$ -	\$ 20,000	\$ 20,000
<i>Sub-total Engineering Services Admin</i>							\$ 20,100	
Operating Total							\$ 41,250	
Public Works Total							\$ 41,250	

Expenditure Detail - Health Social Services

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
Health & Social Services								
<i>Human Services Handyman</i>								
100	300	320	5220	320	Vehicle Maintenance	\$ 1,500	\$ 800	\$ 2,300
100	300	320	5350	670	Replacement Charges	\$ 5,860	\$ 5,250	\$ 11,110
<i>Sub-total Human Services-Handyman</i>							\$ 6,050	
<i>Human Services Administration</i>								
100	300	700	5250	489	Building Security	\$ -	\$ 4,500	\$ 4,500
100	300	700	5220	310	Building Maintenance	\$ 32,000	\$ 2,400	\$ 34,400
<i>Sub-total Human Services-Administration</i>							\$ 6,900	
Operating Total							\$ 12,950	
Special Revenue								
<i>Goodman Bequest</i>								
426	300	310	5230	511	Emergency Supplies	\$ -	\$ 1,100	\$ 1,100
<i>Sub-total Human Services Trust</i>							\$ 1,100	
Special Revenue Total							\$ 1,100	
Health & Social Services							\$ 14,050	

Expenditure Detail - Culture Recreation

Account Number						Current Budget	Change Inc. (Dec)	Amended Budget
Fund	Dept.	Div.	Acct	Sub Acct	Description			
Culture & Recreation								
Operating								
<u>Parks-PS</u>								
100	200	405	5220	340	Maintenance Grounds/Lawn	\$ 20,000	\$ 9,000	\$ 29,000
100	200	405	5250	409	Cellular/Data Service	\$ -	\$ 285	\$ 285
Sub-total Parks-PS							\$ 9,285	
<u>Parks-Parks</u>								
100	400	405	5300	610	Electricity	\$ 23,000	\$ 15,000	\$ 38,000
100	400	405	5300	620	Natural Gas	\$ 85,000	\$ (2,000)	\$ 83,000
Sub-total Parks-Parks							\$ 13,000	
<u>Parks-Recreation</u>								
100	400	411	5230	515	Program Supplies	\$ 67,500	\$ 5,000	\$ 72,500
100	400	413	5230	515	Program Supplies	\$ 4,250	\$ 10,000	\$ 14,250
100	400	414	5230	515	Program Supplies	\$ 81,250	\$ 28,000	\$ 109,250
Sub-total Recreation							\$ 43,000	
<u>Jordan Cemetery</u>								
100	400	430	5250	425	Grave Openings	\$ 11,000	\$ 4,000	\$ 15,000
Sub-total Jordan Cemetery							\$ 4,000	
<u>RRP Softball Complex</u>								
100	400	449	5220	310	Building Maintenance	\$ 10,500	\$ 8,000	\$ 18,500
Sub-total Holiday Aquatic center							\$ 8,000	
<u>Holiday Aquatic Center</u>								
100	400	452	5250	489	Building Security	\$ -	\$ 2,800	\$ 2,800
Sub-total Holiday Aquatic center							\$ 2,800	
<u>Valley View Aquatic Center</u>								
100	400	453	5220	310	Building Maint	\$ 67,000	\$ 12,000	\$ 79,000
100	400	452	5250	489	Building Security	\$ -	\$ 2,800	\$ 2,800
Sub-total Valley View Aquatic center							\$ 14,800	
<u>Valley Junction Activity Center</u>								
100	400	460	5220	310	Maintenance-Building	\$ 22,500	\$ 7,500	\$ 30,000
100	400	460	5250	489	Building Security	\$ -	\$ 700	\$ 700
Sub-total Valley Junction Activity Center							\$ 8,200	
<u>Library</u>								
100	480	700	5250	413	Copier Lease Charges	\$ 2,880	\$ 1,720	\$ 4,600
100	480	700	5250	414	Credit Card Processing Fee	\$ 1,900	\$ 500	\$ 2,400
100	480	700	5250	489	Building Security	\$ -	\$ 3,600	\$ 3,600
Sub-total Library							\$ 5,820	
<u>Hotel/Motel Recreation</u>								
160	400	410	5230	515	Recreation- Programs	\$ 30,000	\$ (30,000)	\$ -
Sub-total Parks							\$ (30,000)	
Operating Total							\$ 78,905	

Expenditure Detail - Culture Recreation

Account Number						Current Budget	Change Inc. (Dec)	Amended Budget
Fund	Dept.	Div.	Acct	Sub Acct	Description			
Special Revenue								
<u>Cemetery Reserve</u>								
439	400	430	5400	705	Equipment Computer Software	\$ 1,000	\$ 3,100	\$ 4,100
Sub-total Cemetery Reserve							\$ 3,100	
<u>Library Friends Trust</u>								
451	480	700	5400	713			\$ 15,500	\$ 15,500
Sub-total Library Friends Trust							\$ 15,500	
<u>Public Art</u>								
437	400	470	5400	750	Equipment- \$5,000 or more	\$ 203,000	\$ 52,000	\$ 255,000
Sub-total Library Friends Trust							\$ 52,000	
Special Revenue Total							\$ 70,600	
Culture & Recreation Total							\$ 149,505	

Expenditure Detail - Community and Economic Development

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
Community and Economic Development								
Operating								
<u>Development Services</u>								
100	500	700	5250	460	Contractual Services-Miscellaneous	\$	30,000	\$ 30,000
100	500	700	5200	210	Training - In State	\$	5,100	\$ 5,100
Sub-total Development Services							\$ 35,100	
<u>Community & Economic Development</u>								
100	550	700	5250	460	Contractual Services-Miscellaneous	\$	225,000	\$ 235,000
Sub-total Community & Economic Development							\$ 10,000	
<u>Leased Buildings</u>								
100	600	690	5220	310	Building Maintenance	\$	7,400	\$ 9,400
Sub-total Leased Buildings							\$ 2,000	
<u>Metro Home Improvement Program</u>								
115	550	560	5200	225	Dues/Associations Memberships	\$	500	\$ -
Sub-total Metro Home Improvement Program							\$ (500)	
Operating Total							\$ 46,600	
Special Revenue								
<u>Westown 4125</u>								
312	000	000	5250	431	Development Agreement	\$	144,035	\$ 144,050
Sub-total Westown 4125 TIF District							\$ 15	
<u>Midtown TIF District</u>								
315	000	000	5250	431	Legal Fees	\$	5,000	\$ 7,000
Sub-total Midtown TIF District							\$ 2,000	
<u>EP True TIF District</u>								
316	000	000	5250	431	Legal Fees	\$	-	\$ 7,000
Sub-total EP True TIF District							\$ 7,000	
<u>Westown V TIF District</u>								
340	000	000	5250	431	Legal Fees		\$ 500	
340	000	000	5250	466	Development Agreements	\$	115,410	\$ 115,870
Sub-total Westown V TIF District							\$ 960	
<u>Woodland Hills LMI TIF District</u>								
353	000	000	5250	460	Contractual Services Misc.	\$	-	\$ 5,650
353	000	000	5550	730	Capital Outlay-Land	\$	-	\$ 70,000
Sub-total Woodland Hills LMI TIF District							\$ 75,650	
<u>Ashworth Road TIF District</u>								
355	000	000	5250	431	Legal Fees	\$	-	\$ 100
Sub-total Ashworth Road TIF District							\$ 100	
<u>Coachlight Drive TIF District</u>								
356	000	000	5250	431	Legal Fees	\$	7,000	\$ 11,000
356	000	000	5250	466	Development Agreements	\$	-	\$ 68,000
Sub-total Coachlight Drive TIF District							\$ 72,000	

Expenditure Detail - Community and Economic Development

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
Community and Economic Development - Continued								
<i>Economic Development Fund</i>								
486	550	700	5250	476	Grants	\$ -	\$ 97,850	\$ 97,850
<i>Sub-total Economic Development Fund</i>							\$ 97,850	
<i>DCLHTF</i>								
460	550	560	5230	515	Programs	\$ 100,000	\$ 100,000	\$ 200,000
460	550	560	5230	518	Recording Fees	\$ 200	\$ 200	\$ 400
<i>Sub-total DCLHTF</i>							\$ 100,200	
<i>CDBG State Program</i>								
465	550	560	5250	406	Audit		\$ 3,000	\$ 3,000
<i>Sub-total CDBG State Program</i>							\$ 3,000	
<i>HUD Entitlement Program</i>								
467	550	560	5200	225	Dues/Association Memberships	\$ -	\$ 550	\$ 550
467	550	560	5230	518	Recording Fees	\$ -	\$ 100	\$ 100
<i>Sub-total HUD Entitlement Program</i>							\$ 650	
Special Revenue Total							\$ 359,425	
Community & Economic Development Total							\$ 406,025	

Expenditure Detail-General Government

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
General Government								
Operating								
<u>City Manager's Office</u>								
100	600	610	5100		Full-Time	\$ 485,020	\$ 28,200	\$ 513,220
100	600	610	5120		Part-Time	\$ 5,000	\$ 10,000	\$ 15,000
100	600	610	5140	406	Cell Phone	\$ 2,160	\$ 300	\$ 2,460
100	600	610	5150	550	Health Insurance	\$ 44,800	\$ 2,530	\$ 47,330
100	600	610	5150	570	Life Insurance	\$ 1,360	\$ 65	\$ 1,425
100	600	610	5150	580	Vision Insurance	\$ 895	\$ 185	\$ 1,080
100	600	610	5160	610	FICA	\$ 37,600	\$ 2,835	\$ 40,435
100	600	610	5160	620	IPERS	\$ 27,000	\$ 3,425	\$ 30,425
100	600	610	5200	220	Citywide Training	\$ 20,000	\$ 17,000	\$ 37,000
100	600	610	5250	460	Contractual Services	\$ 50,000	\$ 25,000	\$ 75,000
100	600	610	5400	720	Furniture/Fixtures	\$ -	\$ 7,000	\$ 7,000
Sub-total City Managers' Office							\$ 96,540	
<u>Elections</u>								
100	600	617	5250	419	Elections	\$ 25,000	\$ 9,800	\$ 34,800
Sub-total Elections							\$ 9,800	
<u>City Hall</u>								
100	600	630	5250	489	Building Security	\$ -	\$ 121,700	\$ 121,700
100	600	630	5400	720	Furniture/Fixtures	\$ -	\$ 5,000	\$ 5,000
Sub-total City Hall							\$ 126,700	
<u>Finance</u>								
100	610	700	5100		Full Time Wages	\$ 215,860	\$ 9,200	\$ 225,060
100	610	700	5150	550	Health Insurance	\$ 18,025	\$ 2,375	\$ 20,400
100	610	700	5150	552	Flex Spending	\$ 270	\$ 45	\$ 315
100	610	700	5150	560	Dental	\$ 955	\$ 85	\$ 1,040
100	610	700	5150	570	Life	\$ 615	\$ 30	\$ 645
100	610	700	5150	580	Vision	\$ 285	\$ 50	\$ 335
100	610	700	5160	610	FICA	\$ 19,525	\$ 665	\$ 20,190
100	610	700	5160	620	IPERS	\$ 22,800	\$ 820	\$ 23,620
100	610	700	5250	460	Contractual Services-Miscellaneous	\$ -	\$ 18,000	\$ 18,000
100	610	700	5250	474	Postage Machine Lease	\$ -	\$ 3,285	\$ 3,285
100	610	700	5400	750	Equipment	\$ 15,000	\$ (15,000)	\$ -
Sub-total Finance							\$ 19,555	
<u>Information Technology Services-Administration</u>								
100	650	651	5100		Full-Time Wages	\$ 337,300	\$ (40,000)	\$ 297,300
100	650	651	5150	550	Health Insurance	\$ 63,150	\$ (5,000)	\$ 58,150
100	650	651	5160	610	FICA	\$ 26,150	\$ (1,000)	\$ 25,150
100	650	651	5160	620	IPERS	\$ 30,600	\$ (1,000)	\$ 29,600
100	650	651	5400	700	Equipment -Computer Hardware	\$ -	\$ 4,000	\$ 4,000
100	650	700	5100		Full-Time Wages	\$ 144,900	\$ (80,000)	\$ 64,900
100	650	700	5150	550	Health Insurance	\$ 20,900	\$ (10,000)	\$ 10,900
100	650	700	5160	610	FICA	\$ 14,130	\$ (8,000)	\$ 6,130
100	650	700	5160	620	IPERS	\$ 17,750	\$ (10,000)	\$ 7,750
100	650	700	5200	210	Training-In State	\$ 20,000	\$ 13,000	\$ 33,000
100	650	700	5200	220	Training-In House	\$ -	\$ 5,000	\$ 5,000
100	650	700	5250	410	Hardware Maint Agreement	\$ 166,150	\$ 10,310	\$ 176,460
100	650	700	5250	460	Contractual Services	\$ 344,000	\$ 155,000	\$ 499,000
100	650	700	5400	750	Equipment	\$ -	\$ 283,000	\$ 283,000
Sub-total Information Technology Services-Admin							\$ 315,310	

Expenditure Detail-General Government

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
General Government - Continued								
<i>Human Resources</i>								
100	670	670	5250	460	Contractual Services	\$ 37,000	\$ 75,650	\$ 112,650
100	670	670	5400	720	Furniture/Fixtures	\$ 4,500	\$ 1,000	\$ 5,500
<i>Sub-total Human Resources</i>							\$ 76,650	
Operating Total							\$ 644,555	
General Government Total							\$ 644,555	

Expenditure Detail - Debt Service

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
Debt Service								
<i>Debt Service</i>								
200	000	070	5700	800	Debt Service Principal	\$ 18,940,000	\$ 3,670,000	\$ 22,610,000
200	000	070	5700	850	Debt Service Interest	\$ 6,764,590	\$ (1,828,778)	\$ 4,935,812
								\$ -
								\$ -
Sub-total Debt Service							\$ 1,841,222	
Debt Service Total							\$ 1,841,222	

Capital Projects

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Type	Sub Acct	Description			
Capital Projects Funds								
<u>0525 028 0510 056 2013</u>								
Pearson Park Bridge Design								
500	000	000	5250	495	Design		\$ 4,320	\$ 4,320
Sub-total Grand Pearson Park Bridge Design							\$ 4,320	
<u>0525 028 0510 041 2016</u>								
Pearson Park Bridge Replacement								
500	000	000	5250	490	Construction		\$ 185,120	\$ 185,120
Sub-total Coachlight Drive							\$ 185,120	
<u>0205 2017 001.School Zone</u>								
School Zone Flashing Beacon								
500	000	000	5400	740	Traffic Signal Equipment		\$ 30,000	\$ 30,000
Sub-total School Zone Flashing Beacon							\$ 30,000	
<u>0205 2017 001.Vehicle Detections</u>								
Vehicle Detection								
500	000	000	5400	740	Traffic Signal Equipment		\$ 156,000	\$ 156,000
Sub-total School Zone Flashing Beacon							\$ 156,000	
<u>0205 2017 002.Traffic Adaptive System</u>								
Ashworth Corridor								
500	000	000	5400	740	Traffic Signal Equipment		\$ 329,000	\$ 329,000
Sub-total Traffic Adaptive System							\$ 329,000	
<u>0205 2017 004</u>								
Traffic Signal Master Plan								
500	000	000	5250	495	Design		\$ 82,000	\$ 82,000
Sub-total Traffic Signal Master Plan							\$ 82,000	
<u>2017A Bond Proceeds</u>								
514	000	000	5700	890	Bond Registration Fee	\$ 5,000	\$ 75,200	\$ 80,200
Sub-total 2017A Bond Proceeds							\$ 75,200	
<u>2017B Bond Proceeds</u>								
515	000	000	5700	890	Bond Registration Fee	\$ 3,000	\$ 52,700	\$ 55,700
Sub-total 2017B Bond Proceeds							\$ 52,700	
<u>2017C Bond Proceeds</u>								
516	000	000	5700	890	Bond Registration Fee	\$ 6,000	\$ 116,600	\$ 122,600
Sub-total 2017C Bond Proceeds							\$ 116,600	
<u>2017D Bond Proceeds</u>								
517	000	000	5700	890	Bond Registration Fee	\$ 16,000	\$ 262,650	\$ 278,650
Sub-total 2017D Bond Proceeds							\$ 262,650	
<u>2017E Bond Proceeds</u>								
518	000	000	5700	890	Bond Registration Fee	\$ -	\$ 66,550	\$ 66,550
Sub-total 2017E Bond Proceeds							\$ 66,550	
Capital Projects Funds Total							\$ 1,360,140	
Capital Projects Total							\$ 1,360,140	

Business Type/Enterprise

Account Number						Current Budget	Change Inc (Dec)	Amended Budget
Fund	Dept	Div	Acct	Sub Acct	Description			
Capital Projects Funds- Business Type								
<i>0510 070 2017.Design</i>								
<i>Blue Creek-Valley West & Westown Storm Sewer</i>								
660	000	000	5250	495	Design	\$ 46,000	\$ 42,000	\$ 88,000
<i>Sub-total Blue Creek-Valley West & Westown Storm Sewer</i>							\$ 42,000	
<i>0510 065 2015.Construction</i>								
<i>Sugar Creek Conveyance Improvements Phase 1</i>								
660	000	000	5250	490	Construction	\$ 1,200,000	\$ 489,200	\$ 1,689,200
660	000	000	5250	495	Design	\$ 70,000	\$ 182,000	
<i>Sub-total Sugar Creek Conveyance Phase 1</i>							\$ 671,200	
<i>0510 072 2017.Design</i>								
<i>Booneville Road Bridge Replacement over Sugar Creek</i>								
660	000	000	5250	495	Design	\$ 122,000	\$ 157,700	\$ 279,700
<i>Sub-total Booneville Road Bridge Replacement over Sugar Creek</i>							\$ 157,700	
<i>0525 024.0510 097 2017.Construction</i>								
<i>Fairmeadows Water Quality</i>								
660	000	000	5250	490			\$ 60,000	\$ 60,000
<i>Sub-total Fairmeadows Water Quality</i>							\$ 60,000	
Stormwater Capital Projects Funds Total							\$ 930,900	
Total Enterprise Capital Projects Funds Total							\$ 930,900	
Business Type-Continued								
<u>Sanitary Sewer Fund</u>								
600	200	250	5150	550	Health Insurance	\$ 134,235	\$ 3,920	\$ 138,155
600	200	250	5150	580	Vision Insurance	\$ 1,185	\$ 1,090	\$ 2,275
600	200	250	5160	640	Retirement Contributions	\$ 650	\$ 520	\$ 1,170
600	200	250	5220	336	Maintenance Grinder Pump	\$ -	\$ 30,000	\$ 30,000
<i>Sub-total Sanitary Sewer Fund</i>							\$ 35,530	
<u>Stormwater Fund</u>								
650	250	294	5130	300	Overtime	\$ 5,000	\$ 5,000	\$ 10,000
650	250	294	5350	670	Replacement Charges	\$ -	\$ 10,060	\$ 10,060
<i>Sub-total Stormwater Fund</i>							\$ 15,060	
<u>Vehicle Replacement Fund</u>								
700	105	700	5500	773	Passenger Car	\$ 15,000	\$ 25,500	\$ 40,500
700	200	405	5400	750	PS-Parks Equipment	\$ -	\$ 13,000	\$ 13,000
700	200	405	5450	784	Mower	\$ 71,000	\$ 26,700	\$ 97,700
<i>Sub-total Vehicle Replacement Fund</i>							\$ 65,200	
Business Type Total							\$ 1,046,690	

77-727

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2018 - AMENDMENT #2

To the Auditor of POLK, DALLAS, WARREN, & MADISON County, Iowa:

The City Council of West Des Moines in said County/Countries met on 4/30/2018, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. _____

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2018
(AS AMENDED LAST ON 10/16/2017.)

Be it Resolved by the Council of the City of West Des Moines

Section 1. Following notice published 4/20/2018

and the public hearing held, 4/30/2018 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	54,096,896	0	54,096,896
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	54,096,896	0	54,096,896
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	13,498,069	0	13,498,069
Other City Taxes	6	4,901,803	0	4,901,803
Licenses & Permits	7	1,806,671	-105,889	1,700,782
Use of Money and Property	8	578,000	506,500	1,084,500
Intergovernmental	9	24,146,233	1,886,584	26,032,817
Charges for Services	10	19,971,050	416,075	20,387,125
Special Assessments	11	150,000	0	150,000
Miscellaneous	12	13,346,421	1,720,920	15,067,341
Other Financing Sources	13	101,940,100	74,390	102,014,490
Transfers In	14	143,773,591	6,983,583	150,757,174
Total Revenues and Other Sources	15	378,208,834	11,482,163	389,690,997
Expenditures & Other Financing Uses				
Public Safety	16	31,813,184	1,021,319	32,834,503
Public Works	17	10,670,100	41,250	10,711,350
Health and Social Services	18	1,236,476	14,050	1,250,526
Culture and Recreation	19	9,456,853	149,505	9,606,358
Community and Economic Development	20	12,359,507	406,025	12,765,532
General Government	21	9,185,482	644,555	9,830,037
Debt Service	22	26,036,230	1,841,222	27,877,452
Capital Projects	23	143,811,083	1,360,140	145,171,223
Total Government Activities Expenditures	24	244,568,915	5,478,066	250,046,981
Business Type / Enterprises	25	45,502,729	1,046,690	46,549,419
Total Gov Activities & Business Expenditures	26	290,071,644	6,524,756	296,596,400
Transfers Out	27	143,773,591	6,983,583	150,757,174
Total Expenditures/Transfers Out	28	433,845,235	13,508,339	447,353,574
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-55,636,401	-2,026,176	-57,662,577
Beginning Fund Balance July 1	30	194,355,737	66,470,089	260,825,826
Ending Fund Balance June 30	31	138,719,336	64,443,913	203,163,249

Passed this _____ day of _____
(Day) (Month/Year)

Signature

City Clerk/Finance Officer

Signature

Mayor

77-727

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2018 - AMENDMENT #2

To the Auditor of POLK, DALLAS, WARREN, & MADISON County, Iowa:

The City Council of West Des Moines in said County/Counties met on 4/30/2018, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. thereupon, the following resolution was introduced.

RESOLUTION No. _____

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30 2018
(AS AMENDED LAST ON 10/16/2017.)

Be it Resolved by the Council of the City of West Des Moines

Section 1. Following notice published 4/20/2018

and the public hearing held, 4/30/2018 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources			
Taxes Levied on Property	1 54,096,896	0	54,096,896
Less: Uncollected Property Taxes-Levy Year	2 0	0	0
Net Current Property Taxes	3 54,096,896	0	54,096,896
Delinquent Property Taxes	4 0	0	0
TIF Revenues	5 13,498,069	0	13,498,069
Other City Taxes	6 4,901,803	0	4,901,803
Licenses & Permits	7 1,806,671	-105,889	1,700,782
Use of Money and Property	8 578,000	506,500	1,084,500
Intergovernmental	9 24,146,233	1,886,584	26,032,817
Charges for Services	10 19,971,050	416,075	20,387,125
Special Assessments	11 150,000	0	150,000
Miscellaneous	12 13,346,421	1,720,920	15,067,341
Other Financing Sources	13 101,940,100	74,390	102,014,490
Transfers In	14 143,773,591	6,983,583	150,757,174
Total Revenues and Other Sources	15 378,208,834	11,482,163	389,690,997
Expenditures & Other Financing Uses			
Public Safety	16 31,813,184	1,021,319	32,834,503
Public Works	17 10,670,100	41,250	10,711,350
Health and Social Services	18 1,236,476	14,050	1,250,526
Culture and Recreation	19 9,456,853	149,505	9,606,358
Community and Economic Development	20 12,359,507	406,025	12,765,532
General Government	21 9,185,482	644,555	9,830,037
Debt Service	22 26,036,230	1,841,222	27,877,452
Capital Projects	23 143,811,083	1,360,140	145,171,223
Total Government Activities Expenditures	24 244,568,915	5,478,066	250,046,981
Business Type / Enterprises	25 45,502,729	1,046,690	46,549,419
Total Gov Activities & Business Expenditures	26 290,071,644	6,524,756	296,596,400
Transfers Out	27 143,773,591	6,983,583	150,757,174
Total Expenditures/Transfers Out	28 433,845,235	13,508,339	447,353,574
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29 -55,636,401	-2,026,176	-57,662,577
Beginning Fund Balance July 1	30 194,355,737	66,470,089	260,825,826
Ending Fund Balance June 30	31 138,719,336	64,443,913	203,163,249

Passed this _____ day of _____
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

77-727

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2018 - AMENDMENT #2

To the Auditor of POLK, DALLAS, WARREN, & MADISON County, Iowa:

The City Council of West Des Moines in said County/COUNTIES met on 4/30/2018, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. _____

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2018 (AS AMENDED LAST ON 10/16/2017.)

Be it Resolved by the Council of the City of West Des Moines

Section 1. Following notice published 4/20/2018

and the public hearing held, 4/30/2018 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources			
Taxes Levied on Property	1 54,096,896	0	54,096,896
Less: Uncollected Property Taxes-Levy Year	2 0	0	0
Net Current Property Taxes	3 54,096,896	0	54,096,896
Delinquent Property Taxes	4 0	0	0
TIF Revenues	5 13,498,069	0	13,498,069
Other City Taxes	6 4,901,803	0	4,901,803
Licenses & Permits	7 1,806,671	-105,889	1,700,782
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Intergovernmental	9 24,146,233	1,886,584	26,032,817
Charges for Services	10 19,971,050	416,075	20,387,125
Special Assessments	11 150,000	0	150,000
Miscellaneous	12 13,346,421	1,720,920	15,067,341
Other Financing Sources	13 101,940,100	74,390	102,014,490
Transfers In	14 143,773,591	6,983,583	150,757,174
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Ending Fund Balance June 30	31 138,719,336	64,443,913	203,163,249

Passed this _____ day of _____
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

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

DATE: April 30, 2018

ITEM:

Public Hearing (5:35 p.m.)
Veterans Parkway – Alluvion TIF Boundary to SE 50th Street

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost was estimated to be \$6,846,677.00 for the Veterans Parkway – Alluvion TIF Boundary to SE 50th Street. There were eight (8) bids submitted with the low bid of \$4,859,000.00 being submitted by Elder Corporation of Des Moines, Iowa. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Osmium Urban Renewal Area TIF.

BACKGROUND:

The project will extend Veterans Parkway from the southern limits of the Alluvion TIF boundary near SE Adams Street to SE 50th Street. The project includes grading, watermain, and drainage improvements to support an ultimate 6-lane urban arterial street and paving of a 3-lane interim section to serve Microsoft Osmium. The project is anticipated to be completed by November 16, 2018.

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 Veterans Parkway – Alluvion TIF Boundary to SE 50th Street;
- Motion receiving and filing Report of Bids;
- Resolution awarding the construction contract to Elder Corporation.

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

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>RS</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	April 20, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee				
Date Reviewed				
Recommendation	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Split</td> </tr> </table>	Yes	No	Split
Yes	No	Split		

**RESOLUTION APPROVING ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT, AND ESTIMATE OF COST**

WHEREAS, on April 2, 2018, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Veterans Parkway – Alluvion TIF Boundary to SE 50th Street
Project No. 0510-008-2017**

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 **30th** day of **April, 2018**.

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:

**Veterans Parkway – Alluvion TIF Boundary to SE 50th Street
Project No. 0510-008-2017**

and,

WHEREAS, bids have been received and opened by the City Clerk and placed on file by the City Council; and,

WHEREAS, the bid of Elder Corporation in the amount of \$4,859,000.00 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, that a contract for the Veterans Parkway – Alluvion TIF Boundary to SE 50th Street is hereby awarded to Elder Corporation in the amount of \$4,859,000.00 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 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

I hereby certify that this is a true and correct bid tabulation of bids received on April 25, 2018 for the Veterans Parkway - Alluvion TIF Boundary to 50th Street Project in West Des Moines, IA.

Date: 04-25-2018

Gregory P. Cahalan, P.E. License No. 21393

Tabulation of Bids
 City of West Des Moines
 Veterans Parkway Alluvion TIF Boundary to S. 50th Street
 05-10-008-2017



1000 W. UNIVERSITY AVENUE
 WEST DES MOINES, IA 50319

Bid Date is Wednesday April 25, 2018 at 2:00 pm

Item	Limits	Quantity	Engineer's Opinion of Cost		Elder Corp.		McAninch Corp.		Manatt's		Concrete Technologies	
			Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal
Division 2 - Clearing, Excavation, & Embankment												
2.1 GRUBBING	ACRE	4.3	2,000.00	8,600.00	2,700.00	11,610.00	2,550.00	10,965.00	2,500.00	10,750.00	2,800.00	9,974.00
2.2 TOPSOIL ON-SITE	CY	36,446.0	6.00	218,676.00	5.00	182,230.00	4.70	171,986.20	5.00	182,230.00	5.00	182,230.00
2.3 EXCAVATION, CLASS 10	CY	136,603.0	4.00	546,412.00	2.25	307,806.75	3.30	451,448.90	3.00	410,409.00	3.00	410,409.00
2.4 SUBGRADE PREPARATION	SY	2,096.0	3.00	6,288.00	3.00	6,288.00	3.00	6,288.00	3.00	6,288.00	3.00	6,288.00
2.5 SUBGRADE TREATMENT	SY	38,768.0	10.00	387,680.00	6.50	251,992.00	6.57	254,992.56	7.00	271,376.00	7.00	271,376.00
2.6 REMOVAL OF PIPE CURBVERT, CMP, 30 IN.	LF	51.0	15.00	765.00	24.00	1,224.00	23.00	1,173.00	24.00	1,224.00	24.00	1,224.00
Division 4 - Sewer & Drains												
4.1 STORM SEWER, TRENCHED, RCP, 18 IN.	LF	1,937.0	55.00	107,035.00	55.00	107,035.00	58.00	112,872.00	55.00	107,035.00	55.00	107,035.00
4.2 STORM SEWER, TRENCHED, RCP, 18 IN.	LF	1,719.0	60.00	103,140.00	57.00	97,841.00	59.00	101,067.00	57.00	97,841.00	57.00	97,841.00
4.3 STORM SEWER, TRENCHED, RCP, 24 IN.	LF	1,912.0	70.00	133,840.00	67.00	128,104.00	71.00	135,752.00	69.00	131,928.00	69.00	131,928.00
4.4 STORM SEWER, TRENCHED, RCP, 30 IN.	LF	1,980.0	110.00	217,800.00	96.00	189,960.00	98.00	196,960.00	101.00	197,600.00	101.00	197,600.00
4.5 STORM SEWER, TRENCHED, RCP, 36 IN.	LF	1,089.0	125.00	136,125.00	106.00	115,434.00	114.00	124,146.00	111.00	120,879.00	111.00	120,879.00
4.6 STORM SEWER, TRENCHED, RCP, 42 IN.	LF	603.0	150.00	90,450.00	135.00	81,825.00	142.00	85,764.00	139.00	83,187.00	139.00	83,187.00
4.7 STORM SEWER, TRENCHED, RCP, 48 IN.	LF	532.0	200.00	106,400.00	185.00	98,420.00	190.00	101,080.00	180.00	101,080.00	180.00	101,080.00
4.8 PIPE CURBVERT, TRENCHED, CMP, 18 IN.	LF	10.0	50.00	500.00	76.00	760.00	75.00	750.00	82.00	820.00	82.00	820.00
4.9 PIPE APRON, RCP, 18 IN.	EACH	2.0	1,900.00	3,800.00	1,800.00	3,600.00	1,350.00	2,700.00	1,600.00	3,200.00	1,600.00	3,200.00
4.10 PIPE APRON, RCP, 24 IN.	EACH	2.0	3,900.00	7,800.00	2,000.00	4,000.00	1,950.00	3,900.00	2,000.00	4,000.00	2,000.00	4,000.00
4.11 PIPE APRON, RCP, 30 IN.	EACH	7.0	2,150.00	15,050.00	1,700.00	11,900.00	1,780.00	12,460.00	2,000.00	14,000.00	2,000.00	14,000.00
4.12 PIPE APRON, RCP, 36 IN.	EACH	1.0	2,450.00	2,450.00	1,700.00	1,700.00	1,960.00	1,960.00	2,000.00	2,000.00	2,000.00	
4.13 PIPE APRON, RCP, 42 IN.	EACH	3.0	2,500.00	7,500.00	3,500.00	10,500.00	2,960.00	8,880.00	3,000.00	9,000.00	3,000.00	9,000.00
4.14 PIPE APRON, RCP, 54 IN.	EACH	1.0	3,000.00	3,000.00	4,300.00	4,300.00	2,700.00	2,700.00	3,000.00	3,000.00	3,000.00	
4.15 PIPE APRON, CMP, 18 IN.	EACH	2.0	1,000.00	2,000.00	4,300.00	4,300.00	3,400.00	3,400.00	4,300.00	4,300.00	4,300.00	
4.16 SUBDRAIN, LONGITUDINAL, 6 IN.	LF	9,695.0	15.00	145,425.00	12.00	116,340.00	13.00	126,035.00	12.00	116,340.00	12.00	116,340.00
4.17 SUBDRAIN CLEANOUT, TYPE A-1	EACH	57.0	750.00	42,750.00	680.00	38,820.00	57.00	42,750.00	57.00	42,750.00	57.00	42,750.00
4.18 SUBDRAIN OUTLETS AND CONNECTIONS	EACH	35.0	250.00	8,750.00	380.00	13,300.00	332.00	11,620.00	292.00	10,270.00	292.00	10,270.00
4.19 BACKSLOPE DRAIN, 8 IN.	LF	4,762.0	20.00	95,240.00	15.00	71,430.00	9.40	44,762.80	15.00	71,430.00	15.00	71,430.00
4.20 BACKSLOPE DRAIN CLEANOUT, TYPE A-1	EACH	4.0	900.00	3,600.00	980.00	3,920.00	357.00	1,428.00	980.00	3,920.00	980.00	3,920.00
4.21 BACKSLOPE DRAIN OUTLETS AND CONNECTIONS	EACH	14.0	250.00	3,500.00	420.00	5,880.00	332.00	4,648.00	420.00	5,880.00	420.00	5,880.00
4.22 FIELD TILE REPAIR	LF	600.0	25.00	15,000.00	35.00	21,000.00	15.30	9,180.00	35.00	21,000.00	35.00	21,000.00
4.23 SUBDRAIN, TILE (DUAL WALL HDPE), 6"	LF	72.0	20.00	1,440.00	29.00	2,088.00	12.20	878.40	29.00	2,088.00	29.00	2,088.00
Division 6 - Water Mains & Appurtenances												
5.1 WATER MAIN, TRENCHED, PVC, 24 IN.	LF	8,205.0	125.00	1,025,625.00	80.00	656,400.00	87.00	713,835.00	83.00	681,015.00	83.00	681,015.00
5.2 WATER MAIN, TRENCHED, PVC, 18 IN.	EACH	160.0	-	-	57.00	9,120.00	85.00	13,600.00	57.00	9,120.00	57.00	9,120.00
5.3 FITTING, DUCTILE IRON	LB	1,944.0	-	-	5.00	9,720.00	8.00	15,552.00	5.00	9,720.00	5.00	9,720.00
5.4 VALVE, GATE, DUCTILE IRON, 24 IN.	EACH	5.0	3,500.00	17,500.00	17,000.00	85,000.00	16,800.00	84,000.00	17,000.00	85,000.00	17,000.00	
5.5 VALVE, GATE, DUCTILE IRON, 18 IN.	EACH	4.0	-	-	5,800.00	23,200.00	5,400.00	21,600.00	5,800.00	23,200.00	5,800.00	
5.6 FIRE HYDRANT ASSEMBLY	EACH	12.0	7,500.00	90,000.00	4,900.00	58,800.00	4,880.00	58,560.00	4,900.00	58,800.00	4,900.00	
Division 6 - Structures for Sanitary and Storm Sewers												
6.1 STORM SEWER MANHOLE, SW-401, 60 IN.	EACH	1.0	6,500.00	6,500.00	6,800.00	6,800.00	6,600.00	6,600.00	6,800.00	6,800.00	6,800.00	
6.2 STORM SEWER MANHOLE, SW-401, 72 IN.	EACH	1.0	10,500.00	10,500.00	5,400.00	5,400.00	5,000.00	5,000.00	5,400.00	5,400.00	5,400.00	
6.3 STORM SEWER MANHOLE, SW-401, 84 IN.	EACH	1.0	13,000.00	13,000.00	7,400.00	7,400.00	7,800.00	7,800.00	7,400.00	7,400.00	7,400.00	
6.4 INTAKE, SW-508	EACH	1.0	5,500.00	5,500.00	5,000.00	5,000.00	4,600.00	4,600.00	5,000.00	5,000.00	5,000.00	
6.5 INTAKE, SW-508	EACH	1.0	4,500.00	4,500.00	4,300.00	4,300.00	4,191.00	4,191.00	4,300.00	4,300.00	4,300.00	
6.7 INTAKE, SW-508 MODIFIED	EACH	20.0	8,500.00	170,000.00	6,000.00	120,000.00	6,454.00	129,080.00	6,100.00	122,000.00	6,100.00	
6.8 INTAKE, SW-508 MODIFIED (1)	EACH	18.0	4,000.00	72,000.00	4,500.00	81,000.00	3,428.00	63,704.00	4,500.00	81,000.00	4,500.00	
6.9 INTAKE, SW-508 MODIFIED (2)	EACH	2.0	17,900.00	35,800.00	11,000.00	22,000.00	13,967.00	27,934.00	11,000.00	22,000.00	11,000.00	
6.10 STORM SEWER PLUG	EACH	8.0	17,500.00	140,000.00	16,000.00	128,000.00	19,700.00	157,600.00	16,000.00	128,000.00	16,000.00	
6.11 WATER LEVEL CONTROL STRUCTURE	EACH	1.0	3,000.00	3,000.00	2,400.00	2,400.00	380.00	380.00	2,400.00	2,400.00	2,400.00	
Division 7 - Streets & Related Work												
7.1 REINFORCED PCC PAVEMENT, 8 IN.	SY	35,107.0	70.00	2,457,490.00	37.75	1,325,289.25	39.13	1,373,735.91	37.75	1,325,289.25	38.00	1,334,066.00
7.2 REINFORCED TRAIL REINFORCED PCC, 6 IN.	SY	369.0	80.00	29,520.00	45.00	16,605.00	38.00	13,942.00	45.00	16,605.00	37.25	13,372.75
Division 8 - Traffic Control / Signalization												
8.1 PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	187.46	75.00	14,059.50	43.00	8,070.78	44.00	8,294.64	43.00	8,070.78	43.00	8,070.78
8.2 SOLVENT/WATERBORNE	EACH	12.00	150.00	1,800.00	85.00	1,020.00	87.00	1,044.00	85.00	1,020.00	85.00	1,020.00
8.3 TRAFFIC CONTROL	LS	1.0	20,000.00	20,000.00	82,943.43	82,943.43	64,780.00	64,780.00	302,000.00	302,000.00	364,000.00	
8.4 TRAIL CROSSING TRAFFIC CONTROL	LS	1.0	1,000.00	1,000.00	1,500.00	1,500.00	4,220.00	4,220.00	1,500.00	1,500.00	1,500.00	
8.5 PERMANENT ROAD CLOSURE, URBAN, SH-182	EACH	1.0	750.00	750.00	750.00	750.00	785.00	785.00	750.00	750.00	750.00	

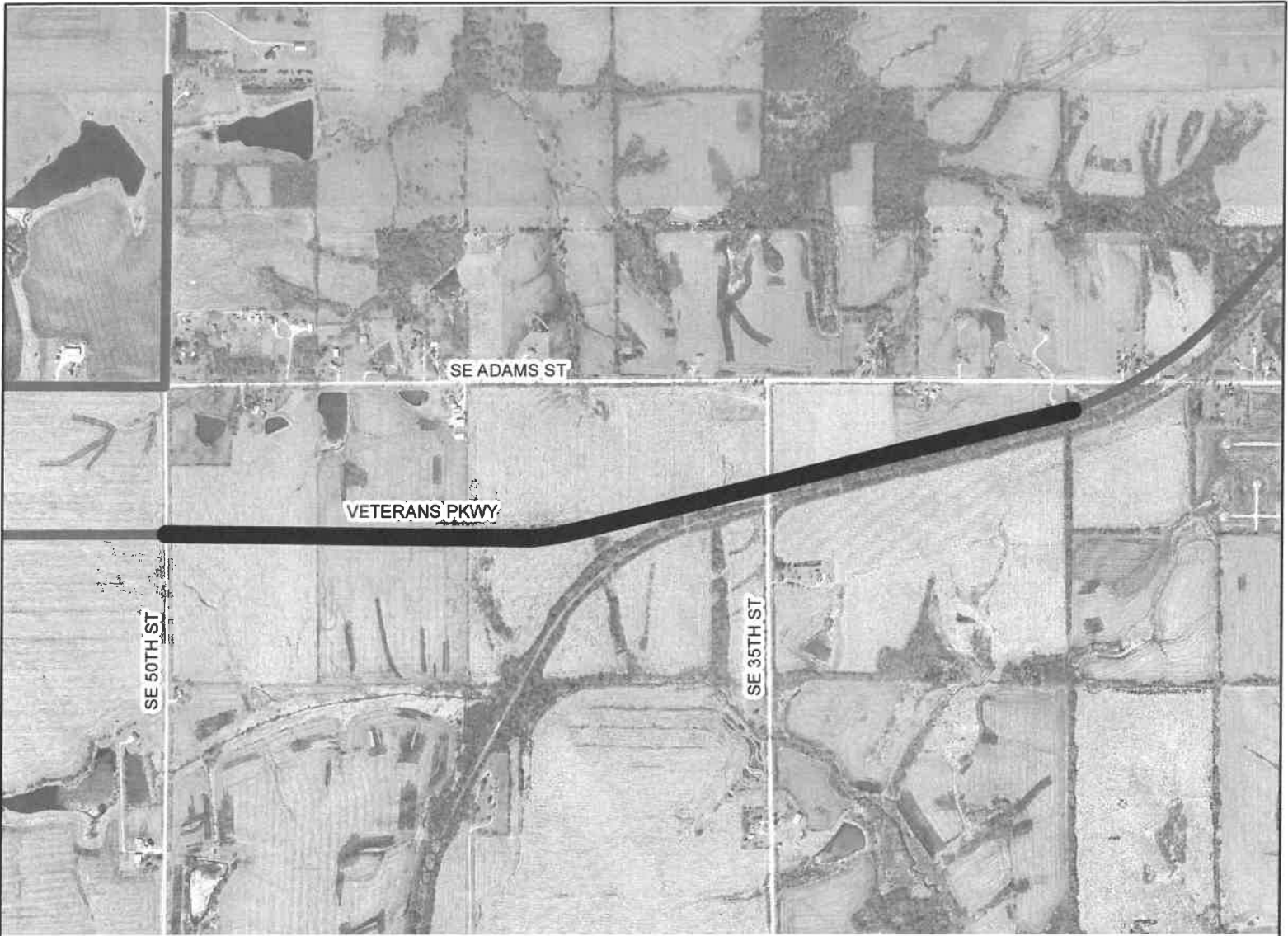
Item	Units	Engineer's Opinion of Cost		Elder Corp.		McAninch, Corp.		Mennitt's		Concrete Technologies		
		Quantity	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal
Division 9 - Site Work and Landscaping												
9.1 SEEDING, FERTILIZING AND MULCHING	ACRE	24.2	\$ 1,500.00	\$ 36,300.00	\$ 1,600.00	\$ 38,720.00	\$ 1,627.00	\$ 39,373.40	\$ 1,585.00	\$ 38,596.00	\$ 1,595.00	\$ 38,589.00
9.2 SEEDING, FERTILIZING AND MULCHING, STABILIZING CROP	ACRE	10.1	\$ 1,500.00	\$ 15,150.00	\$ 750.00	\$ 7,575.00	\$ 875.00	\$ 8,750.00	\$ 850.00	\$ 8,500.00	\$ 850.00	\$ 8,585.00
9.3 SEEDING, FERTILIZING AND MULCHING, TEMPORARY	ACRE	84.3	\$ 1,500.00	\$ 126,450.00	\$ 750.00	\$ 63,225.00	\$ 812.00	\$ 68,486.40	\$ 800.00	\$ 67,400.00	\$ 800.00	\$ 67,520.00
9.4 SEEDING, FERTILIZING AND MULCHING, SLOPE AND DITCH	ACRE	0.25	\$ 1,500.00	\$ 375.00	\$ 2,500.00	\$ 625.00	\$ 2,040.00	\$ 510.00	\$ 2,000.00	\$ 500.00	\$ 2,000.00	\$ 500.00
9.5 DITCH, TEMPORARY												
9.5 SWPPP PREPARATION	ACRE	0.25	\$ 1,500.00	\$ 375.00	\$ 2,000.00	\$ 500.00	\$ 1,025.00	\$ 255.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00	\$ 250.00
9.6 SWPPP MANAGEMENT	LS	1.0	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 1,800.00	\$ 1,530.00	\$ 1,530.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
9.7 SWPPP MANAGEMENT	LS	1.0	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,060.00	\$ 3,060.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
9.8 FILTER SOCK, 12 IN.	LF	1,738.0	\$ 2.00	\$ 3,476.00	\$ 0.25	\$ 434.50	\$ 6.24	\$ 3,893.12	\$ 2.20	\$ 3,823.90	\$ 2.20	\$ 3,823.60
9.9 FILTER SOCK, REMOVAL OF DEVICE	LF	1,738.0	\$ 0.50	\$ 869.00	\$ 0.25	\$ 434.50	\$ 0.20	\$ 347.60	\$ 0.20	\$ 347.60	\$ 0.20	\$ 347.60
9.10 RIP RAP, CLASS E REVEGETATION	TON	214.0	\$ 40.00	\$ 8,560.00	\$ 45.51	\$ 9,738.14	\$ 59.00	\$ 12,626.60	\$ 47.00	\$ 10,058.00	\$ 47.00	\$ 10,058.00
9.11 SILT FENCE, REMOVAL OF DEVICE	LF	9,503.0	\$ 2.00	\$ 19,006.00	\$ 1.50	\$ 14,254.50	\$ 1.53	\$ 14,539.59	\$ 1.50	\$ 14,254.50	\$ 1.50	\$ 14,254.50
9.12 SILT FENCE, REMOVAL OF DEVICE	LF	9,503.0	\$ 0.50	\$ 4,751.50	\$ 0.05	\$ 475.15	\$ 0.20	\$ 1,900.60	\$ 0.20	\$ 1,900.60	\$ 0.20	\$ 1,900.60
9.13 INLET PROTECTION DEVICE	EACH	85.0	\$ 150.00	\$ 12,750.00	\$ 90.00	\$ 7,650.00	\$ 153.00	\$ 13,050.00	\$ 150.00	\$ 12,750.00	\$ 150.00	\$ 12,750.00
9.14 EROSION STONE	TON	100.0	\$ 40.00	\$ 4,000.00	\$ 40.00	\$ 4,000.00	\$ 40.00	\$ 4,000.00	\$ 40.00	\$ 4,000.00	\$ 40.00	\$ 4,000.00
9.15 CONVENTIONAL SEEDING, UNITED OBL WETLAND MIXTURE	ACRE	2.36	\$ 4,000.00	\$ 9,440.00	\$ 1,900.00	\$ 4,484.00	\$ 1,810.50	\$ 4,272.78	\$ 1,775.00	\$ 4,189.00	\$ 1,775.00	\$ 4,189.00
9.16 (WILD-LOWER) SEEDING MIXTURE	ACRE	1.99	\$ 9,500.00	\$ 18,805.00	\$ 1,050.00	\$ 2,089.50	\$ 1,479.00	\$ 2,913.24	\$ 1,450.00	\$ 2,885.00	\$ 1,450.00	\$ 2,885.00
9.17 MULCH, HYDRAULIC WITH BFM	ACRE	3.92	\$ 4,500.00	\$ 17,540.00	\$ 3,800.00	\$ 14,896.00	\$ 3,825.00	\$ 14,984.00	\$ 3,750.00	\$ 14,700.00	\$ 3,750.00	\$ 14,700.00
9.18 PLANTS, 2" PLUGS	EACH	2,780.0	\$ 5.00	\$ 13,900.00	\$ 9.00	\$ 25,020.00	\$ 6.10	\$ 16,968.00	\$ 6.00	\$ 16,680.00	\$ 6.00	\$ 16,680.00
Division 11 - Miscellaneous												
11.1 Construction Survey	LS	1.0	\$ 25,000.00	\$ 25,000.00	\$ 26,735.00	\$ 26,735.00	\$ 24,200.00	\$ 24,200.00	\$ 24,200.00	\$ 24,200.00	\$ 24,200.00	\$ 24,200.00
Total Base Bid				\$5,849,677.00		\$4,859,000.00		\$5,038,296.14		\$5,288,281.33		\$5,294,710.38
Notes:												



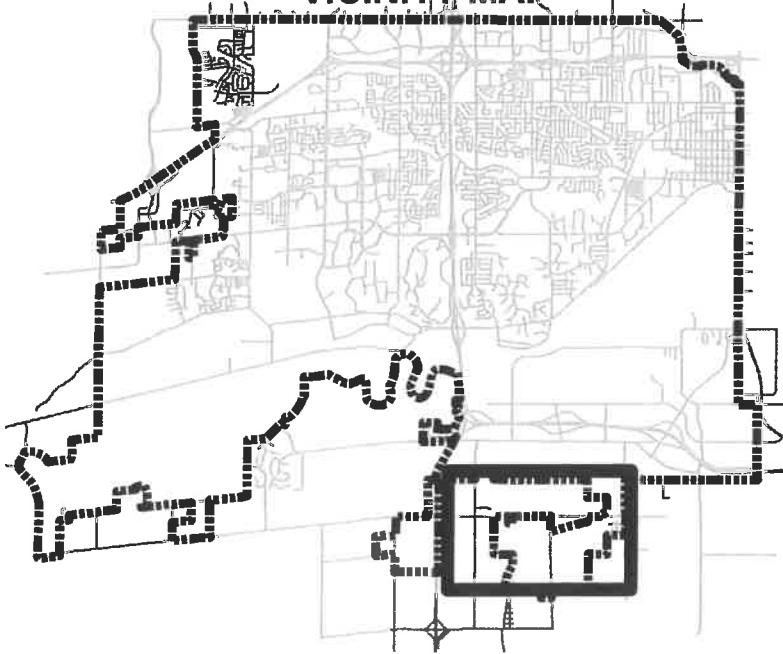
KIRKHAM MICHAEL

Bid Date is Wednesday, April 25, 2018 at 2:00 pm

Item	Units	Quantity	Corell Contractors	Flynn Company, Inc.	Alliance Construction Group	C.J. Moynihan
			Unit Price	Unit Price	Unit Price	Unit Price
Division 2 - Clearing, Excavation, & Embankment						
2.1 GRUBBING	ACRE	4.3	2,577.00	7,000.00	2,200.00	3,000.00
2.2 TOP-SOIL, ON-SITE	CY	36,448.0	5.50	200,453.00	5.00	182,330.00
2.3 EXCAVATION, CLASS 10	CY	136,803.0	3.45	471,970.35	3.00	410,409.00
2.4 SUBGRADE PREPARATION	SY	2,096.0	2.50	5,240.00	3.00	6,288.00
2.5 SUBGRADE TREATMENT	SY	38,788.0	7.35	284,944.80	7.00	271,378.00
2.6 REMOVAL OF PIPE CULVERT, CMP, 30 IN.	LF	51.0	30.00	1,530.00	24.00	1,224.00
Division 4 - Sewer & Drains						
4.1 STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,837.0	72.50	133,162.50	55.00	101,035.00
4.2 STORM SEWER, TRENCHED, RCP, 18 IN.	LF	1,713.0	64.00	109,632.00	57.00	97,641.00
4.3 STORM SEWER, TRENCHED, RCP, 24 IN.	LF	1,912.0	74.00	141,488.00	68.00	131,928.00
4.4 STORM SEWER, TRENCHED, RCP, 30 IN.	LF	1,780.0	98.00	172,480.00	101.00	177,760.00
4.5 STORM SEWER, TRENCHED, RCP, 36 IN.	LF	1,089.0	111.00	120,879.00	111.00	120,879.00
4.6 STORM SEWER, TRENCHED, RCP, 42 IN.	LF	803.0	142.00	114,026.00	139.00	111,617.00
4.7 STORM SEWER, TRENCHED, RCP, 48 IN.	LF	522.0	260.00	133,000.00	190.00	101,080.00
4.8 PIPE CULVERT, TRENCHED, CMP, 18 IN.	LF	10.0	180.00	1,800.00	82.00	820.00
4.9 PIPE APRON, RCP, 18 IN.	EACH	2.0	1,975.00	3,950.00	1,900.00	3,800.00
4.10 PIPE APRON, RCP, 24 IN.	EACH	2.0	2,500.00	5,000.00	2,000.00	4,000.00
4.11 PIPE APRON, RCP, 30 IN.	EACH	7.0	2,700.00	18,900.00	2,200.00	15,400.00
4.12 PIPE APRON, RCP, 36 IN.	EACH	3.0	3,800.00	11,400.00	3,000.00	9,000.00
4.13 PIPE APRON, RCP, 42 IN.	EACH	3.0	5,000.00	15,000.00	3,500.00	10,500.00
4.14 PIPE APRON, RCP, 54 IN.	EACH	1.0	6,000.00	6,000.00	4,300.00	4,300.00
4.15 PIPE APRON, CMP, 18 IN.	EACH	2.0	600.00	1,200.00	570.00	1,140.00
4.16 SUBDRAIN, LONGITUDINAL, 6 IN.	LF	9,695.0	12.50	121,187.50	12.00	116,340.00
4.17 SUBDRAIN CLEANOUT, TYPE A-1	EACH	57.0	367.00	20,919.00	96.00	5,472.00
4.18 SUBDRAIN OUTLETS AND CONNECTIONS	EACH	35.0	288.00	10,080.00	380.00	13,300.00
4.19 BACKSLOPE DRAIN, 6 IN.	LF	4,782.0	21.00	100,404.00	15.00	71,430.00
4.20 BACKSLOPE DRAIN CLEANOUT, TYPE A-1	EACH	4.0	475.00	1,900.00	96.00	3,840.00
4.21 BACKSLOPE DRAIN OUTLETS AND CONNECTIONS	EACH	14.0	350.00	4,900.00	420.00	5,880.00
4.22 FIELD TILE REPAIR	LF	500.0	22.00	11,000.00	35.00	17,500.00
4.23 SUBDRAIN, TILE (DUAL WALL HPPE), 6"	LF	72.0	20.00	1,440.00	28.00	2,016.00
Division 5 - Water Mains & Appurtenances						
5.1 WATER MAIN, TRENCHED, PVC, 24 IN.	LF	8,205.0	107.00	877,835.00	93.00	763,065.00
5.2 WATER MAIN, TRENCHED, PVC, 16 IN.	EACH	180.0	115.00	20,700.00	57.00	10,260.00
5.3 FITTING, DUCTILE IRON	LB	1,944.0	8.25	16,056.00	5.00	9,720.00
5.4 VALVE, GATE, DUCTILE IRON, 24 IN.	EACH	5.0	17,500.00	87,500.00	85,000.00	425,000.00
5.5 VALVE, GATE, DUCTILE IRON, 16 IN.	EACH	4.0	5,000.00	20,000.00	5,000.00	20,000.00
5.6 FIRE HYDRANT ASSEMBLY	EACH	12.0	4,800.00	57,600.00	4,900.00	58,800.00
Division 6 - Structures for Sanitary and Storm Sewers						
6.1 STORM SEWER MANHOLE, SW-401, 60 IN.	EACH	1.0	6,900.00	6,900.00	6,800.00	6,800.00
6.2 STORM SEWER MANHOLE, SW-401, 72 IN.	EACH	1.0	6,200.00	6,200.00	5,400.00	5,400.00
6.3 STORM SEWER MANHOLE, SW-401, 84 IN.	EACH	1.0	9,500.00	9,500.00	7,400.00	7,400.00
6.4 STORM SEWER MANHOLE, SW-405	EACH	1.0	4,400.00	4,400.00	5,000.00	5,000.00
6.5 INTAKE, SW-505	EACH	1.0	4,150.00	4,150.00	4,800.00	4,800.00
6.6 INTAKE, SW-506	EACH	20.0	6,500.00	130,000.00	6,100.00	122,000.00
6.7 INTAKE, SW-506 MODIFIED	EACH	18.0	3,400.00	61,200.00	3,500.00	63,000.00
6.8 INTAKE, SW-506, MODIFIED (1)	EACH	5.0	10,500.00	52,500.00	57,900.00	59,000.00
6.9 INTAKE, SW-506, MODIFIED (2)	EACH	2.0	15,000.00	30,000.00	16,000.00	32,000.00
6.10 STORM SEWER PLUG	EACH	8.0	375.00	3,000.00	300.00	2,400.00
6.11 WATER LEVEL CONTROL STRUCTURE	EACH	1.0	2,100.00	2,100.00	1,800.00	1,800.00
Division 7 - Streets & Related Work						
7.1 RECREATIONAL PCC PAVEMENT, 9 IN.	SY	35,107.0	38.13	1,338,628.91	42.10	1,478,004.70
7.2 RECREATIONAL TRAIL REINFORCED PCC, 6 IN.	SY	350.0	45.45	15,907.50	55.00	19,250.00
7.3 PATH	SY	500.0	3.00	1,500.00	5.00	2,500.00
7.4 DETECTABLE WARNINGS	SF	53.6	45.45	2,436.12	45.00	2,412.00
7.5 PAVEMENT REMOVAL	SY	350.0	10.00	3,500.00	5.00	1,750.00
7.6 STONE GRANULAR SURFACING ON ROAD, CLASS A CRUSHED	TON	5,890.0	18.25	107,295.00	23.00	135,180.00
7.7 PAVING COLD WEATHER PROTECTION, CLASS C-SUB PCC	SY	3,500.0	5.05	17,675.00	3.80	13,300.00
Division 8 - Traffic Control / Signalization						
8.1 PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	167.48	45.15	7,560.82	43.00	7,200.78
8.2 SOLVENT/WATERBORNE PAINTED SYMBOLS AND LEGENDS,	EACH	12.00	89.00	1,068.00	85.00	1,020.00
8.3 TRAFFIC CONTROL	LS	1.0	180,000.00	180,000.00	308,000.00	308,000.00
8.4 TRAIL CROSSING TRAFFIC CONTROL	LS	1.0	1,575.00	1,575.00	1,500.00	1,500.00
8.5 PERMANENT ROAD CLOSURE, URBAN, SH-182	EACH	1.0	787.00	787.00	750.00	750.00



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:

Veterans Parkway

LOCATION:

SE Adams Street to SE 50th Street

DRAWN BY: JDR

DATE: 9/13/16

PROJECT: 0510-008-2017

SHT. 1 of 1

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 30, 2018

ITEM:

Public Hearing (5:35 p.m.)
Veterans Parkway Bridge Over I-35 – SE 50th Street to SW 60th Street
IDOT No. IMN-035-2(462)66--0E-91

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost was estimated to be \$6,821,788.00 for the Veterans Parkway Bridge Over I-35 from SE 50th Street to SW 60th Street. There were eight (8) bids submitted with the low bid of \$4,450,000.00 being submitted by Elder Corporation of Des Moines, Iowa. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from Osmium Urban Renewal Area TIF. Even though the project was bid through IDOT, no reimbursement will be provided from IDOT or any other Federal Funds. IDOT will ultimately assume ownership and maintenance of the bridge.

BACKGROUND:

The City, in joint cooperation with the IDOT, proposes to develop and construct a bridge over I-35 at its junction with Veterans Parkway. The project has a late start date of May 21, 2018 and is anticipated to be completed within 240 working 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 adopting Plans, Specifications, Form of Contract, and Estimate of Costs for Veterans Parkway Bridge Over I-35 – SE 50th Street to SW 60th Street;
- Motion receiving and filing Report of Bids;
- Resolution awarding the construction contract to Elder Corporation subject to concurrence from the Iowa Department of Transportation.

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

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> <i>J</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	April 20, 2018

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 April 2, 2018, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Veterans Parkway Bridge Over I-35 – SE 50th Street to SW 60th Street
Project No. 0510-009-2017**

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 30th day of April, 2018.

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:

**Veterans Parkway Bridge Over I-35 – SE 50th Street to SW 60th Street
Project No. 0510-009-2017**

and,

WHEREAS, bids have been received by the Iowa Department of Transportation and placed on file by the City Council; and,

WHEREAS, the bid of Elder Corporation in the amount of \$4,450,000.00 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, that a contract for the Veterans Parkway Bridge Over I-35 – SE 50th Street to SW 60th Street is hereby, subject to concurrence by the Iowa Department of Transportation, awarded to Elder Corporation in the amount of \$4,450,000.00 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 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

Call Order: 015
Letting Date: April 17, 2018 10:00 A.M.
Letting Status: AWARDED
Contract Period: Completion Date: 11/16/18

Contract ID: 91-0352-462-A
Awarded Vendor: ELDER CORP.
Primary County: WARREN
DBE Goal: 0.0%

Project Information:

Project: IMN-035-2(462)66--0E-91
County: WARREN
Route: I-35
WorkType: BRIDGE NEW - PPCB
Prj Awd Amt: \$4,450,000.00
Location: Veteran's Parkway Over I-35 Approximately 1.25 Miles N. of Co. Rd. G14

Project(s) and Vendor Ranking

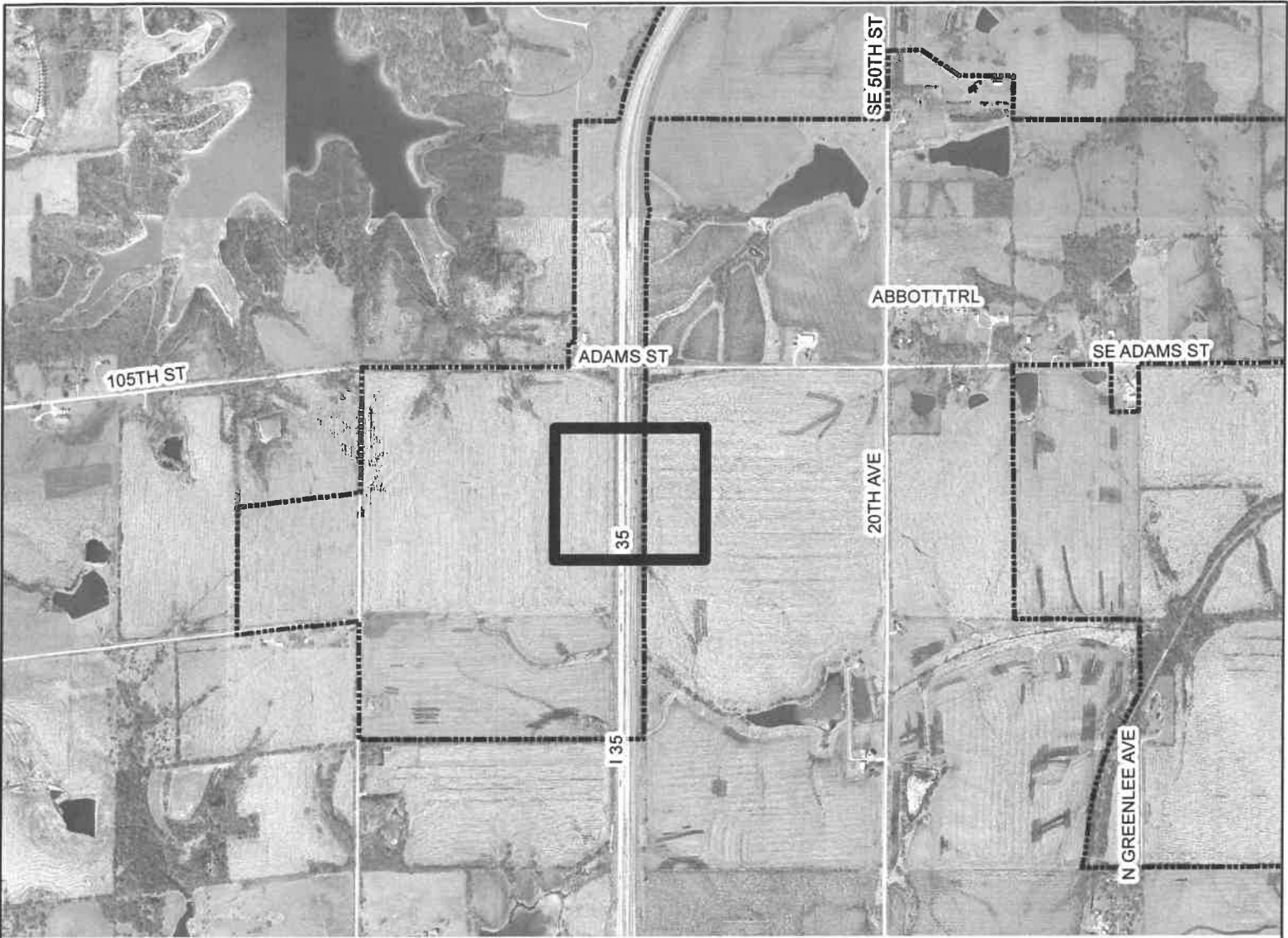
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Contract Period: Completion Date: 11/16/18
Contract ID: 91-0352-462-A
Primary County: WARREN
DBE Goal: 0.0%
Awarded Vendor: ELDER CORP.

Rank	Vendor ID	Vendor Name	Total Bid	Percent Of Low Bid
1	EL045	ELDER CORPORATION	\$4,450,000.00	100.00%
2	HO340	JB HOLLAND CONSTRUCTION, INC.	\$4,987,860.22	112.09%
3	PE320	PETERSON CONTRACTORS INC.	\$4,996,766.05	112.29%
4	UN059	UNITED CONTRACTORS INC. AND SUBSIDIARIES	\$5,119,569.38	115.05%
5	HE420	HERBERGER CONSTRUCTION CO., INC.	\$5,152,069.34	115.78%
6	MC019	MCANINCH CORPORATION & AFFILIATES	\$5,458,382.55	122.66%
7	CO761	CORELL CONTRACTOR, INC. & SUBSIDIARY	\$5,821,512.77	130.82%

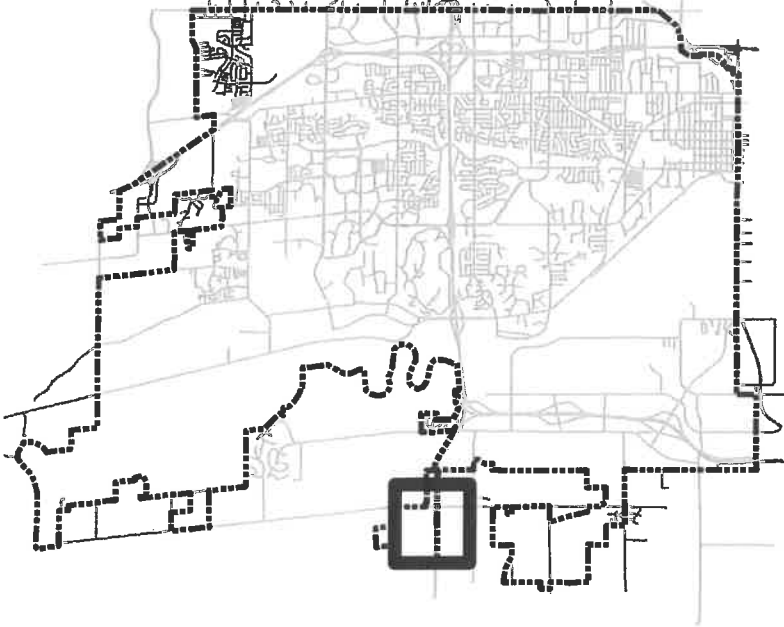
Project(s) and Vendor Ranking

Call Order: 015
Letting Date: April 17, 2018 10:00 A.M.
Letting Status: AWARDED
Contract Period: Completion Date: 11/16/18
Contract ID: 91-0352-462-A
Primary County: WARREN
DBE Goal: 0.0%
Awarded Vendor: ELDER CORP.

Rank	Vendor ID	Vendor Name	Total Bid	Percent Of Low Bid
8	HE416	HENTGES, S.M. & SONS, INC.	\$6,742,944.05	151.53%



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Veterans Parkway Bridge over I-35

LOCATION:

Veterans Parkway & I-35

DRAWN BY: JDR

DATE: 6/20/2017

PROJECT NUMBER: 0510-009-2017
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Public Hearing (5:35 p.m.)
2018 PCC Patching & Medians Program

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost was estimated to be \$897,548.85 for the 2018 PCC Patching & Medians Program. There were two (2) bids submitted with the low bid of \$889,097.31 being submitted by The Concrete Company, Inc. 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. Funds for the project are available in the FY 18-19 budget, but due to timing of the construction season, this project will begin on an accelerated schedule.

BACKGROUND:

The 2018 PCC Patching & Medians Program includes Portland Cement Concrete (PCC) street repairs at various locations throughout the City of West Des Moines (see attached map). The project is anticipated to be completed by November 16, 2018.

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 2018 PCC Patching & Medians Program;
- Motion receiving and filing Report of Bids;
- Resolution waiving bid irregularities and awarding the construction contract to The Concrete Company, Inc.

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

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	Des Moines Register
Dates(s) Published	April 20, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee				
Date Reviewed				
Recommendation	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Split</td> </tr> </table>	Yes	No	Split
Yes	No	Split		

**RESOLUTION APPROVING ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT, AND ESTIMATE OF COST**

WHEREAS, on April 2, 2018, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**2018 PCC Patching & Medians Program
Project No. 0510-002-2018**

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 **30th** day of **April, 2018**.

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:

**2018 PCC Patching & Medians Program
Project No. 0510-002-2018**

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 The Concrete Company, Inc. in the amount of \$889,097.31 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 2018 PCC Patching & Medians Program is hereby awarded to The Concrete Company, Inc. in the amount of \$889,097.31 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 **30th** day of **April, 2018**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk



BID TABULATION

City of West Des Moines

2018 PCC Patching and Medians Program

Project Number: 17-20909

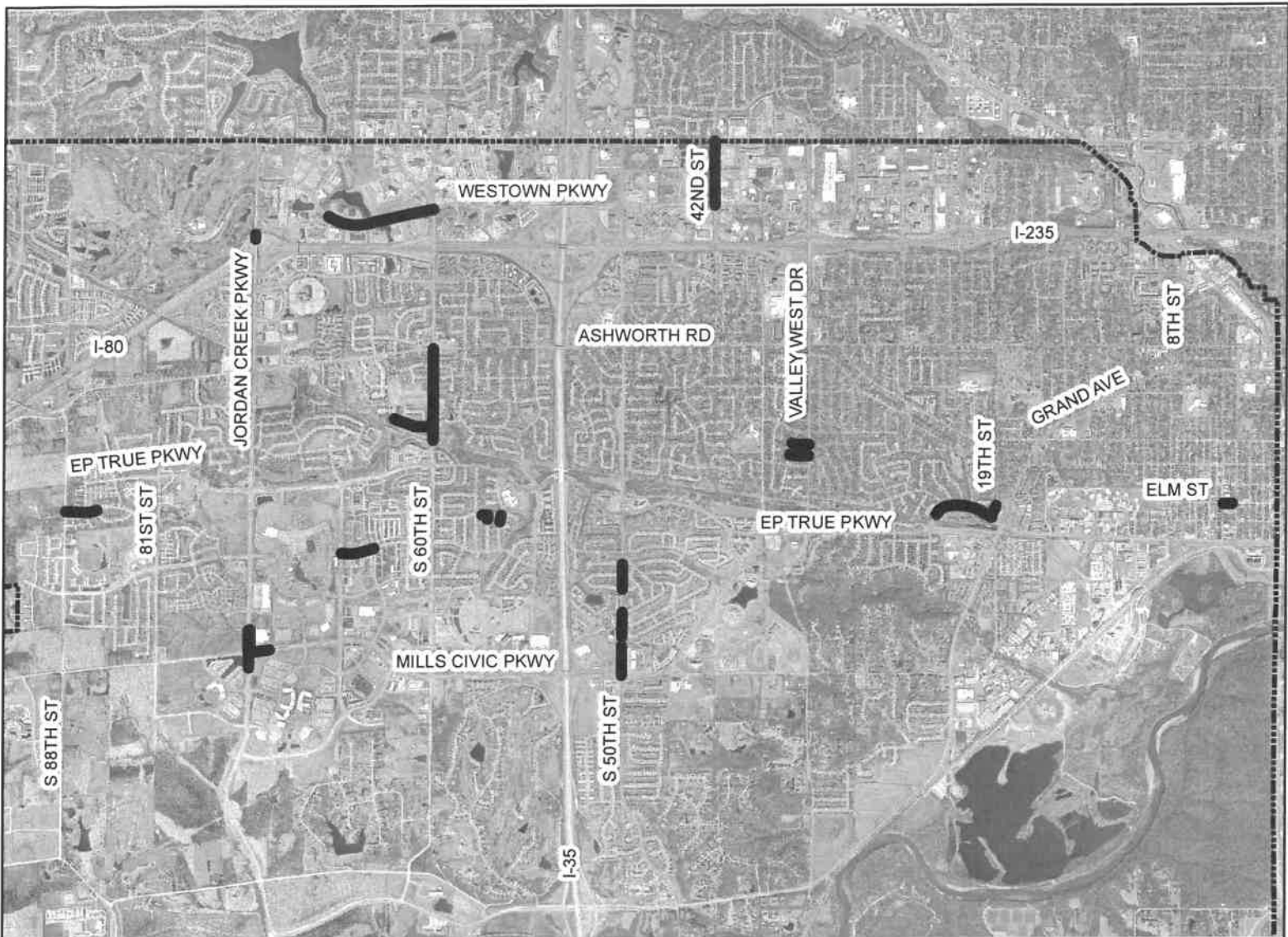
Bid Letting Time & Date: 2:00 p.m. - Wednesday, April 25, 2018

Bid Letting Location: City of West Des Moines 4200 Mills Civic Parkway Suite 2B West Des Moines, IA 50265
 West Des Moines Project No. 0510-002-2018

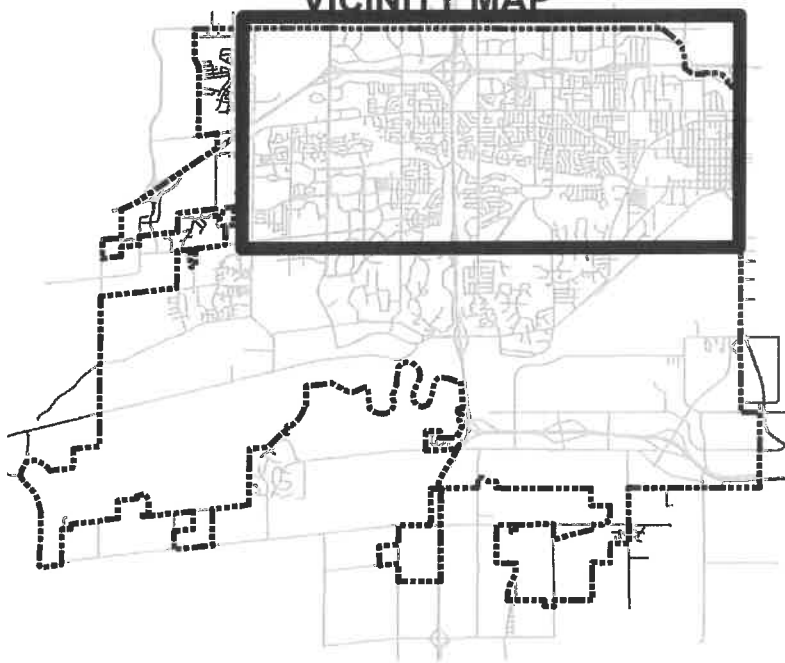
I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE ACCOUNT OF BIDS RECEIVED.

Item No.	Construction Item	The Concrete Company Grimes, IA <small>Bid Bond 10%</small>			Iowa Civil Contracting, Inc. Victor, IA <small>Bid Bond 10%</small>			Engineer's Estimate	
		Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
FIXTURE ADJUSTMENT									
1	MANHOLE ADJUSTMENT, MINOR, REPLACE CASTING	EA	3	\$ 1,750.00	\$ 5,250.00	\$ 1,500.00	\$ 4,500.00	\$ 2,500.00	\$ 7,500.00
2	INTAKE ADJUSTMENT, MAJOR, M-A	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 5,500.00	\$ 5,500.00
3	INTAKE ADJUSTMENT, MAJOR, M-C	EA	2	\$ 5,500.00	\$ 11,000.00	\$ 3,000.00	\$ 6,000.00	\$ 6,500.00	\$ 13,000.00
4	INTAKE ADJUSTMENT, MAJOR, M-D	EA	1	\$ 7,000.00	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00	\$ 7,200.00	\$ 7,200.00
5	INTAKE ADJUSTMENT, MAJOR, M-E	EA	1	\$ 6,500.00	\$ 6,500.00	\$ 4,000.00	\$ 4,000.00	\$ 8,500.00	\$ 8,500.00
6	WATER VALVE ADJUSTMENT, MINOR	EA	1	\$ 800.00	\$ 800.00	\$ 500.00	\$ 500.00	\$ 400.00	\$ 400.00
7	WATER VALVE BOX ADJUSTMENT, RETRO TO SLIDE TYPE TOP REPLACEMENT	EA	1	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
EXCAVATION, BACKFILL, GRADING AND SHOULDERS									
8	6" SIDEWALK REPLACEMENT	SY	20	\$ 69.00	\$ 1,380.00	\$ 83.02	\$ 1,660.40	\$ 70.00	\$ 1,400.00
9	6" DRIVEWAY REPLACEMENT	SY	19	\$ 1,311.00	\$ 24,909.00	\$ 75.28	\$ 1,430.32	\$ 82.00	\$ 1,558.00
10	PCC CURB AND GUTTER REPLACEMENT	LF	133	\$ 135.00	\$ 17,955.00	\$ 110.36	\$ 14,677.88	\$ 75.00	\$ 9,975.00
11	DETECTABLE WARNINGS	SF	32	\$ 40.00	\$ 1,280.00	\$ 32.00	\$ 1,024.00	\$ 43.00	\$ 1,376.00
12	FULL DEPTH PATCH, M-4 MIX, 7" MINIMUM	SY	32	\$ 175.00	\$ 5,600.00	\$ 91.28	\$ 2,920.96	\$ 106.00	\$ 3,392.00
13	FULL DEPTH PATCH, M-4 MIX, 7" MINIMUM	SY	1321	\$ 85.00	\$ 112,285.00	\$ 94.22	\$ 124,464.62	\$ 90.00	\$ 118,890.00
14	FULL DEPTH PATCH, M-4 MIX, 8" MINIMUM	SY	1421	\$ 93.00	\$ 132,153.00	\$ 104.73	\$ 148,821.33	\$ 96.00	\$ 136,416.00
15	FULL DEPTH PATCH, M-4 MIX, 10" MINIMUM	SY	1631	\$ 105.00	\$ 171,255.00	\$ 120.73	\$ 196,910.63	\$ 108.00	\$ 176,148.00
16	FULL DEPTH PATCH, M-4 MIX, 10" MINIMUM	SY	1203	\$ 120.00	\$ 144,360.00	\$ 114.31	\$ 137,514.93	\$ 116.00	\$ 139,548.00
17	FULL DEPTH PATCH, 5-HOUR MIX, 7" MINIMUM	SY	198	\$ 130.00	\$ 25,740.00	\$ 114.50	\$ 22,671.00	\$ 128.00	\$ 25,344.00
18	FULL DEPTH PATCH, 5-HOUR MIX, 8" MINIMUM	SY	161	\$ 145.00	\$ 23,345.00	\$ 123.31	\$ 19,852.91	\$ 136.00	\$ 21,896.00
19	FULL DEPTH PATCH, 5-HOUR MIX, 9" MINIMUM	SY	302	\$ 155.00	\$ 46,810.00	\$ 132.25	\$ 39,939.50	\$ 149.00	\$ 44,998.00
20	FULL DEPTH PATCH, 5-HOUR MIX, 10" MINIMUM	SY	227	\$ 165.00	\$ 37,455.00	\$ 252.66	\$ 57,353.82	\$ 158.00	\$ 35,866.00
21	PCC PARTIAL DEPTH PATCHING	SF	382	\$ 65.00	\$ 24,830.00	\$ 49.12	\$ 18,763.84	\$ 64.00	\$ 24,448.00
22	JOINT PREVENTATIVE SEALANT	LF	49938	\$ 1.62	\$ 80,899.56	\$ 1.62	\$ 80,899.56	\$ 1.35	\$ 67,416.30
TRAFFIC CONTROL									
23	TRAFFIC CONTROL	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00	\$ 28,000.00	\$ 28,000.00
24	FLAGGER	DAYS	5	\$ 400.00	\$ 2,000.00	\$ 430.76	\$ 2,153.80	\$ 475.00	\$ 2,375.00
25	2-WAY TEMPORARY TRAFFIC SIGNAL	DAYS	5	\$ 450.00	\$ 2,250.00	\$ 447.00	\$ 2,235.00	\$ 275.00	\$ 1,375.00
26	3-WAY TEMPORARY TRAFFIC SIGNAL	DAYS	5	\$ 550.00	\$ 2,750.00	\$ 525.00	\$ 2,625.00	\$ 375.00	\$ 1,875.00
27	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	DAYS	5	\$ 400.00	\$ 2,000.00	\$ 315.00	\$ 1,575.00	\$ 400.00	\$ 2,000.00
TRAFFIC SIGNAL									
28	TRAFFIC DETECTION LOOPS	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 1,300.00	\$ 1,300.00	\$ 1,275.00	\$ 1,275.00
PAVEMENT MARKINGS									
29	PAINTED PAVEMENT MARKINGS, WATERBORNE	LF	3111	\$ 1.25	\$ 3,888.75	\$ 1.25	\$ 3,888.75	\$ 2.05	\$ 6,377.55
30	PAINTED SYMBOLS AND LEGENDS	EA	16	\$ 200.00	\$ 3,200.00	\$ 121.00	\$ 1,936.00	\$ 125.00	\$ 2,000.00
				889,097.31	889,097.31	\$	936,619.25	\$	897,548.85
				TOTAL CONSTRUCTION COST	\$	\$	\$	\$	\$

* Corrected by engineer



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

2018 PCC Patching & Medians Program

LOCATION:

Exhibit "A"

DRAWN BY: JDR

DATE: 8/15/2017

PROJECT NUMBER: 0510-002-2018
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM:

Public Hearing (5:35 p.m.)
Library & Law Enforcement Center HVAC Improvements

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost was estimated to be \$600,000.00 for the Base Bid and \$760,000.00 for the Base Bid and Two Alternates for the Library & Law Enforcement Center HVAC Improvements. There were four (4) bids submitted with the low Base Bid of \$316,400.00 being submitted by Two Rivers Group, Inc. of Altoona, Iowa. It was determined that a significant oversight was made in the preparation of the apparent low bid. The apparent low bidder has requested that their bid be voluntarily withdrawn. After the bid from Two Rivers Group, Inc. was voluntarily withdrawn, Excel Mechanical Company, Inc. of Des Moines, Iowa would become the apparent low responsive bidder with a Base Bid of \$505,000.00 and \$668,000.00 for the Base Bid and Two Alternates. City Staff recommend award of the Base Bid and Two Alternates. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds and General Funds.

BACKGROUND:

The project consists of work at the Library located at 4000 Mills Civic Parkway and the Law Enforcement Center located at 250 Mills Civic Parkway. Work at the Library consists of replacement of variable air volume (VAV) boxes, replacement of two existing boilers, replacement of hot water pumps, replacement of one air handling unit (Add Alternate #1), replacement of Building Automation System (BAS) controls, and duct cleaning/encapsulation of existing lined ductwork (Add Alternate #2). Work at the Law Enforcement Center consists of replacement of heating water secondary pumps, the addition of new variable frequency drives, and BAS modifications associated with the pump replacement. The project is anticipated to be completed by October 5, 2018.

Due to recent concerns raised about awarding contracts that involve add alternates, additional language was included in the Bid Proposal for this project to clarify that the Bidder acknowledges the award of contract will be based on the lowest base bid exclusive of any alternates, allowances, or unit prices. State Code is silent on how municipalities are to award contracts with add alternates, thus further clarification has been provided.

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 Library & Law Enforcement Center HVAC Improvements;
- Motion receiving and filing Report of Bids;
- Resolution accepting request for withdrawal of bid from Two Rivers Group, Inc. and awarding the construction contract to Excel Mechanical Company, Inc.

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

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	April 20, 2018

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 April 2, 2018, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Library & Law Enforcement Center HVAC Improvements
Project No. 0510-051-2017**

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 30th day of April, 2018.

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:

**Library & Law Enforcement Center HVAC Improvements
Project No. 0510-051-2017**

and,

WHEREAS, bids have been received and opened by the City Clerk and placed on file by the City Council; and,

WHEREAS, it was determined that a significant oversight was made in the preparation of the apparent low Base Bid from Two Rivers Group, Inc.; and,

WHEREAS, Two River Group, Inc. has requested that their bid be voluntarily withdrawn; and,

WHEREAS, the Base Bid of Excel Mechanical Company, Inc. in the amount of \$505,000.00 became 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, accepts the request for voluntary withdrawal of the bid from Two Rivers Group, Inc. that was received.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that a contract for the Library & Law Enforcement Center HVAC Improvements is hereby awarded to Excel Mechanical Company, Inc. in the amount of \$668,000.00 for the Base Bid and Two Alternates 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 **30th** day of **April, 2018**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

April 25, 2018

Jason Schlickbernd
Principal Engineer
City of West Des Moines
4200 Mills Civic Parkway
Suite 2E
West Des Moines, IA 50265



**RESOURCE
CONSULTING
ENGINEERS LLC**

Re: Library and Law Enforcement Center HVAC Improvements – Bid Results and Recommendation

Dear Jason,

Thank you for the opportunity to work with the City of West Des Moines on the Library and Law Enforcement Center HVAC Improvements Project. At the public bid opening held at 2:00 PM on April 25th, 2018, we received a total of four (4) bids to complete the work of this project. These bids were based on the Contract Documents produced by Resource Consulting Engineers, LLC, which were dated April 2nd, 2018, as well as two Addenda, dated April 17th, 2018 and April 20th, 2018. After reviewing all of the bids received, it appears that each of the organizations submitting bids is capable of completing the work of this Project. All firms bidding included the appropriate bid bond information, and all acknowledged receipt of Addendum #1 and Addendum #2. A bid tabulation form, documenting the results of the bids, is included with this recommendation.

Based on the values included on the bid tabulation form, Two Rivers Group, Inc. was the apparent low bidder for the Base Bid, with a Bid of \$316,400.00, however there was a significant difference between their bid and the next Base Bid value at \$505,000 (Excel Mechanical Co., Inc.). The other two base bid values were \$567,210 (Central Iowa Mechanical) and \$795,232 (Proctor Mechanical Corp.). Three of the bids received are below the planned budget for the project. The fourth bid is above the planned budget. Each of the bidders also submitted costs for the two bid alternates. Given the significant discrepancy between the apparent low bid and the next bid, the apparent low bidder was contacted to review their bid. In completing this review, it was determined that a significant oversight was made in the preparation of the apparent low bid. Based on this discrepancy, the apparent low bidder has requested that their bid be voluntarily withdrawn. Given the significant oversight in their bid, we recommend allowing them to withdraw their bid. Excel Mechanical Co., Inc., the next apparent low bidder, was contacted to review the project scope. Based on this review, they indicated they are comfortable with their bid as submitted, and they believe it includes all work included in the project scope.

Resource Consulting Engineers, LLC recommends awarding the Library and Law Enforcement Center HVAC Improvements Project to Excel Mechanical Co., Inc., as they are the apparent low responsive bidder (after the bid from Two Rivers Group, Inc. was voluntarily withdrawn), and they also appear to be capable of completing the work of this Project. With respect to Bid Alternates, we recommend incorporating the work of both alternates into the Project. This would result in a total project cost of Alternate #1 will replace Air Handling Unit AHU-4 at the Library, which will address an existing life safety issue with respect to access to electrical equipment. Alternate #2 will clean the existing ductwork at the Library, and will encapsulate existing lined ductwork. If you have any questions regarding this recommendation, please do not hesitate to contact me at any time.

Respectfully,

A handwritten signature in black ink, appearing to read 'C. Metzger', with a long horizontal line extending to the right.

Corey B. Metzger, PE
Principal
Resource Consulting Engineers, LLC



**City of West Des Moines
Library and Law Enforcement Center HVAC Improvements**

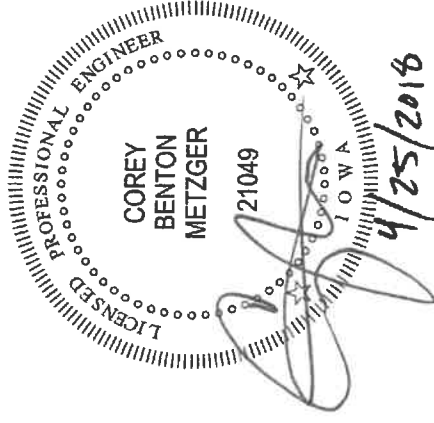
Bid Tabulation Form

4/25/2018

Bidder	Addendum #1 Acknowledged	Addendum #2 Acknowledged	Bid Bond Present	Bidder Status Form Present	Base Bid	Alternate #1	Alternate #2	Total with Alternates 1 & 2	Notes
Two Rivers Group	X	X	X	X	\$ 316,400.00	\$ 98,780.00	\$ 47,175.00	\$ 462,355.00	1
Excel Mechanical Co., Inc.	X	X	X	X	\$ 505,000.00	\$ 119,000.00	\$ 44,000.00	\$ 668,000.00	
Proctor Mechanical Corporation	X	X	X	X	\$ 795,232.00	\$ 78,300.00	\$ 38,900.00	\$ 912,432.00	
Central Iowa Mechanical	X	X	X	X	\$ 567,210.00	\$ 58,400.00	\$ 72,900.00	\$ 698,510.00	

Notes:

1. Due to a significant oversight identified by the Bidder after the bid, the Bidder has requested that their bid be withdrawn.



Library and Law Enforcement Center HVAC Improvements - West Des Moines, IA



RESOURCE CONSULTING ENGINEERS LLC

3/28/2018

Project Opinion of Cost					
Proposal Item No.	Description	Unit	Quantity	Cost	Notes
1	HVAC Improvements (Base Bid)	Lump Sum	1	\$ 600,000.00	
2	Alternate 1 - Replace Library AHU-4	Lump Sum	1	\$ 125,000.00	
3	Alternate 2 - Clean Ductwork and Encapsulate Existing Lined Duct	Lump Sum	1	\$ 35,000.00	
Base Bid:				\$ 600,000.00	
Base Bid with Alternate 1:				\$ 725,000.00	
Base Bid with Alternate 2:				\$ 635,000.00	
Base Bid with Alternates 1 and 2:				\$ 760,000.00	

NOTES:

COREY BENTON METZGER
21049
IOWA
3/27/2019

Disclaimer:

This Opinion of Cost Document has been prepared with information available at the time it was produced. Factors such as bid climate, cost of raw materials, etc., may change between the time this document was produced and the time of the project bid. Resource Consulting Engineers, LLC makes no guarantees regarding the accuracy of this information at the time of bid.

Schlickbernd, Jason

From: Corey Metzger <corey.metzger@resourcece.com>
Sent: Thursday, April 26, 2018 7:58 AM
To: Schlickbernd, Jason
Subject: FW: WDSM Library and LEC Bid

Jason,

FYI. Please let me know if you have any questions. Thank you, and have a great Thursday.

Corey

From: Arthur Jones [mailto:art.jones@tworiversgroup.us]
Sent: Wednesday, April 25, 2018 5:28 PM
To: Corey Metzger <corey.metzger@resourcece.com>
Cc: Arthur Jones <art.jones@tworiversgroup.us>
Subject: WDSM Library and LEC Bid

Corey, I would like to rescind my bid on the WDSM Library and LEC HVAC Improvements. It is apparent that we missed the control contractor price.

I appreciate the consideration from the City to release us.

Thanks, Art Jones

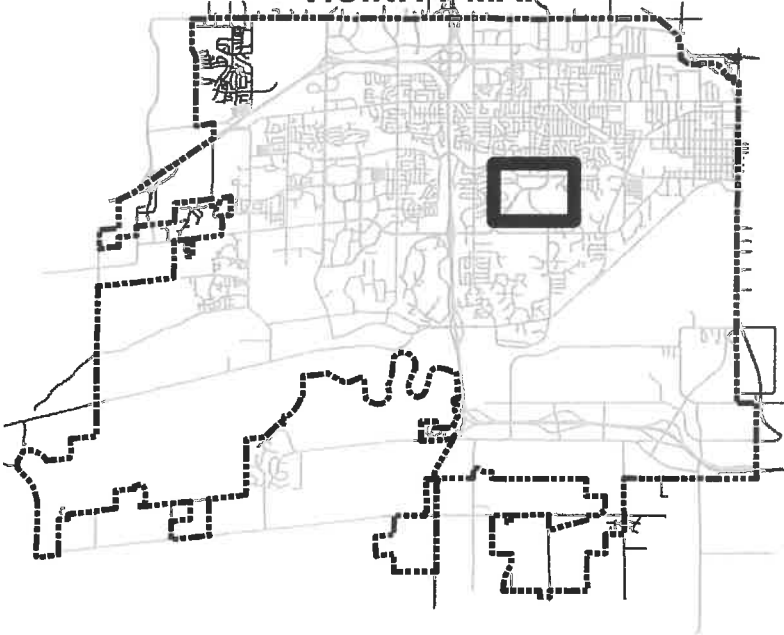
Two Rivers Group, Inc.

1301 1st Ave North
Altoona, Iowa 50009
Phone # 515.957.8203
Fax # 515.957.8416
email: tworiversgroup@tworiversgroup.us

Confidentiality Notice: THE EMAIL AND ANY ATTACHED DOCUMENTS CONTAIN INFORMATION FROM THE TWO RIVERS GROUP, INC., WHICH MAY BE CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. THESE MATERIALS ARE INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE ADDRESSEE IDENTIFIED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT OR AN AGENT RESPONSIBLE FOR DELIVERING THESE MATERIALS TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY REVIEW, DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ANY ACTION IN RELIANCE ON THE CONTENTS OF THIS TRANSMITTED INFORMATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS EMAIL IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER OF THIS MESSAGE.



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT: **Law Enforcement Center & Library Mechanical Updates**

LOCATION: **250 & 4000 Mills Civic Parkway**

DRAWN BY: JDR

DATE: 8/21/2017

PROJECT NUMBER: 0510-051-2017
SUBDIVISION NAME:

SHT. 1 of 1

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 30, 2018

ITEM:

Public Hearing (5:35 p.m.)
Valley Junction Alley Improvements Phase 5A

FINANCIAL IMPACT:

The revised Engineering Estimate of Construction Cost was estimated to be \$593,000.00 for the Valley Junction Alley Improvements Phase 5A. There were three (3) bids submitted with the low bid of \$505,065.90 being submitted by Alliance Construction Group, LLC of Grimes, Iowa. Payments will be made from account no. 500.000.000.5250.490 with the ultimate funding intended to come from a combination of General Obligation Bonds, Sewer Fee Revenues, and Stormwater Utility Fees.

BACKGROUND:

Work included in Phase 5A of the Valley Junction Alley Improvements is generally located in the 500 block between 1st & 2nd Streets, 2nd & 3rd Streets, and 3rd & 4th Streets. The project is anticipated to be completed by September 15, 2018.

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 Valley Junction Alley Improvements Phase 5A;
- Motion receiving and filing Report of Bids;
- Resolution awarding the construction contract to Alliance Construction Group, LLC.

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>KN</i> <i>JS</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	April 20, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee				
Date Reviewed				
Recommendation	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Split</td> </tr> </table>	Yes	No	Split
Yes	No	Split		

**RESOLUTION APPROVING ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATE OF COST**

WHEREAS, on April 2, 2018, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Valley Junction Alley Improvements Phase 5A
Project No. 0510-032-2016**

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 **30th** day of **April, 2018**.

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:

**Valley Junction Alley Improvements Phase 5A
Project No. 0510-032-2016**

and,

WHEREAS, bids have been received and opened by the City Clerk and placed on file by the City Council; and,

WHEREAS, the bid of Alliance Construction Group, LLC in the amount of \$505,065.90 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, that a contract for the Valley Junction Alley Improvements Phase 5A is hereby awarded to Alliance Construction Group, LLC in the amount of \$505,065.90 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 **30th** day of **April, 2018**.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk



BID TABULATION
VALLEY JUNCTION ALLEYS PROJECT - PHASE 5A
WEST DES MOINES, IA
PROJECT NO. 0510-032-2016



Bid Date: April 25, 2018 - 2:00 P.M.
HR Green Project No. 40150042

Unit	Quantity	Engineer's Opinion of Probable Cost		Alliance Construction Group		Corell Contractor, Inc.		J & K Contracting	
		Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
DIVISION 2 - EARTHWORK									
LS	1	\$ 7,500.00	\$ 7,500.00	\$ 9,500.00	\$ 9,500.00	\$ 37,450.00	\$ 37,450.00	\$ 5,968.80	\$ 5,968.80
CY	241	\$ 50.00	\$ 12,050.00	\$ 30.00	\$ 7,230.00	\$ 30.00	\$ 7,230.00	\$ 42.00	\$ 10,122.00
CY	1,866	\$ 25.00	\$ 46,650.00	\$ 20.00	\$ 37,320.00	\$ 31.00	\$ 57,846.00	\$ 20.00	\$ 37,320.00
CY	60	\$ 50.00	\$ 3,000.00	\$ 100.00	\$ 6,000.00	\$ 60.00	\$ 3,600.00	\$ 75.00	\$ 4,500.00
SY	2,833	\$ 8.00	\$ 22,664.00	\$ 5.50	\$ 15,581.50	\$ 4.00	\$ 11,332.00	\$ 10.00	\$ 28,330.00
SY	120	\$ 15.00	\$ 1,800.00	\$ 9.50	\$ 1,140.00	\$ 7.50	\$ 900.00	\$ 50.00	\$ 6,000.00
SY	2,631	\$ 15.00	\$ 39,465.00	\$ 12.50	\$ 31,572.00	\$ 10.00	\$ 26,310.00	\$ 26.00	\$ 68,406.00
SY	2617	\$ 20.00	\$ 52,340.00	\$ 12.50	\$ 32,712.50	\$ 10.00	\$ 26,170.00	\$ 26.00	\$ 68,042.00
DIVISION 4 - SEWERS AND DRAINS									
LF	3,160	\$ 50.00	\$ 157,975.00	\$ 50.00	\$ 157,975.00	\$ 37.50	\$ 118,481.25	\$ 40.00	\$ 126,380.00
LF	169	\$ 55.00	\$ 9,306.00	\$ 55.00	\$ 9,306.00	\$ 47.00	\$ 7,952.40	\$ 41.00	\$ 6,937.20
EA	6	\$ 1,000.00	\$ 6,000.00	\$ 650.00	\$ 3,900.00	\$ 550.00	\$ 3,300.00	\$ 1,500.00	\$ 9,000.00
EA	13	\$ 500.00	\$ 6,500.00	\$ 750.00	\$ 9,750.00	\$ 350.00	\$ 4,550.00	\$ 775.00	\$ 10,075.00
EA	1	\$ 3,500.00	\$ 3,500.00	\$ 750.00	\$ 750.00	\$ 1,650.00	\$ 1,650.00	\$ 775.00	\$ 775.00
EA	2	\$ 3,500.00	\$ 7,000.00	\$ 500.00	\$ 1,000.00	\$ 1,750.00	\$ 3,500.00	\$ 1,750.00	\$ 3,500.00
EA	70	\$ 1,000.00	\$ 70,000.00	\$ 800.00	\$ 56,000.00	\$ 1,150.00	\$ 80,500.00	\$ 775.00	\$ 54,250.00
EA	4	\$ 4,000.00	\$ 16,000.00	\$ 2,800.00	\$ 11,200.00	\$ 2,900.00	\$ 11,600.00	\$ 5,000.00	\$ 20,000.00
DIVISION 7 - STREETS AND RELATED WORK									
SY	209	\$ 35.00	\$ 7,311.50	\$ 21.00	\$ 4,386.90	\$ 20.00	\$ 4,178.00	\$ 20.00	\$ 4,178.00
SY	42	\$ 50.00	\$ 2,105.00	\$ 50.00	\$ 2,105.00	\$ 74.00	\$ 3,115.40	\$ 50.00	\$ 2,105.00
SY	53	\$ 70.00	\$ 3,717.00	\$ 47.00	\$ 2,485.70	\$ 82.00	\$ 4,354.20	\$ 50.00	\$ 2,655.00
SY	176	\$ 80.00	\$ 14,112.00	\$ 52.00	\$ 9,172.80	\$ 69.00	\$ 12,171.60	\$ 50.00	\$ 8,820.00
DIVISION 8 - TRAFFIC CONTROL									
LS	1	\$ 6,500.00	\$ 6,500.00	\$ 15,000.00	\$ 15,000.00	\$ 5,720.00	\$ 5,720.00	\$ 2,500.00	\$ 2,500.00
DIVISION 9 - SITE WORK AND LANDSCAPING									
AC	0.29	\$ 10,000.00	\$ 2,900.00	\$ 8,000.00	\$ 2,320.00	\$ 8,800.00	\$ 2,552.00	\$ 5,000.00	\$ 1,450.00
M GAL	90	\$ 65.00	\$ 5,850.00	\$ 60.00	\$ 5,400.00	\$ 66.00	\$ 5,940.00	\$ 60.00	\$ 5,400.00
SQ	150	\$ 60.00	\$ 9,000.00	\$ 110.00	\$ 16,500.00	\$ 121.00	\$ 18,150.00	\$ 116.00	\$ 17,400.00
LF	375	\$ 3.00	\$ 1,125.00	\$ 4.00	\$ 1,500.00	\$ 4.40	\$ 1,650.00	\$ 4.00	\$ 1,500.00
LF	375	\$ 1.00	\$ 375.00	\$ 1.00	\$ 375.00	\$ 1.10	\$ 412.50	\$ 1.00	\$ 375.00
EA	4	\$ 300.00	\$ 1,200.00	\$ 175.00	\$ 700.00	\$ 190.00	\$ 760.00	\$ 185.00	\$ 740.00
EA	4	\$ 150.00	\$ 600.00	\$ 50.00	\$ 200.00	\$ 55.00	\$ 220.00	\$ 50.00	\$ 200.00
LS	1	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,300.00	\$ 3,300.00	\$ 15,000.00	\$ 15,000.00
LF	1061	\$ 25.00	\$ 26,525.00	\$ 19.00	\$ 20,159.00	\$ 20.00	\$ 21,220.00	\$ 20.00	\$ 21,220.00
LF	741	\$ 50.00	\$ 37,050.00	\$ 34.50	\$ 25,564.50	\$ 38.00	\$ 28,158.00	\$ 36.00	\$ 26,676.00
LF	150	\$ 15.00	\$ 2,250.00	\$ 5.00	\$ 750.00	\$ 5.25	\$ 787.50	\$ 5.00	\$ 750.00
DIVISION 11 - MISCELLANEOUS									
LS	1	\$ 7,500.00	\$ 7,500.00	\$ 4,500.00	\$ 4,500.00	\$ 7,040.00	\$ 7,040.00	\$ 5,000.00	\$ 5,000.00
TOTAL			\$ 593,000.00	\$ 505,065.90	\$ 522,100.85	\$ 575,575.00	\$ 575,575.00		

I hereby certify that this is a true and correct tabulation of bids received
April 25, 2018 for Valley Junction Alleys Project, Phase 5A, West Des
Moines, Iowa - Project No. 0510-032-2016

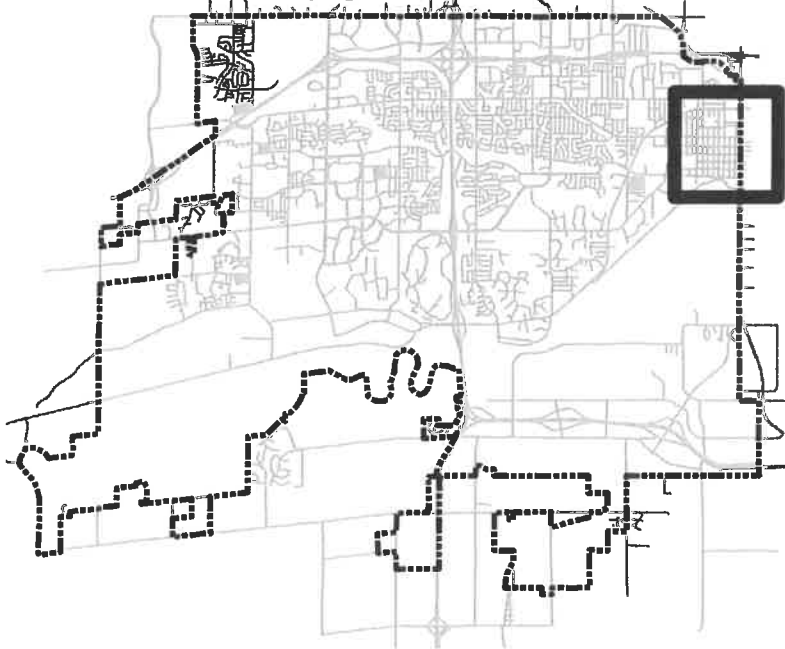
David J. Meermund

David J. Meermund, P.E., License Number 12261

Date 4/25/2018



VICINITY MAP



LEGEND

PROJECT LOCATION



PROJECT:

Valley Junction Alley Improvements Phase 5A

LOCATION:

Exhibit "A"

DRAWN BY: JDR

DATE: 3/19/2018

PROJECT NUMBER: 0510-032-2016
SUBDIVISION NAME:

SHT. 1 of 1

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

DATE: April 30, 2018

ITEM: Public Hearing – Fairmeadows Park Water Quality Improvements

1. Resolution – Approval of Plans and Specifications
2. Motion – Receive and File Report of Bids
3. Resolution – Approve Contract

FINANCIAL IMPACT: Total expense of \$73,999.00. There is funding available through a combination of funds from Polk County and the City. Through the assistance of Polk County Supervisor, Angela Connolly, Polk County is providing \$50,000 for the project split into two awards of \$25,000 each. The City is contributing \$10,000 through the City's Stormwater User Fees to cover the design. The remaining funds will come from the City's Capital Project Fund. Project expenses will be paid from the Fairmeadows Park Water Quality Improvement C.I.P. account (0525 024.0510 097 2017).

BACKGROUND: The Council is asked to approve the plans and specifications for the Fairmeadows Park Water Quality Improvements project and to receive and file the report of bids that is attached. Two (2) bids were received for the project with the lowest responsible base bid submitted by Apex Companies, LLC of Urbandale, Iowa. The opinion of probable cost for the project was \$49,000. This is a somewhat specialized and unique project which may have contributed to the higher than estimated bids.





This Resolution is for multiple water quality improvements at Fairmeadows Park including the construction of a bioswale to manage stormwater from the parking lot, soil quality restoration to improve water infiltration and the turf in the open playing fields, compost grouting of rip rap along the streambank of the creek, and native wetland plantings.

OUTSTANDING ISSUES: None.

RECOMMENDATION: That the Council hold the public hearing and pass the resolution to approve the plans and specifications, move to receive and file the report of bids, and award the contract for the Fairmeadows Park Water Quality Improvements in the amount of \$73,999.00.

Lead Staff Member: David Sadler, Superintendent of Parks 

STAFF REVIEWS

Department Director	Sally Ortgies, Director of Parks and Recreation 
Appropriations/Finance	Tim Stiles, Finance Director 
Legal	Richard Scieszinski, City Attorney 
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	April 20, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

**Resolution Adopting Plans,
Specifications, Form of Contract, and
Estimate of Cost**

WHEREAS, on April 2, 2018 Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

Fairmeadows Park Water Quality Improvements

and,

WHEREAS, notice of hearing on Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvements was published as required by law;

therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that the Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvement are hereby approved.

PASSED AND APPROVED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

Resolution Approving Contract

WHEREAS, the City Council of the City of West Des Moines has heretofore directed advertisement for bids for the following described public improvement:

Fairmeadows Park Water Quality Improvements

and,

WHEREAS, bids have been received and opened by the City Clerk, Deputy City Clerk, or designee and placed on file by the City Council.

and,

WHEREAS, the bid of Apex Companies, LLC of Urbandale, Iowa in the amount of \$73,999.00 is 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, that a contract for the Fairmeadows Park Water Quality Improvements is hereby awarded to Apex Companies in the amount of \$73,999.00 and the bond of said bidder for the project is hereby fixed in the same amount.

BE IT FURTHER RESOLVED that the Director of Parks and Recreation is authorized and directed to return bid bonds and/or checks to any unsuccessful bidder.

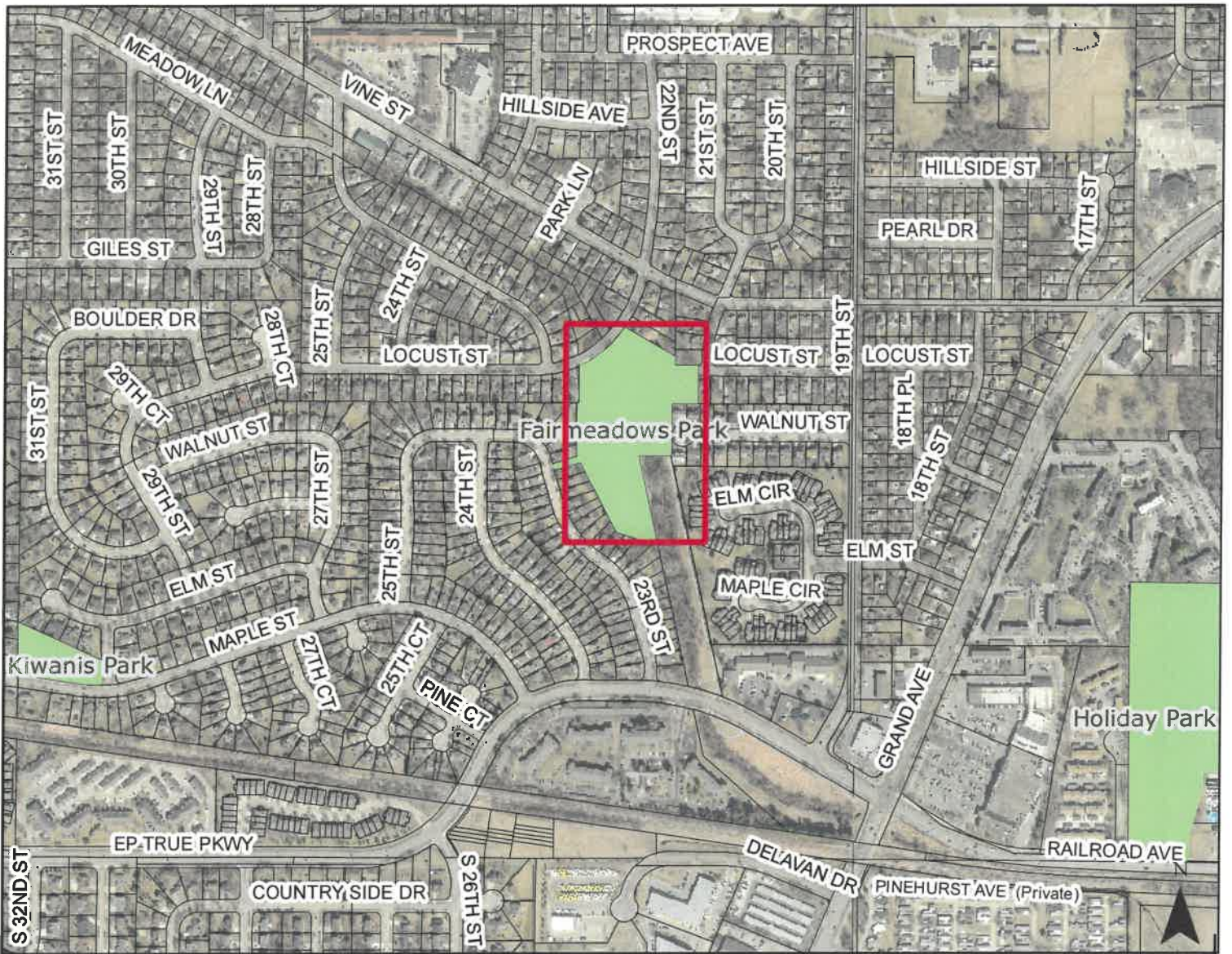
BE IT FURTHER RESOLVED that work on said project may commence as soon as the final contract and bond have been approved by the Director of Parks and Recreation and have been signed by the Director of Finance and after the contractor is given a written notice to proceed by the Director of Parks and Recreation.

PASSED AND APPROVED this 30th day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:




Ryan T. Jacobson, City Clerk



VICINITY MAP



LEGEND

-  Project Location
-  Park Boundary
-  City Limit



PROJECT:

PSA - FAIRMEADOWS PARK WATER QUALITY

LOCATION:

FAIRMEADOWS PARK - 543 22ND STREET

DRAWN BY: **MAA**

DATE: **12/19/17**

PROJECT NO.:

SHT. **1 of 1**

City of West Des Moines
 Farimeadows Park Water Quality Improvements
 Project No. 0510-097-2017
 Tabulation of Bids
 April 25, 2018
 Engineers Estimate: \$48,752.00

I hereby certify that this is a true and correct tabulation of bids received on
 April 11, 2018 for the Holiday Park Parking Lot Rebuild in West Des Moines, IA.

Kevin Conn, PLA License # 00427 Date: 04/25/18

Item #	Item	ENGINEERS ESTIMATE			Apex Companies Urbandale, IA			Concrete Connection LLC Johnston, IA		
		Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	
1	Construction Staking	LS	1	3,000.00	\$ 3,000.00	3,000.00	\$ 3,000.00	3,000.00	\$ 3,000.00	
2	Class 10 Excavation, Common Excavation	CY	200	12.00	\$ 2,400.00	62.50	\$ 12,500.00	40.00	\$ 8,000.00	
3	Bioswale Soil Media, 12" Layer	CY	52	50.00	\$ 2,600.00	57.70	\$ 3,000.40	100.00	\$ 5,200.00	
4	Choker Aggregate, 3" Layer	TON	3	100.00	\$ 300.00	83.34	\$ 250.02	100.00	\$ 300.00	
5	Aggregate Subbase, Depth Varies	TON	12	100.00	\$ 1,200.00	83.34	\$ 1,000.08	100.00	\$ 1,200.00	
6	Reverment, Erosion Stone	TON	20	100.00	\$ 2,000.00	75.00	\$ 1,500.00	150.00	\$ 3,000.00	
7	Subdrain, 8"	LF	180	30.00	\$ 5,400.00	16.87	\$ 3,000.60	40.00	\$ 7,200.00	
8	Subdrain Cleanout, Type A-2, 8"	EA	1	800.00	\$ 800.00	1,000.00	\$ 1,000.00	500.00	\$ 500.00	
9	Storm Sewer, Trenches, RCP, 2000 D (Class III), 15"	LF	17	80.00	\$ 1,360.00	148.00	\$ 2,516.00	150.00	\$ 2,550.00	
10	Aprons, Concrete, Type A-2, 8"	EA	2	1,500.00	\$ 3,000.00	1,531.00	\$ 3,062.00	1,500.00	\$ 3,000.00	
11	Planting, Mulching, & Watering (Bioswale Native Plugs)	EA	1,669	5.00	\$ 8,345.00	9.00	\$ 15,021.00	4.00	\$ 6,676.00	
12	Seeding, Mulching, & Watering (Lawn Seed Mix)	AC	0.25	5,000.00	\$ 1,250.00	11,974.40	\$ 2,993.60	10,000.00	\$ 2,500.00	
13	Soil Quality Restoration	SY	12,400	0.60	\$ 7,440.00	1.17	\$ 14,508.00	1.60	\$ 19,840.00	
14	Compost Grouting (Riprap Seeding)	SY	575	5.00	\$ 2,875.00	8.08	\$ 4,646.00	10.00	\$ 5,750.00	
15	Filter Sock	LF	170	5.00	\$ 850.00	5.89	\$ 1,001.30	3.00	\$ 510.00	
16	Temporary Irrigation	LS	1	1,500.00	\$ 1,500.00	5,000.00	\$ 5,000.00	5,000.00	\$ 5,000.00	
	Subtotal				\$ 44,320.00		\$ 73,999.00		\$ 74,226.00	
	Contingency (10%)				\$ 4,432.00					
	Total Base Bid				\$ 48,752.00					
	Add-Alternate #1									
1	Planting, Mulching, & Watering (Creek & Play Area Plant Plugs)	EA	839	4.00	\$ 3,356.00	7.94	\$ 6,661.66	4.00	\$ 3,356.00	
2	Planting, Mulching, & Watering (Parking Lot Shrubs)	EA	22	60.00	\$ 1,320.00	152.00	\$ 3,344.00	100.00	\$ 2,200.00	
	Subtotal				\$ 4,676.00					
	Contingency (10%)				\$ 467.60					
	Total Base Bid				\$ 5,143.60		\$ 10,005.66		\$ 5,556.00	

Denotes math error on proposal



CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 30, 2018

ITEM: Grey Hawk Business Park Plat 1, 901 S. 50th Street – Subdivide Property into Two lots for Professional Commerce Park development – JM Commercial Holdings – PP-003786-2018

RESOLUTION: Approval of a Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, JM Commercial Holdings, with permission from the property owner Hy Vee Inc., is requesting approval of a Preliminary Plat for approximately 4.567 acres located at 901 S. 50th Street. The applicant proposes to subdivide the property into two lots for Professional Commerce Park development and one street lot (see Exhibit I - Attachment B – Location Map and Attachment C – Preliminary Plat).

Plan and Zoning Commission Action:

Vote: 5-0 approval, Commissioner Costa absent, Commissioner Erickson abstaining

Date: April 23, 2018

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 (September 5, 2017)*
- Staff Review and Comments
 - *Lot Size in Professional Commerce Park Zoning District*
- 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 Preliminary Plat to create two lots for Professional Commerce Park development and one street lot, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff comments regarding construction access, construction staging, erosion control and details of underground detention, prior to receiving a building permit.

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	September 5, 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 - Preliminary Plat
- Exhibit II - City Council Resolution
 - Exhibit A – Conditions of Approval

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: April 23, 2018

Item: Grey Hawk Business Park Plat 1, 901 S. 50th Street – Subdivide Property into Two lots for Professional Commerce development – JM Commercial Holdings – PP-003786-2018

Requested Action: Recommend approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: The applicant, JM Commercial Holdings, with permission from the property owner Hy Vee Inc., is requesting approval of a Preliminary Plat for approximately 4.567 acres located at 901 S. 50th Street. The applicant proposes to subdivide the property into two lots for Professional Commerce Park development and one street lot (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The property is undeveloped. The property is part of the Wirtz Planned Unit Development and has an underlying zoning of Professional Commerce Park.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on September 5, 2017. At the meeting, Staff indicated that a developer is interested in purchasing this property for use as an indoor storage facility. The facility would be within 300 feet of residential property, however the exterior façade of the structure would be limited in height to two stories and the site would include underground parking. There would be an office appearance with indoor access to the storage units. The PUD states that within 300 feet of residential property, office uses only are allowed and uses otherwise allowed in PCP zoning are prohibited. Due to recent Council approval of indoor storage in office districts, Staff requested guidance on whether the indoor storage would be considered office use since it appears as an office use.

The City Attorney commented that the indoor storage as currently defined by the City is an acceptable use of office space.

Council Members were supportive of allowing the indoor storage as an office use.

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:

Lot Size in Professional Commerce Park Zoning District: The City approved the first reading of an ordinance to modify the minimum lot size for the Professional Commerce Park (PCP) district from 2 acres to 60,000 square feet. This modification was to bring the PCP zoning district in line with the Office district and to bring more PCP zoned properties into compliance with the zoning code. Since that ordinance has not been published yet, Staff recommends the approval of the plat with Lot 1 measuring 1.65 acres, which is consistent with the City's intent to change the minimum lot size.

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 Preliminary Plat to two Professional Commerce Park lots and one street lot, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff comments regarding construction access, construction staging, erosion control and details of underground detention, prior to receiving a building permit.

Applicant: JM Commercial Holdings
 Attn: Matthew Gustafson
 1050 Olsen Drive, Suite 1
 Waukee IA 50263
 515-987-5500

Owners: Hy-Vee, Inc.
 Attn: Dennis Ausenhus
 5820 Westown Parkway
 West Des Moines IA 50266

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat

RESOLUTION NO. PZC -18-024

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO TWO LOTS FOR PROFESSIONAL COMMERCE PARK DEVELOPMENT AND ONE STREET LOT AT 901 S. 50TH STREET

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq. of the West Des Moines Municipal Code, the applicant, JM Commercial Holdings LLC, with permission from Hy-Vee Inc., has requested approval for a Preliminary Plat (PP-0034786-2018) to create two Professional Commerce Park lots and one street lot at 901 S. 50th Street;

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 April 23, 2018, 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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into two Professional Commerce Park lots and one street lot is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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 April 23, 2018.

SCOTT A. HATFIELD 
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 April 23, 2018, by the following vote:

AYES: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

ABSENT: Costa

ATTEST:

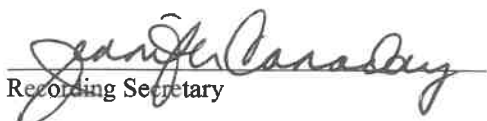
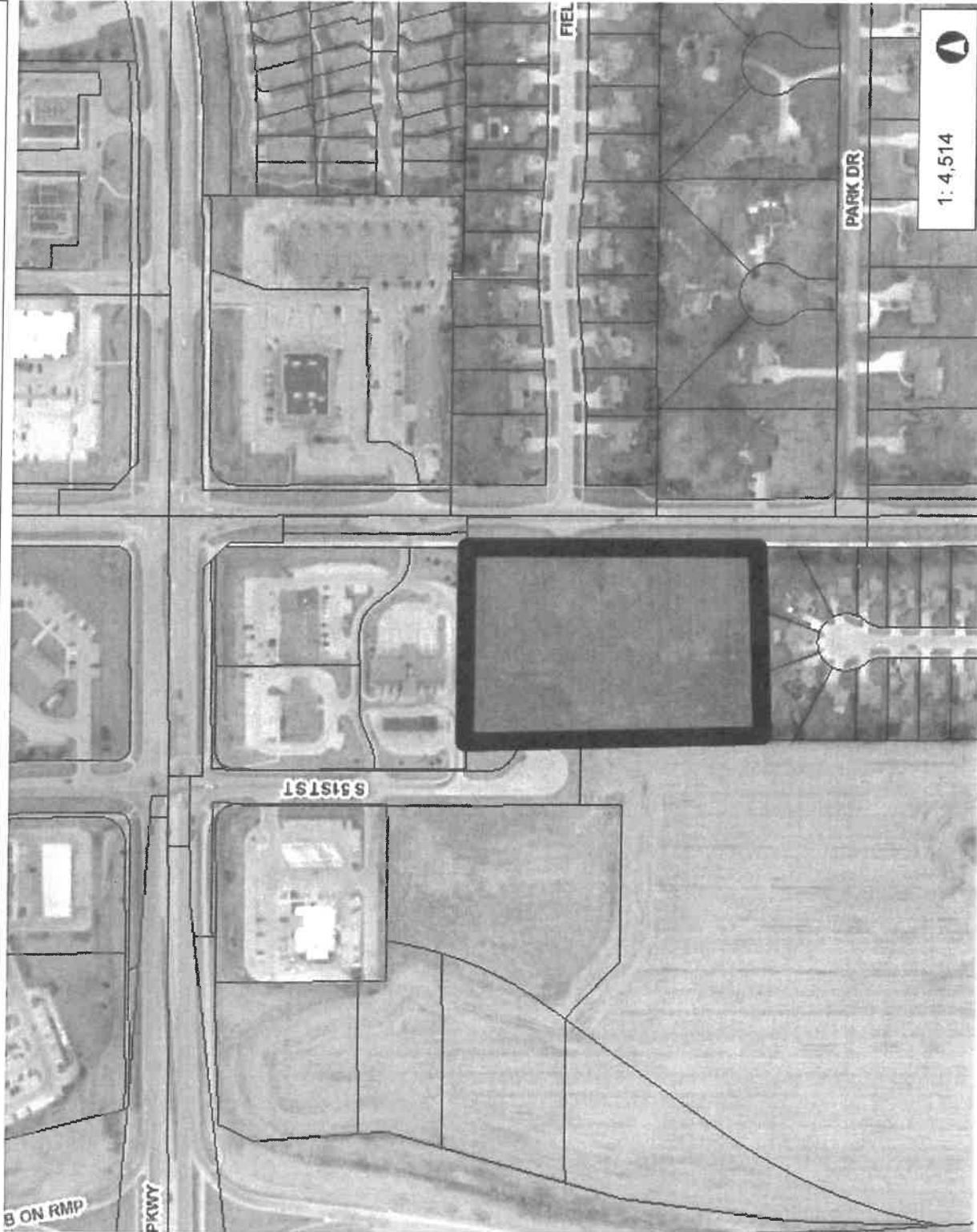

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff comments regarding construction access, construction staging, erosion control and details of underground detention, prior to receiving a building permit.



Grey Hawk Business Park Plat 1 901 S. 50th Street



1: 4,514

Legend

-  Corporate Limits
-  Parcels



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

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of West Des Moines, Iowa

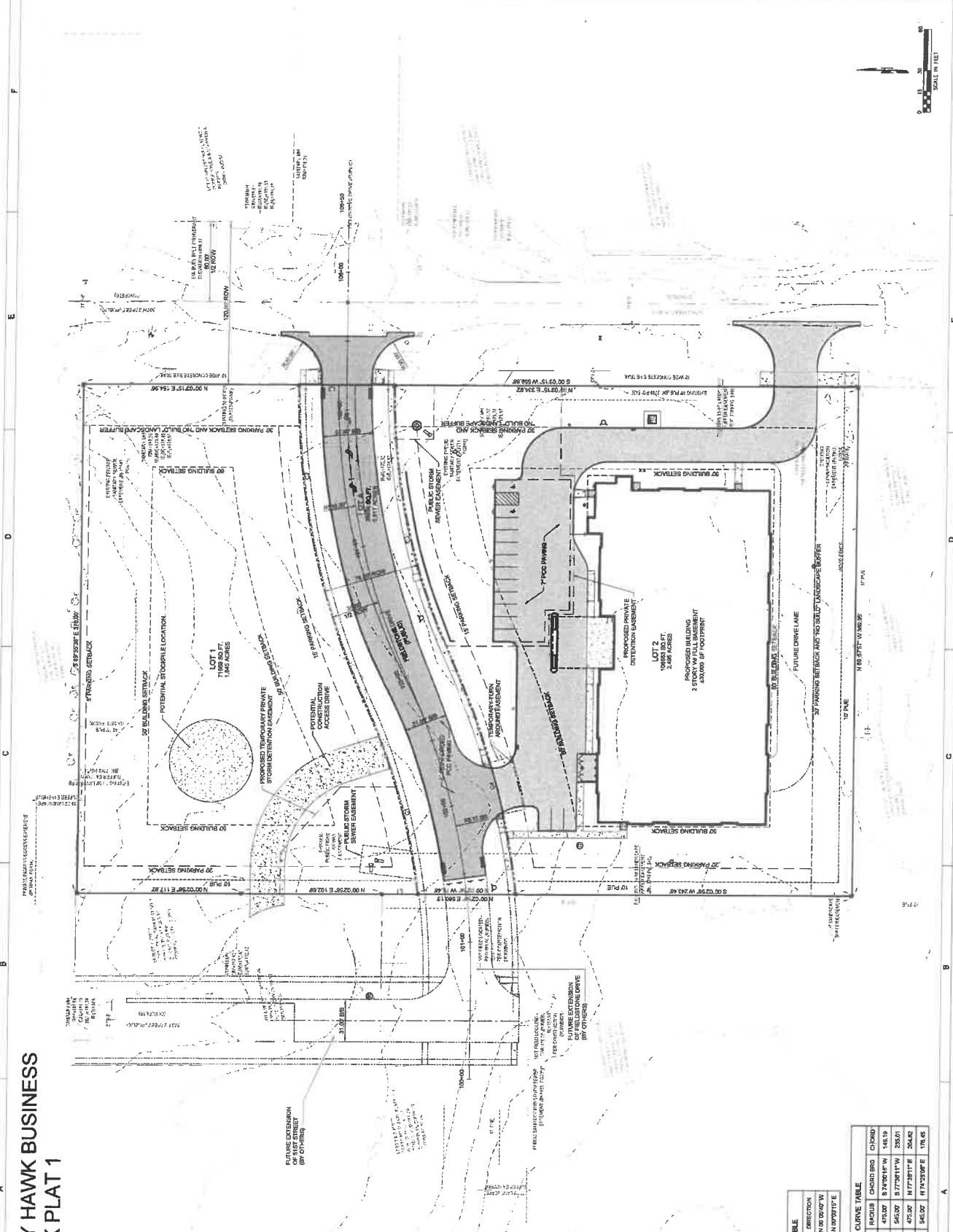
GREY HAWK BUSINESS PARK PLAT 1

SHIVEHATTERY
ARCHITECTURE - ENGINEERS
4122 VANDERBILT DRIVE, SUITE 100 | WEST CHESTER, OHIO 45381
937.233.8194 | FAX 937.233.8222 | WWW.SHIVEHATTERY.COM

PRELIMINARY PLAT
DRAWN: CMH
APPROVED: MMS
DATE: 04/12/2018
PROJECT NO: 172111
FIELD BOOK:
CLIENT NO: -

PRELIMINARY
- NOT FOR
CONSTRUCTION

JM COMMERCIAL HOLDINGS, LLC
901 S 50TH STREET, WEST CHESTER, MOBILE, IA



LINE	LENGTH	DIRECTION
L1	26.54'	N 89° 00' 00" W
L2	70.00'	N 89° 00' 15" E

CURVE	LENGTH	APPCUS	CHORD BRG	CHORD
C1	146.37'	45.00°	S 73° 00' 14" W	145.19'
C2	234.87'	54.00°	S 77° 30' 11" W	230.01'
C3	204.85'	45.00°	N 77° 30' 11" E	204.85'
C4	177.23'	54.00°	N 73° 30' 07" E	176.45'

PLAT 1 OF 4
DATE: 04/12/2018
DRAWN: CMH
APPROVED: MMS

GREY HAWK BUSINESS PARK PLAT 1

SHIVE-HATTERY
ARCHITECTURE-ENGINEERING

GREY HAWK BUSINESS PARK PLAT 1

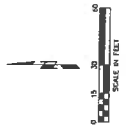
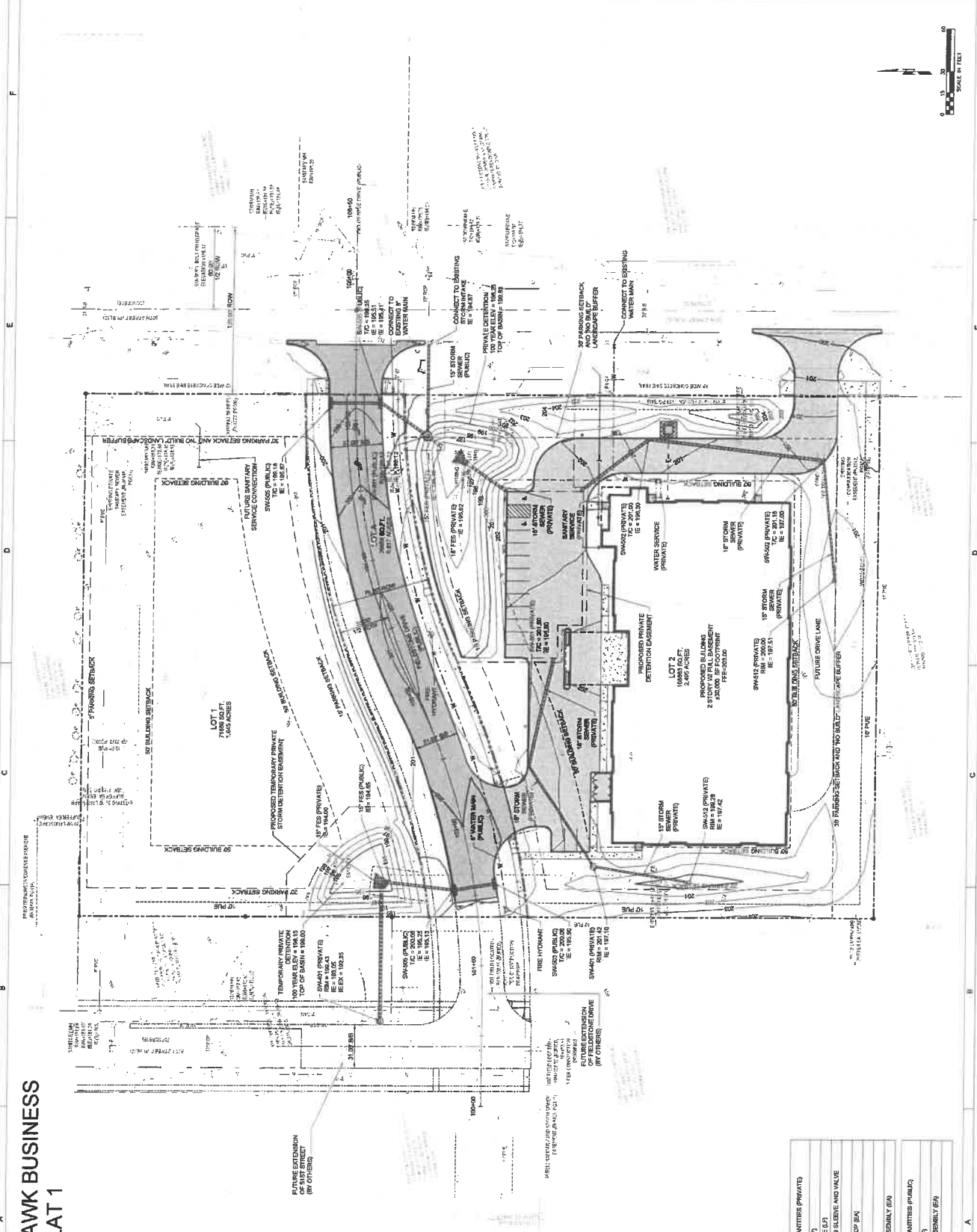
JM COMMERCIAL HOLDINGS, LLC
901 S 50TH STREET, WEST DES MOINES, IA

PRELIMINARY
- NOT FOR
CONSTRUCTION

CLIENT NO. _____
FIELD BOOK NO. _____
PROJECT NO. 141221
DATE: 04/12/18
ISSUED FOR: CITY RESUBMITTAL
APPROVED: MMS
DRAWN: CMH

GRADING AND
UTILITY PLAN

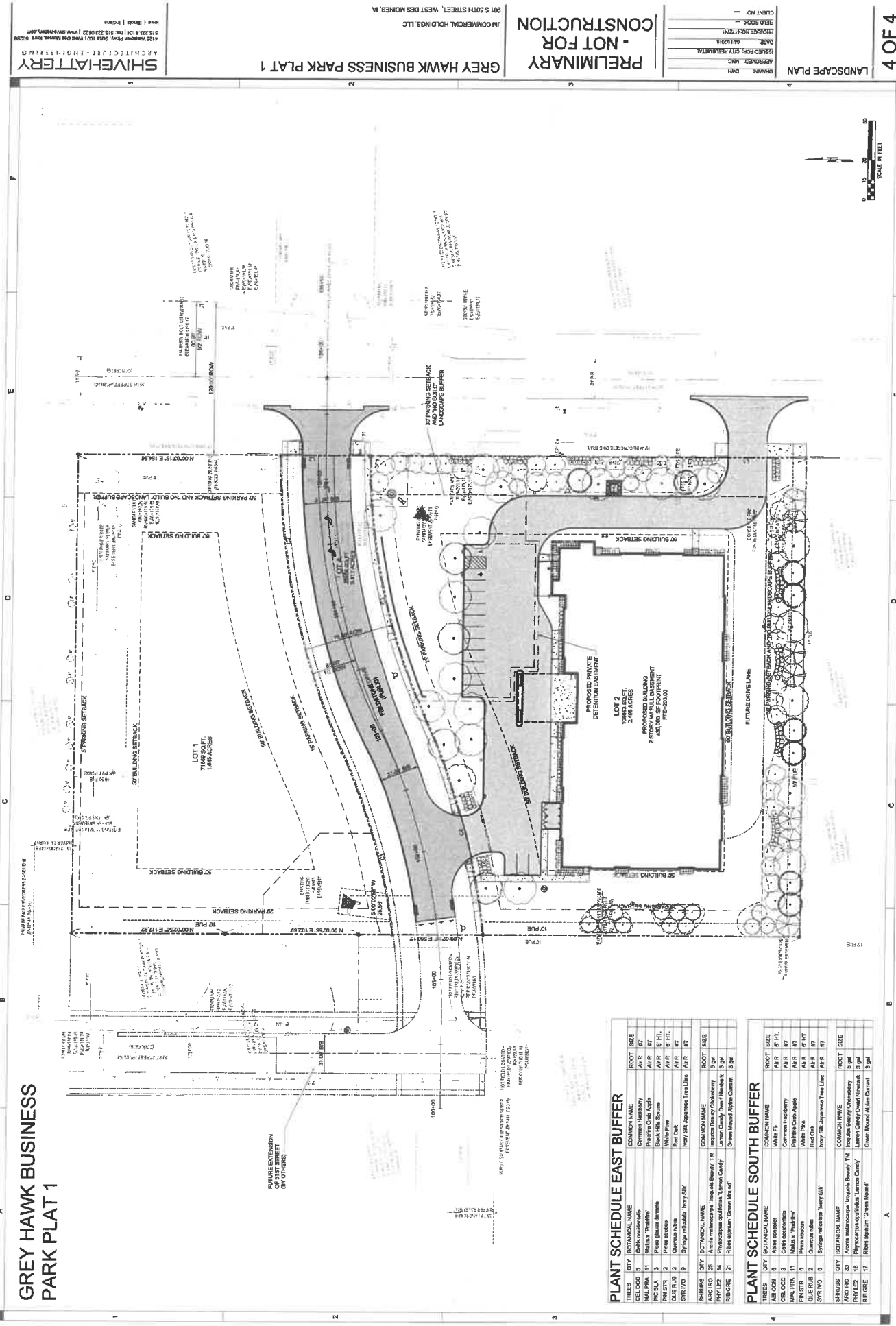
3 OF 4



WATER MAIN QUANTITIES (PRIVATE)	
12"	WATER LINE (E/F)
44'	WATER SERVICE (E/F)
14'	WATER SERVICE SUBS. AND VALVE
1	WATER STOP VALVE
1	CORPORATION STOP BAN
1	8" VALVE
1	2" VALVE
1	FIRE HYDRANT ASSEMBLY (EA)
WATER MAIN QUANTITIES (PUBLIC)	
300'	8" WATER MAIN (L/F)
2	FIRE HYDRANT ASSEMBLY (EA)
1	8" VALVE (EA)

Project: 141221, Date: 04/12/18, Sheet: 3 OF 4

GREY HAWK BUSINESS PARK PLAT 1



SHIVERATTARY
ARCHITECTURE - ENGINEERING
6125 Westown Drive, Suite 101, West Des Moines, IA 50325
515.223.8100 | Fax: 515.223.0222 | www.shiverattary.com

PRELIMINARY - NOT FOR CONSTRUCTION
JACOMERICAL HOLDINGS LLC
901 S 30TH STREET, WEST DES MOINES, IA

CLIENT: JACOMERICAL HOLDINGS LLC
PROJECT NO: 117221
DATE: 04/11/2018
SUBJECT: CITY RESUBMITTAL
APPROVED: JACOMERICAL HOLDINGS LLC
DRAWN: JACOMERICAL HOLDINGS LLC

LANDSCAPE PLAN
4 OF 4

PLANT SCHEDULE EAST BUFFER

TREES	CITY	BOTANICAL NAME	COMMON NAME	ROOT SIZE
CEL 000	5	Cellis occidentalis	Common Hackberry	AP R #7
CEL 001	11	Malus 'Yankee'	Prizeapple Crab Apple	AP R #7
CEL 002	3	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 003	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 004	2	Quercus rubra	Red Oak	AP R #7
CEL 005	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 006	2	Quercus rubra	Red Oak	AP R #7
CEL 007	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 008	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 009	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 010	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 011	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 012	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 013	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 014	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 015	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 016	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 017	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 018	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 019	2	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 020	2	Prunella virginiana	Wild Black Cherry	AP R #7

PLANT SCHEDULE SOUTH BUFFER

TREES	CITY	BOTANICAL NAME	COMMON NAME	ROOT SIZE
CEL 000	9	Alnus incana	White Alder	AP R #7
CEL 001	3	Cellis occidentalis	Common Hackberry	AP R #7
CEL 002	11	Malus 'Yankee'	Prizeapple Crab Apple	AP R #7
CEL 003	9	Prunella virginiana	Wild Black Cherry	AP R #7
CEL 004	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 005	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 006	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 007	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 008	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 009	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 010	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 011	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 012	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 013	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 014	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 015	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 016	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 017	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 018	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 019	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7
CEL 020	9	Syringa reticulata	Ivory Silk Japanese Tree Lilac	AP R #7

PLANT SCHEDULE EAST BUFFER
 CEL 000 5 Cellis occidentalis Common Hackberry AP R #7
 CEL 001 11 Malus 'Yankee' Prizeapple Crab Apple AP R #7
 CEL 002 3 Prunella virginiana Wild Black Cherry AP R #7
 CEL 003 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 004 2 Quercus rubra Red Oak AP R #7
 CEL 005 9 Syringa reticulata Ivory Silk Japanese Tree Lilac AP R #7
 CEL 006 2 Quercus rubra Red Oak AP R #7
 CEL 007 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 008 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 009 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 010 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 011 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 012 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 013 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 014 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 015 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 016 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 017 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 018 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 019 2 Prunella virginiana Wild Black Cherry AP R #7
 CEL 020 2 Prunella virginiana Wild Black Cherry AP R #7

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-00003786-2018) TO SUBDIVIDE THE PROPERTY INTO TWO PROFESSIONAL COMMERCE PARK LOTS AND ONE PUBLIC STREET LOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, JM Commercial Holdings, with permission from the property owner, Hy-Vee Inc., requests approval for a preliminary plat to subdivide the property into two Professional Commerce Park lots and one public street lot and legally described as:

Legal Description of Property

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA CURRENTLY KNOW AS LOT 1 GREY HAWK PLAT 1, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 GREY HAWK PLAT NO. 1, AN OFFICIAL PLAT;
THENCE ALONG THE EAST LINE OF SAID LOT 1 SOUTH 00°03'15" WEST, A DISTANCE OF 559.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1 NORTH 89°57'57" WEST, A DISTANCE OF 369.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 00°02'56" EAST, A DISTANCE OF 560.13 FEET TO THE NORTHWEST CORNER OF LOT 1 GREY HAWK PLAT NO. 1, AN OFFICIAL PLAT;
THENCE ALONG THE NORTH LINE OF SAID LOT 1 SOUTH 89°55'38" EAST, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.756 ACRES (207,189 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 April 23, 2018, the Plan and Zoning Commission recommended to the City Council approval of the Preliminary Plat; and

WHEREAS, on April 30, 2018, 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 Professional Commerce Park lots and one public street lot 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 April 30, 2018.

Steven Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff comments regarding construction access, construction staging, erosion control and details of underground detention, prior to receiving a building permit.

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

Date: April 30, 2018

ITEM: Continental Plaza Plat 2, Lot 1, 7300 Westown Parkway– Approval of a Site Plan to allow reconfiguration of the parking lot– Penta Partners, LLC – SP-003739-2018

RESOLUTION: Approval of a Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Penta Partners, LLC, represented by Erin Ollendike of Civil Design Advantage, is requesting approval of a site plan to allow reconfiguration of the parking lot repaving, detention and utility improvements for approximately 6.41 acres located at 7300 Westown Parkway. The work is being done to create a more efficient parking lot for the existing building.

Plan and Zoning Commission Action:

Vote: 6-0 approval, with commissioner Costa absent.

Date: April 23, 2018

Motion: Adopt a resolution recommending the City Council approve the Site Plan

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 & Planning: 1/22/2018*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations 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 approve the site plan to allow the reconfiguration of a parking lot, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

Lead Staff Member: J. Bradley Munford 

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	 JTBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not required
Date(s) Published	N/A
Letter sent to surrounding property owners	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	1/22/2018		
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
- Exhibit A - Conditions of Approval
- 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: April 23, 2018

Item: Continental Plaza, 7300 Westown Parkway– Approval of a Site Plan to allow reconfiguration of the parking lot– Penta Partners, LLC – SP-003739-2018

Requested Action: Recommend Approval of a Site Plan

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Penta Partners, LLC, represented by Erin Ollendike of Civil Design Advantage, is requesting approval of a site plan to allow reconfiguration of the parking lot repaving, detention and utility improvements for approximately 6.41 acres located at 7300 Westown Parkway. The work is being done to create a more efficient parking lot for the existing building.

History: The building on this property was built in 1979. The property was annexed into the city in 1989 as a part of the West 74th Street Annexation. The office zoning for the property was established shortly after annexation. On January 8, 2018 the City Council approved a Final Plat to replat of the property into 2 commercial lots in anticipation of future development. This property is Lot 1 of that plat.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 22, 2018 and an informational item only. The Subcommittee expressed support of the development.

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.

Site 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 approve a resolution that recommends the City Council approval of the reconfiguration of the parking lot, subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

Property Owner/Applicant:

Travis M. Sisson
Penta Partners, LLC
5700 University Avenue Suite 220
West Des Moines, Iowa 50266
travis@tmsissonpc.com

Applicant's Representatives:

Erin Ollendike, P.E
Civil Design Advantage LLC
3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
ErinO@cda-eng.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan

RESOLUTION NO.-18-025**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE CONTINENTAL PLAZA SITE PLAN (SP-003739-2018) FOR THE PURPOSE OF RECONFIGURATION OF THE PARKING LOT.**

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Penta Partners, LLC, has requested approval for a Site Plan (SP-003739-2018) for approximately 6.41 acres located at 7300 Westown Parkway, for the purpose of allowing reconfiguration of the parking lot for the existing building;

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, on April 23, 2018 this Commission held a duly-noticed meeting to consider the application for Continental Plaza Site Plan (SP-003739-2018) to allow for reconfiguration of the parking lot for the existing building;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

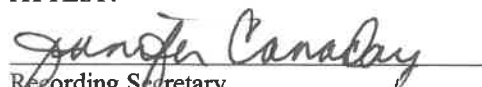
SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Site Plan (SP-003739-2018) permit to allow reconfiguration of the parking lot for the existing building for that site located at 7300 Westown Parkway is recommended to the City Council for approval, 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 April 23, 2018.


 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 April 23, 2018, by the following vote:

AYES: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

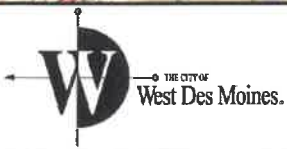
ABSENT: Costa

ATTEST:


 Jennifer Canaday
 Recording Secretary

**EXHIBIT A
CONDITIONS OF APPROVAL**

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

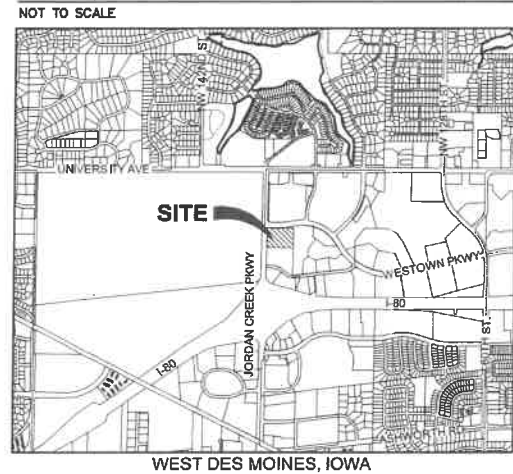


**Continental Plaza
SP-003739-2018**



SITE PLAN FOR: CONTINENTAL PLAZA PLAT 2 - LOT 1 WEST DES MOINES, IOWA

VICINITY MAP



INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	DEMOLITION PLAN
C4.0	DIMENSION PLAN
C5.0-C5.2	GRADING PLAN
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C7.0	UTILITY PLAN
C8.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED (U.A.C.)	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER / APPLICANT

PENTA PARTNERS LLC
CONTACT: TRAVIS M. SISSON
5700 UNIVERSITY AVENUE, SUITE 220
WEST DES MOINES, IA 50268

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROOKER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

PROJECT SITE ADDRESS

7300 WESTOWN PARKWAY

ZONING

PCP - PROFESSIONAL COMMERCE PARK

COMPREHENSIVE PLAN LAND USE

EXISTING: OF-OFFICE
PROPOSED: OF-OFFICE

DATE OF SURVEY

MARCH 27, 2017

SUBMITTAL DATES

-FIRST SUBMITTAL: 01/03/2018
-SECOND SUBMITTAL: 02/20/2018
-THIRD SUBMITTAL: 03/28/2018
-FINAL SUBMITTAL: 04/12/2018

LEGAL DESCRIPTION

LOT 1, CONTINENTAL PLAZA PLAT 2, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 6.41 ACRES (279,377 SQUARE FEET)

DEVELOPMENT SUMMARY

LOT 1 AREA: 6.41 ACRES (279,377 SF)

SETBACKS:

FRONT: 50'
SIDE: 50'
REAR: 50'

LOT AREA: NO MINIMUM LOT AREA

PARKING:

TOTAL REQUIRED = 220 SPACES
(1 SPACE / 225 SF OF G.F.A.)
TOTAL PROVIDED = 328 SPACES

IMPERVIOUS AREA: 159,615 SF (57%)

BENCHMARKS

- WEST DES MOINES CITY BM#21, @ INTERSECTION OF JORDAN CREEK PARKWAY AND THE NORTH RAMP OF I-80, NORTHEAST CORNER OF INTERSECTION, 9.5 FEET WEST OF THE SOUTHEAST RIGHT-OF-WAY FENCE CORNER, 125 FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY, IN PIPE TUBE, APPROXIMATELY 1.5 FEET DEEP. ELEVATION=205.75
- WEST DES MOINES CITY BM#97, @ INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, SOUTHEAST CORNER OF INTERSECTION, 59.5 FEET EAST OF THE CENTERLINE OF JORDAN CREEK PARKWAY, 200 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE. ELEVATION=198.63
- ARROW ON HYDRANT 50 FEET +/- NORTH, 40 FEET +/- EAST OF THE NW CORNER OF BUILDING. ELEVATION=208.64

NOTES

- EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
- UTILITIES TO BE INSTALLED PER SUDAS SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSM METRO DESIGN STANDARDS.
- CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%.
- ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
- PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER. TO INCLUDE:
 - DETENTION POND AND APPURTENANCES
 - PRIVATE STORM SEWER
 - PRIVATE WATER MAIN AND SERVICES
 - ALL INTERNAL CIRCULATION ROADS
- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1701031

1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER INFRASTRUCTURE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

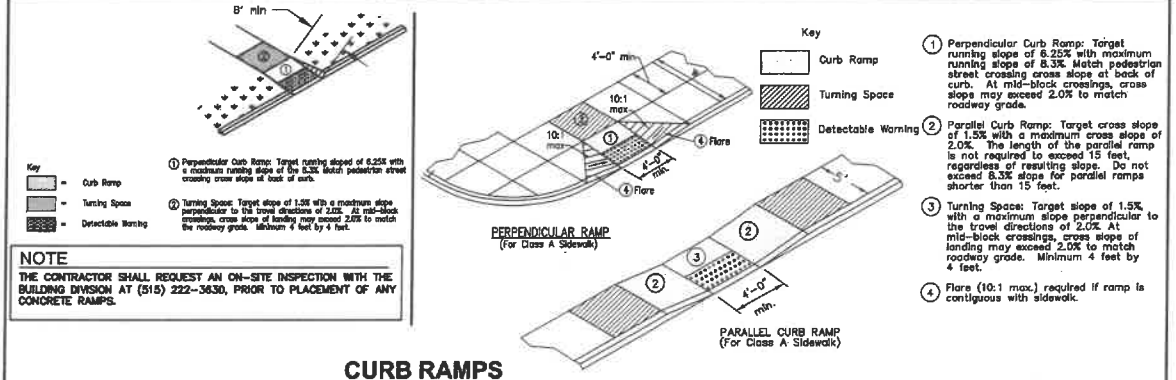
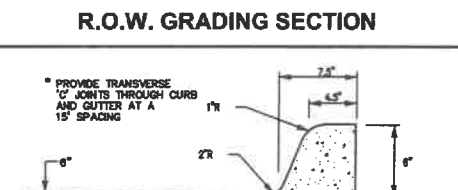
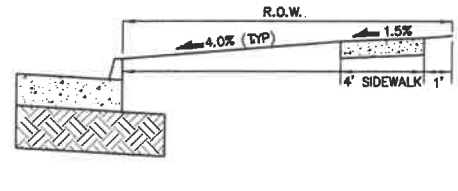
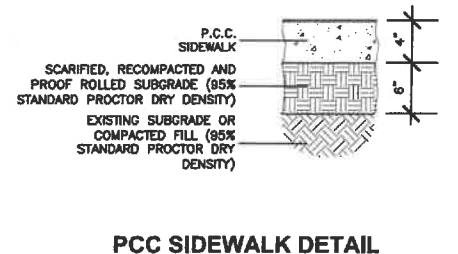
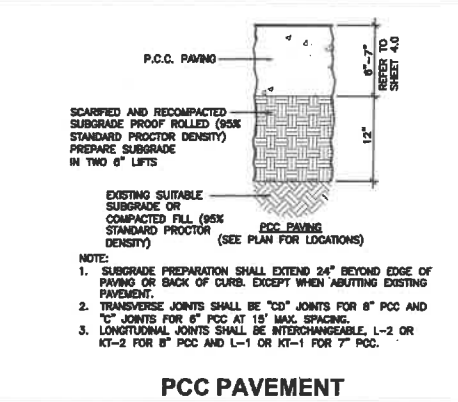
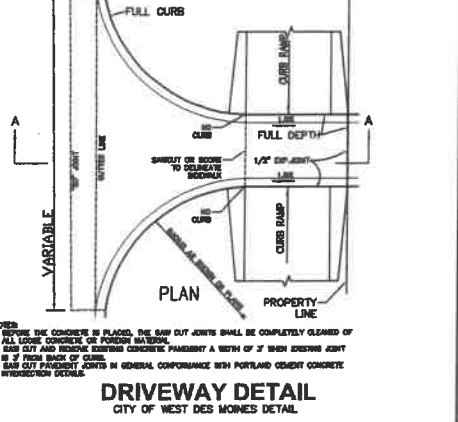
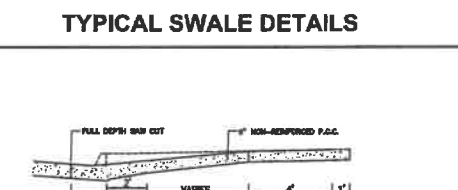
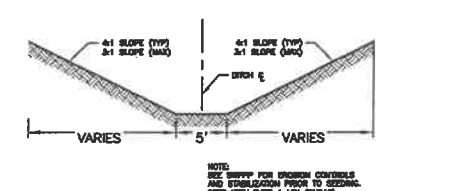
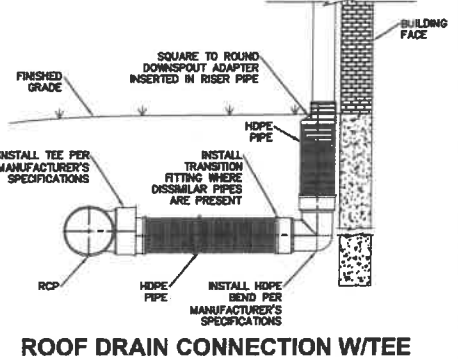
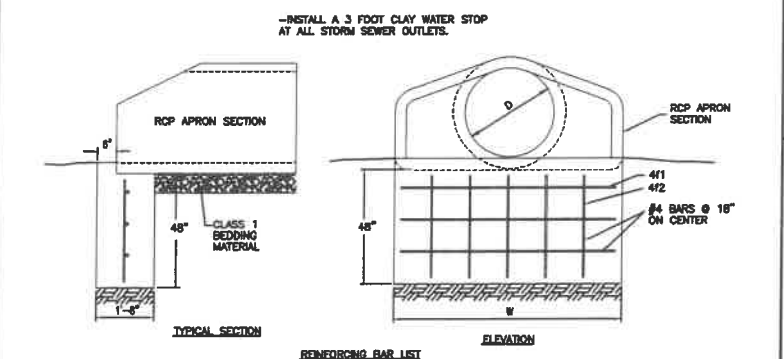
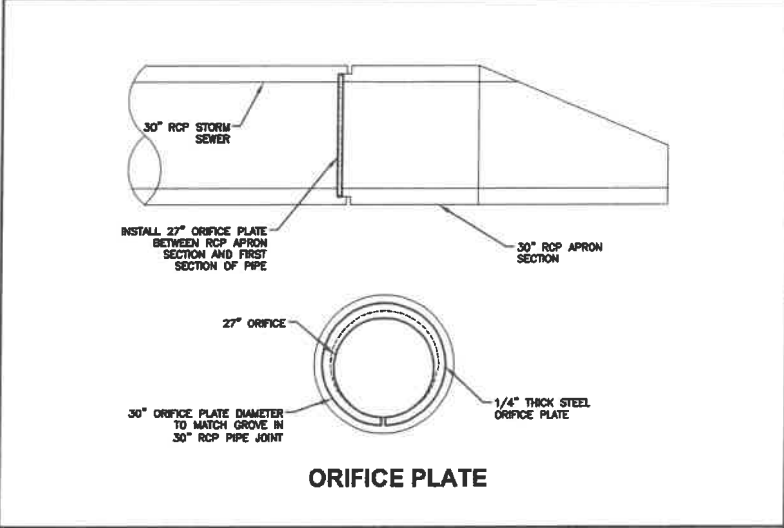
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Erin K. Ollendike 04-12-18
ERIN K. OLLENDIKE, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C1.0-C7.0

FILE IN 15' X 11' DRAWING CASES (FRONT SHEET) - SHEETING - 4/13/2018 12:32 PM - 10/13/2018 12:32 PM

CONTINENTAL PLAZA PLAT 2 - LOT 1

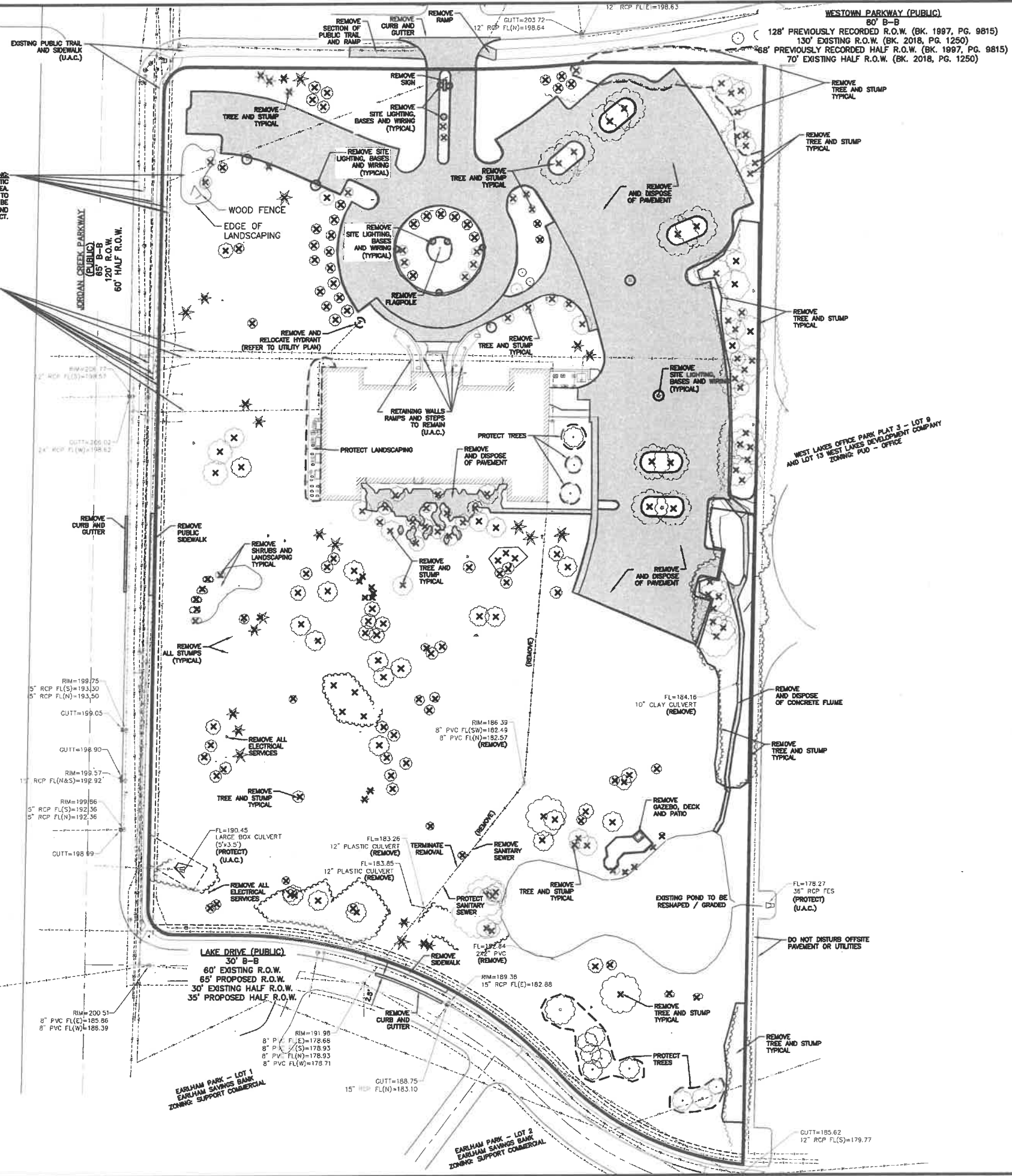


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WARNING:
EXISTING ELECTRIC, TELEPHONE, AND FIBEROPTIC AND WATERMAIN IN THIS AREA. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY ADJUSTMENTS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY AND/OR UTILITY COMPANY AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

WARNING:
EXISTING ELECTRIC, TELEPHONE, AND FIBEROPTIC AND WATERMAIN IN THIS AREA. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY ADJUSTMENTS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY AND/OR UTILITY COMPANY AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

DES MOINES GOLF AND COUNTRY CLUB
ZONING: OPEN SPACE/AGRICULTURAL



DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

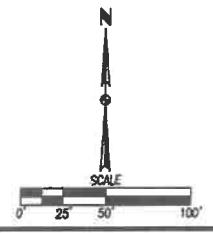
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01/12/18	FINAL SUBMITTAL
03/28/18	THIRD SUBMITTAL
02/20/18	SECOND SUBMITTAL
01/03/18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: RL
ENGINEER: EKO



**CONTINENTAL PLAZA PLAT 2 - LOT 1
DEMOLITION PLAN**

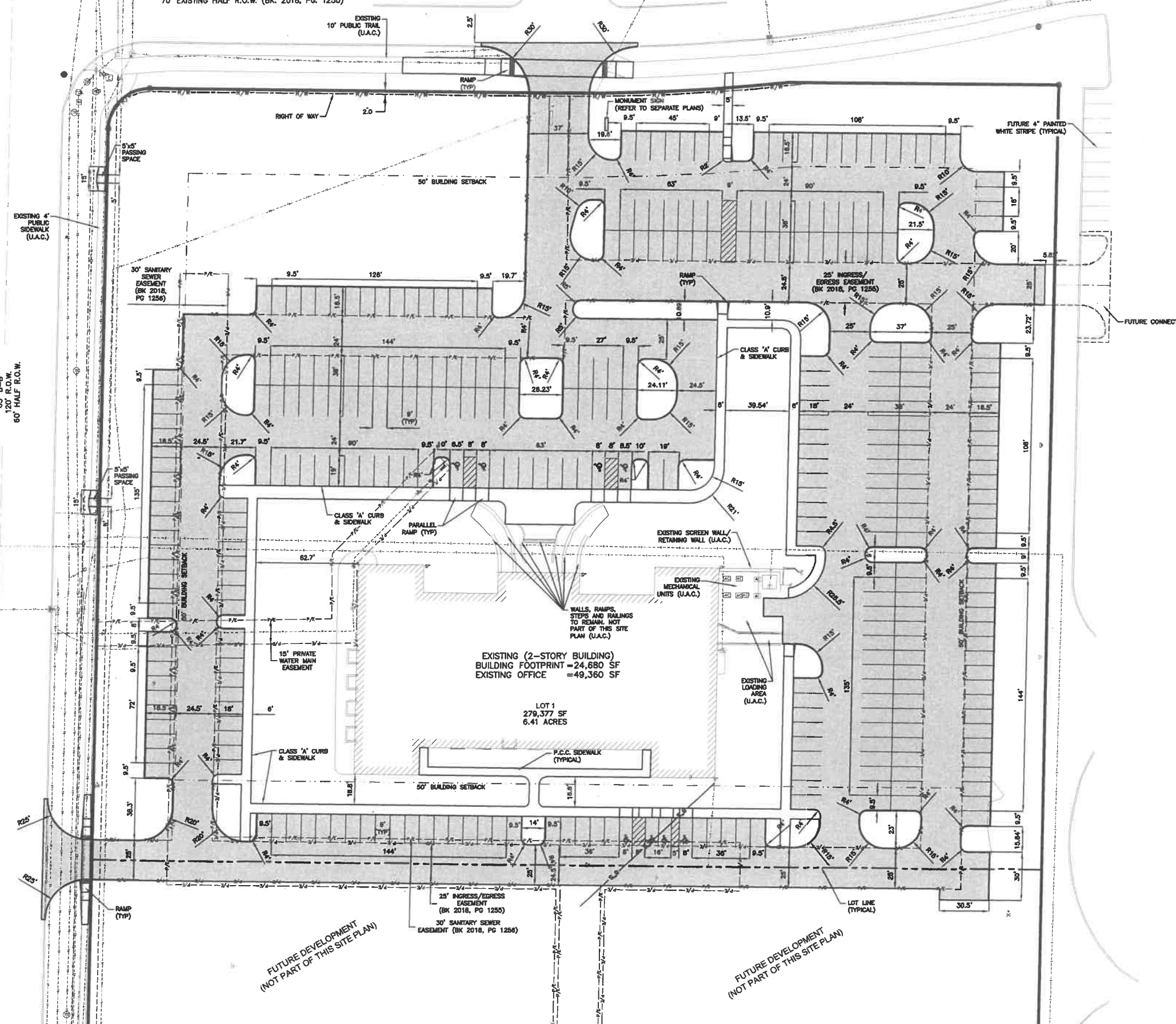
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DATE PLOTTED: 4/17/2018 12:53 PM
DRAWN BY: JRM
CHECKED BY: JRM
SCALE: AS SHOWN

WESTOWN PARKWAY (PUBLIC)
 90' B-B
 128' PREVIOUSLY RECORDED R.O.W. (BK. 1997, PG. 9815)
 130' EXISTING R.O.W. (BK. 2018, PG. 1250)
 66' PREVIOUSLY RECORDED HALF R.O.W. (BK. 1997, PG. 9815)
 70' EXISTING HALF R.O.W. (BK. 2018, PG. 1250)

JORDAN CREEK PARKWAY
 (PUBLIC)
 65' B-B
 120' EXISTING R.O.W.
 60' HALF R.O.W.



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE IOWA CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND IOWA ADDENDUMS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 1 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. TRASH FOR THE BUILDING INTERNAL OR IN LOADING AREA AND SCREENED BY EXISTING WALL.
19. THE MONUMENT SIGNS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN REVIEW.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING, STRIPPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ((MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2008 EDITION).

PAVEMENT THICKNESS (NON-REINFORCED)

1. SIDEWALKS	4" P.C.C.
2. PRIVATE DRIVES	7" P.C.C.
4. PARKING SPACES	4" P.C.C.
5. DRIVEWAYS IN R.O.W.	7" P.C.C.

DATE	04/12/18
FINAL SUBMITTAL	03/28/18
THIRD SUBMITTAL	02/20/18
SECOND SUBMITTAL	
FIRST SUBMITTAL	

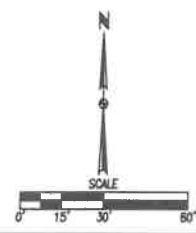
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: RL

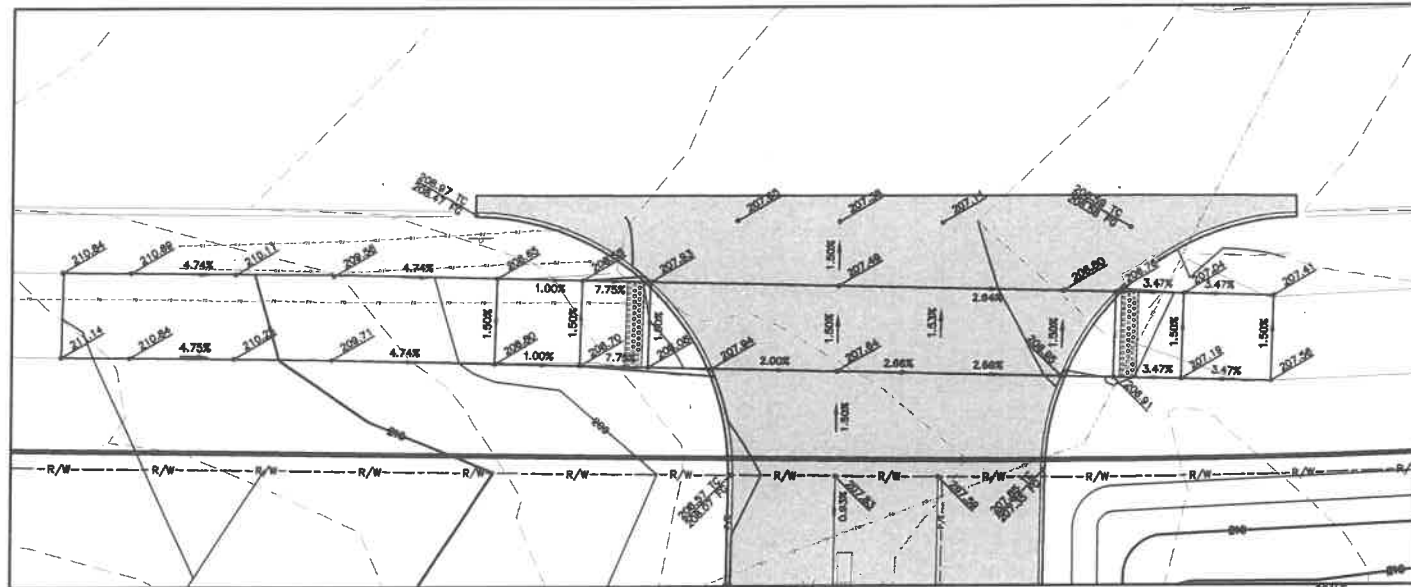


**CONTINENTAL PLAZA PLAT 2 - LOT 1
 DIMENSION PLAN**

WEST DES MOINES, IOWA
C4.0
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 PLOTTED BY: JMM
 DATE: 4/10/2018 12:53 PM





DETAIL 'A'

GRADING NOTES

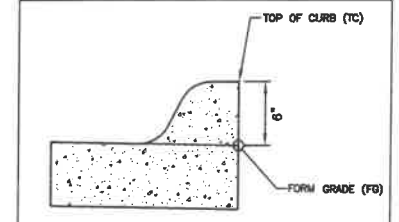
1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
2. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
3. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP-OF-CURB (TC) UNLESS OTHERWISE NOTED.
4. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
5. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
11. SIDEWALKS: MAINTAIN A 5.0% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/8, TRANSVERSE 1/4.

LEGEND:

- OVERFLOW ROUTE →→→→→
- F.F.E. = FINISHED FLOOR ELEVATION
- B.F.E. = BASEMENT FLOOR ELEVATION

NOTE:

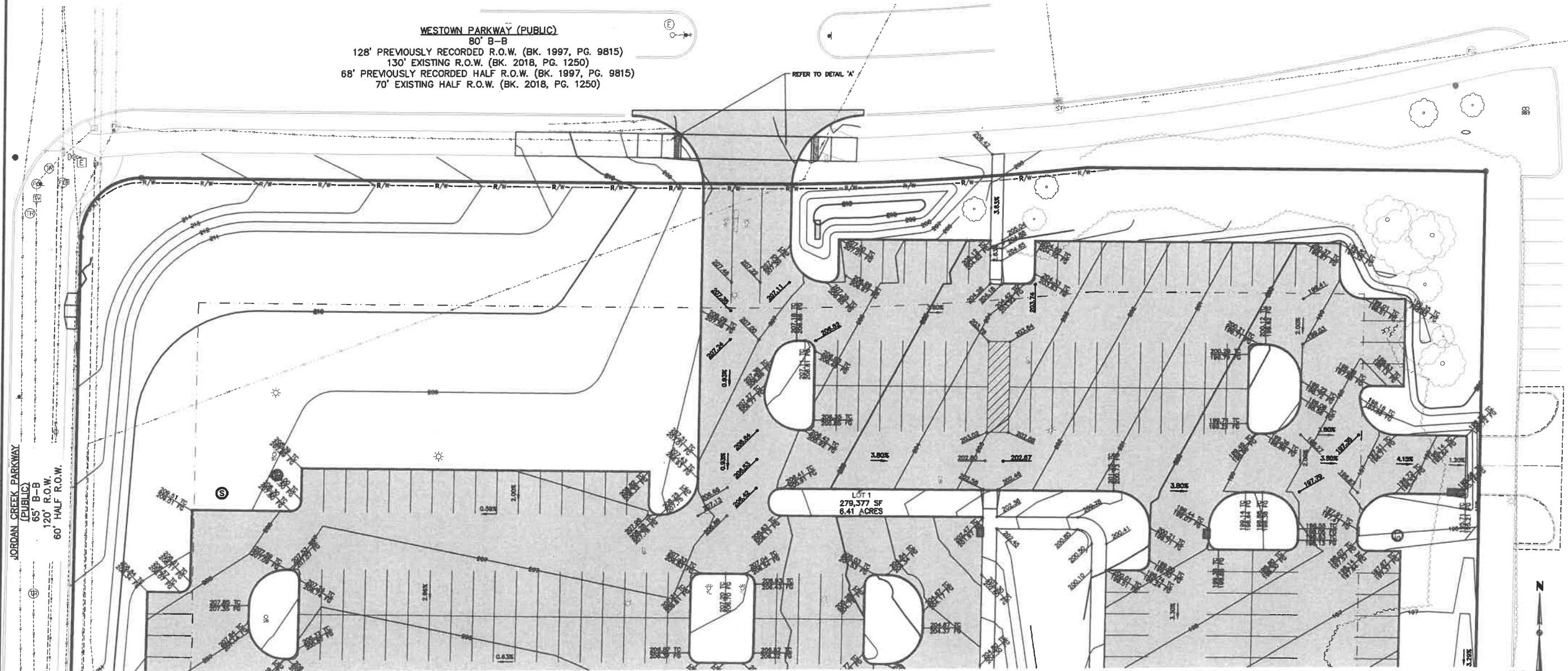
REFER TO SEPARATE CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC AND WATER MAIN



6" CURB SPOT ELEVATION REFERENCE DETAIL

WESTOWN PARKWAY (PUBLIC)
80' B-B
128' PREVIOUSLY RECORDED R.O.W. (BK. 1997, PG. 9815)
130' EXISTING R.O.W. (BK. 2018, PG. 1250)
68' PREVIOUSLY RECORDED HALF R.O.W. (BK. 1997, PG. 9815)
70' EXISTING HALF R.O.W. (BK. 2018, PG. 1250)

REFER TO DETAIL 'A'



LOT 1
279,377 SF
6.41 ACRES

JORDAN CREEK PARKWAY (PUBLIC)
65' B-B
120' R.O.W.
60' HALF R.O.W.

DATE	04/12/18	REVISIONS	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410
DATE	03/28/18	THIRD SUBMITTAL	TECH: RL
DATE	02/20/18	SECOND SUBMITTAL	ENGINEER: EKO
DATE	01/30/18	FIRST SUBMITTAL	

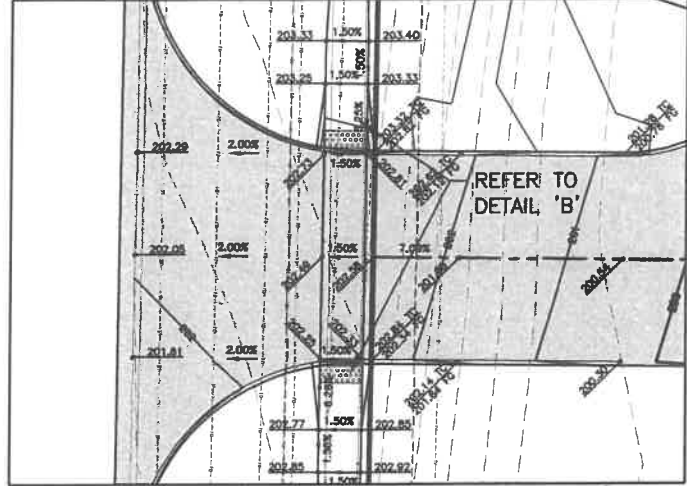
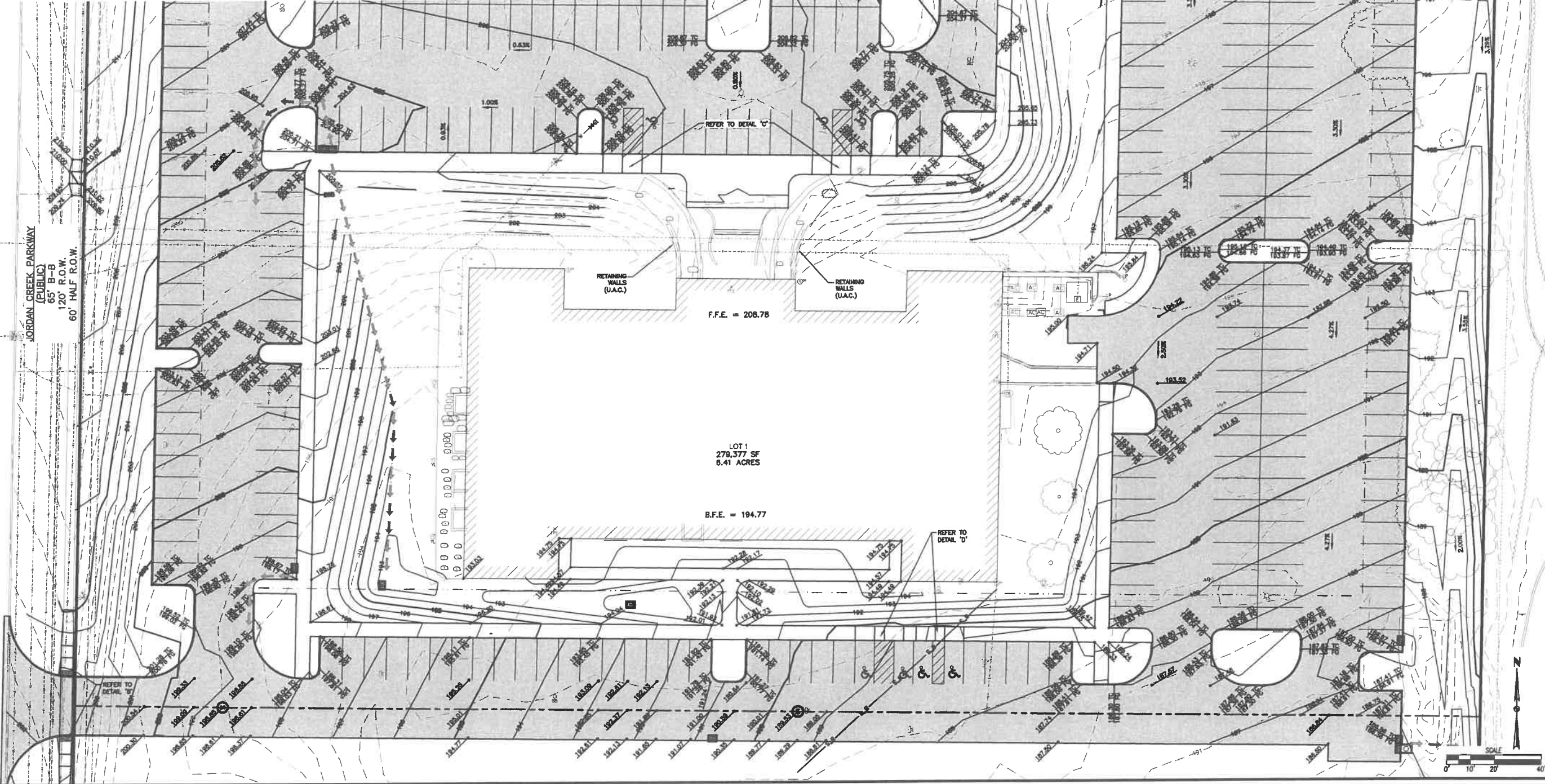
WEST DES MOINES, IOWA

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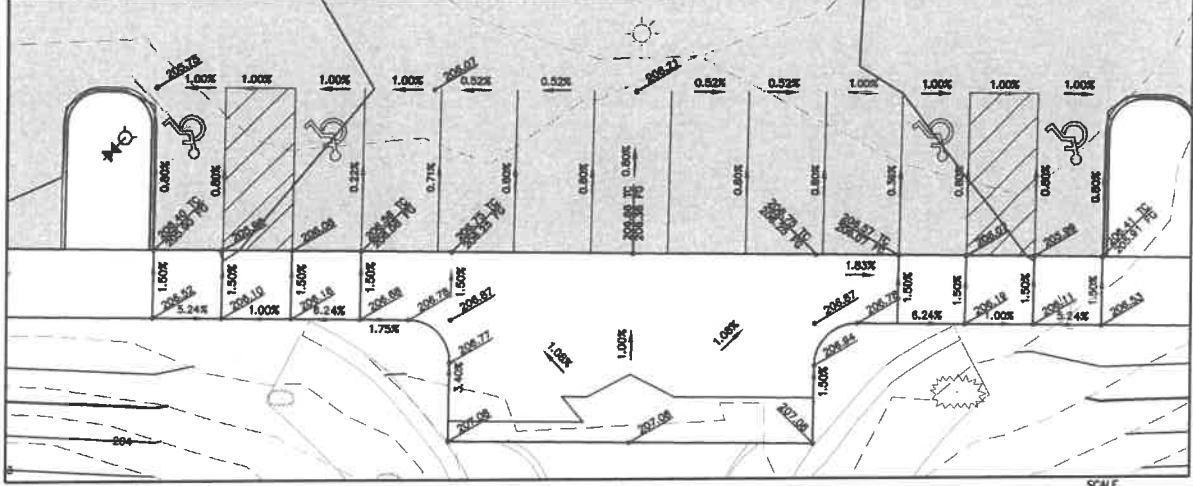
CONTINENTAL PLAZA PLAT 2 - LOT 1
GRADING PLAN

1701031

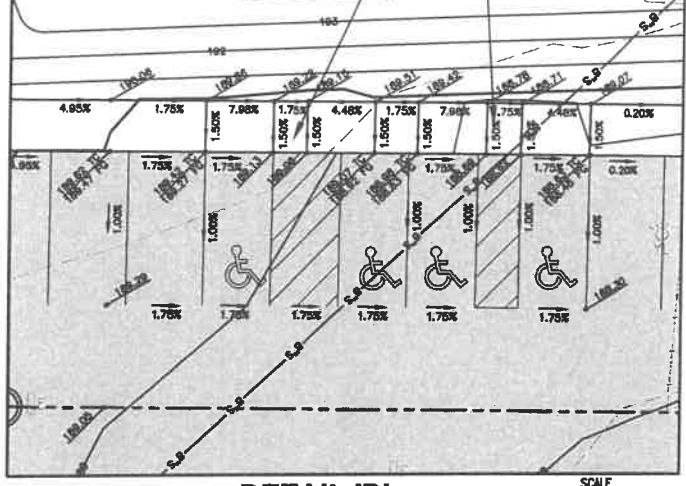
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 COMMENT: 4/17/2010 12:33 PM



DETAIL 'B'



DETAIL 'C'



DETAIL 'D'

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CONTINENTAL PLAZA PLAT 2 - LOT 1
 GRADING PLAN

WEST DES MOINES, IOWA



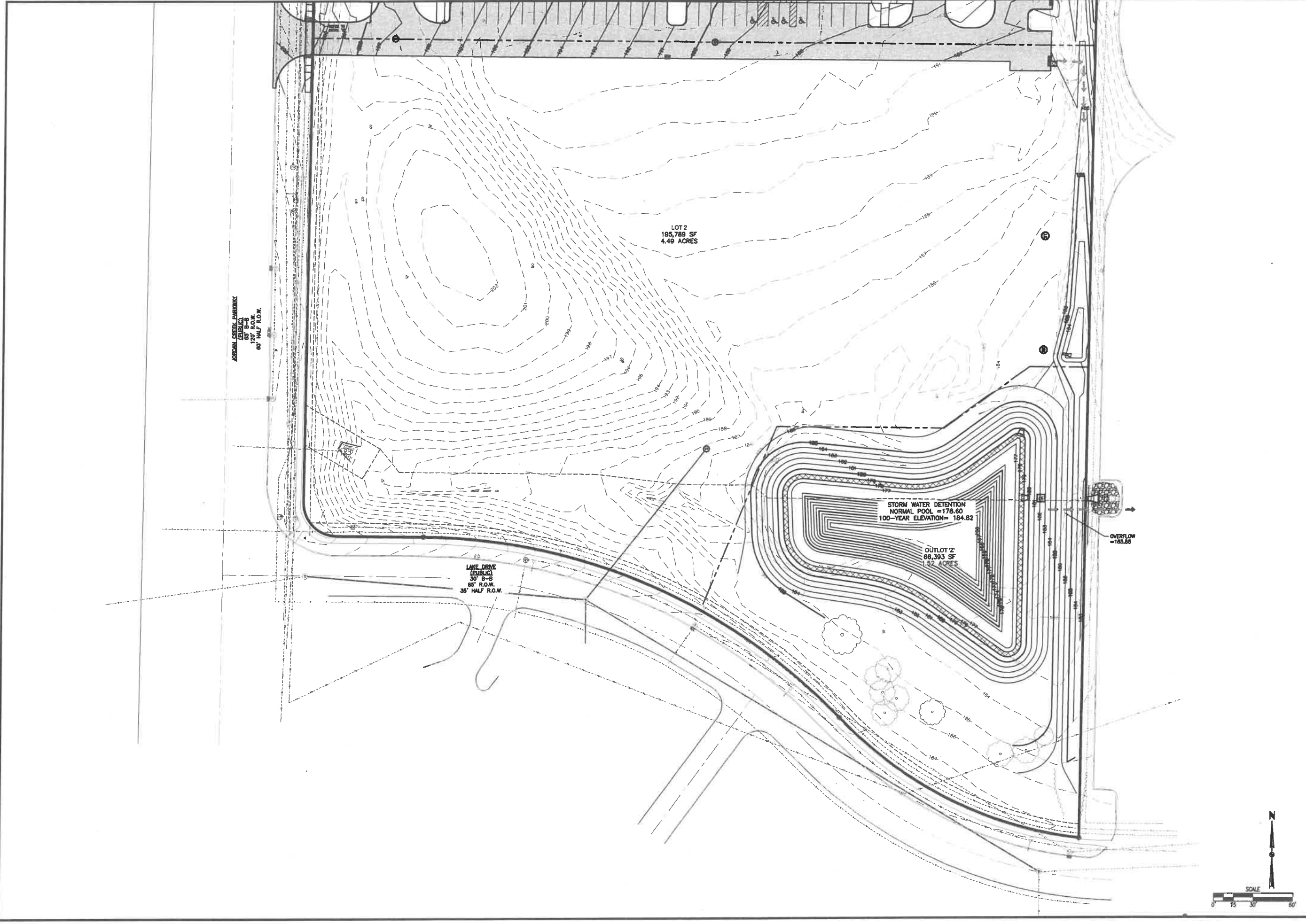
ENGINEER: EKO

TECH: RL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS	DATE
FINAL SUBMITTAL	04/12/10
THIRD SUBMITTAL	03/26/10
SECOND SUBMITTAL	02/20/10
FIRST SUBMITTAL	01/02/10

PLS. PLANTING/STAKE/POLE/SIGNALING
REVISIONS TO THIS DRAWING
DATE PLOTTED: 4/12/2018 12:34 PM COMMENT:
EKO



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CONTINENTAL PLAZA PLAT 2 - LOT 1
GRADING PLAN



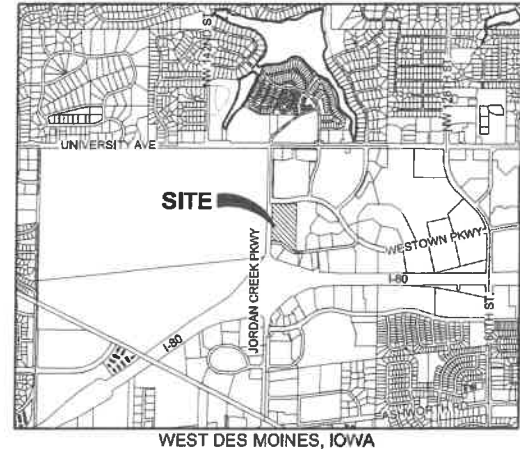
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO TECH: RL

REVISIONS	DATE
FINAL SUBMITTAL	04/12/18
THIRD SUBMITTAL	03/28/18
SECOND SUBMITTAL	02/20/18
FIRST SUBMITTAL	01/23/18

CONTINENTAL PLAZA PLAT 2 - LOT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP NOT TO SCALE



DISCHARGE POINT SUMMARY

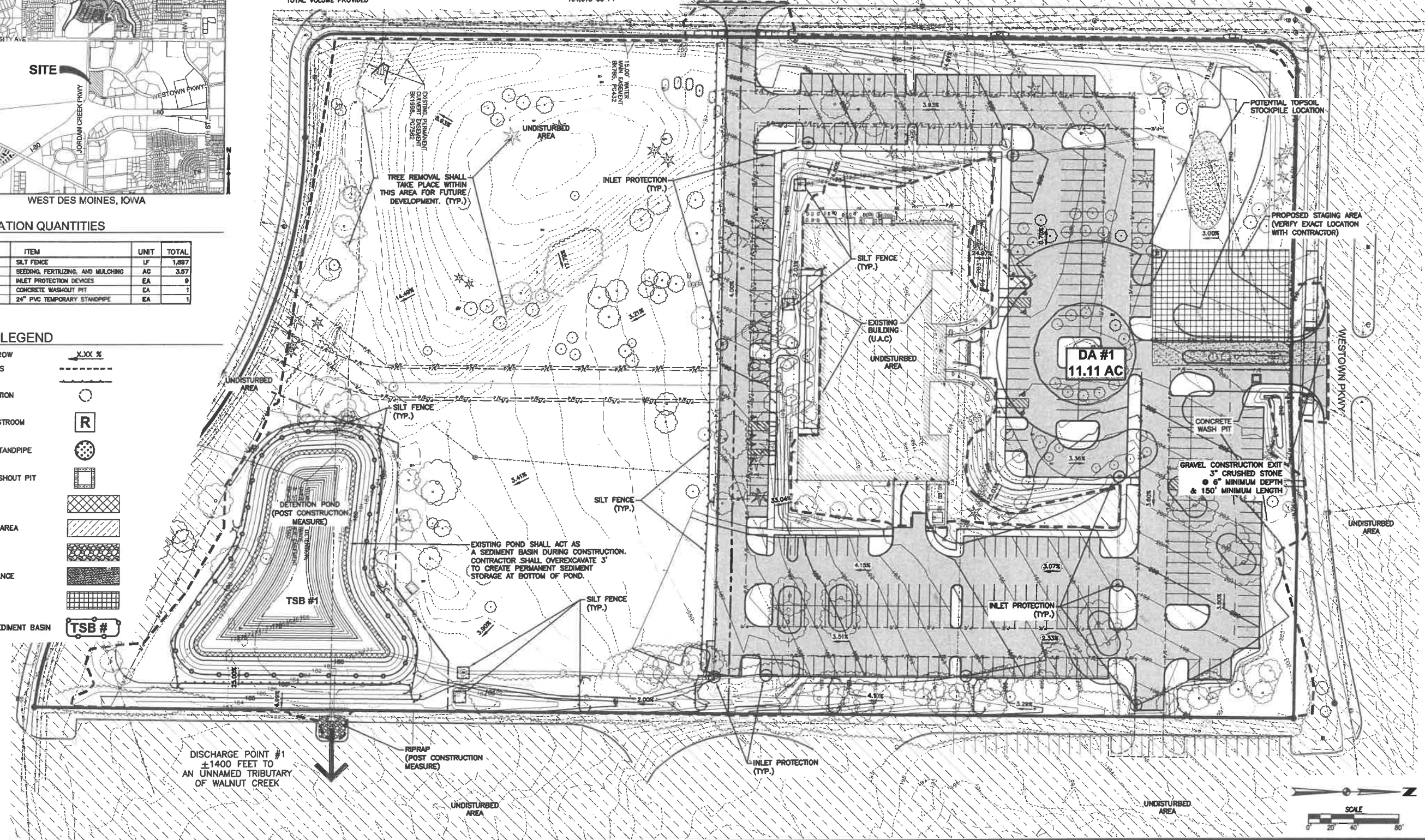
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF THE WALNUT CREEK ±1400 FT	11.11 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	39,986 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,697 LF @ 4.5 CU FT/LF OF FENCE)	8,537 CU FT
VOLUME PROVIDED IN TSB #1	26,081 CU FT
TOTAL VOLUME PROVIDED	104,618 CU FT

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,697
2	SEEDING, FERTILIZING, AND MULCHING	AC	3.57
3	INLET PROTECTION DEVICES	EA	9
4	CONCRETE WASHOUT PIT	EA	1
5	24" PVC TEMPORARY STANDPIPE	EA	1

SWPPP LEGEND

DRAINAGE ARROW	
GRADING LIMITS	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
TEMPORARY STANDPIPE	
CONCRETE WASHOUT PIT	
STRAW MAT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	



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 CHECKED BY: [unreadable]

DATE	REVISIONS
02/20/18	FIRST SUBMITTAL
01/13/18	SECOND SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
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 ENGINEER:



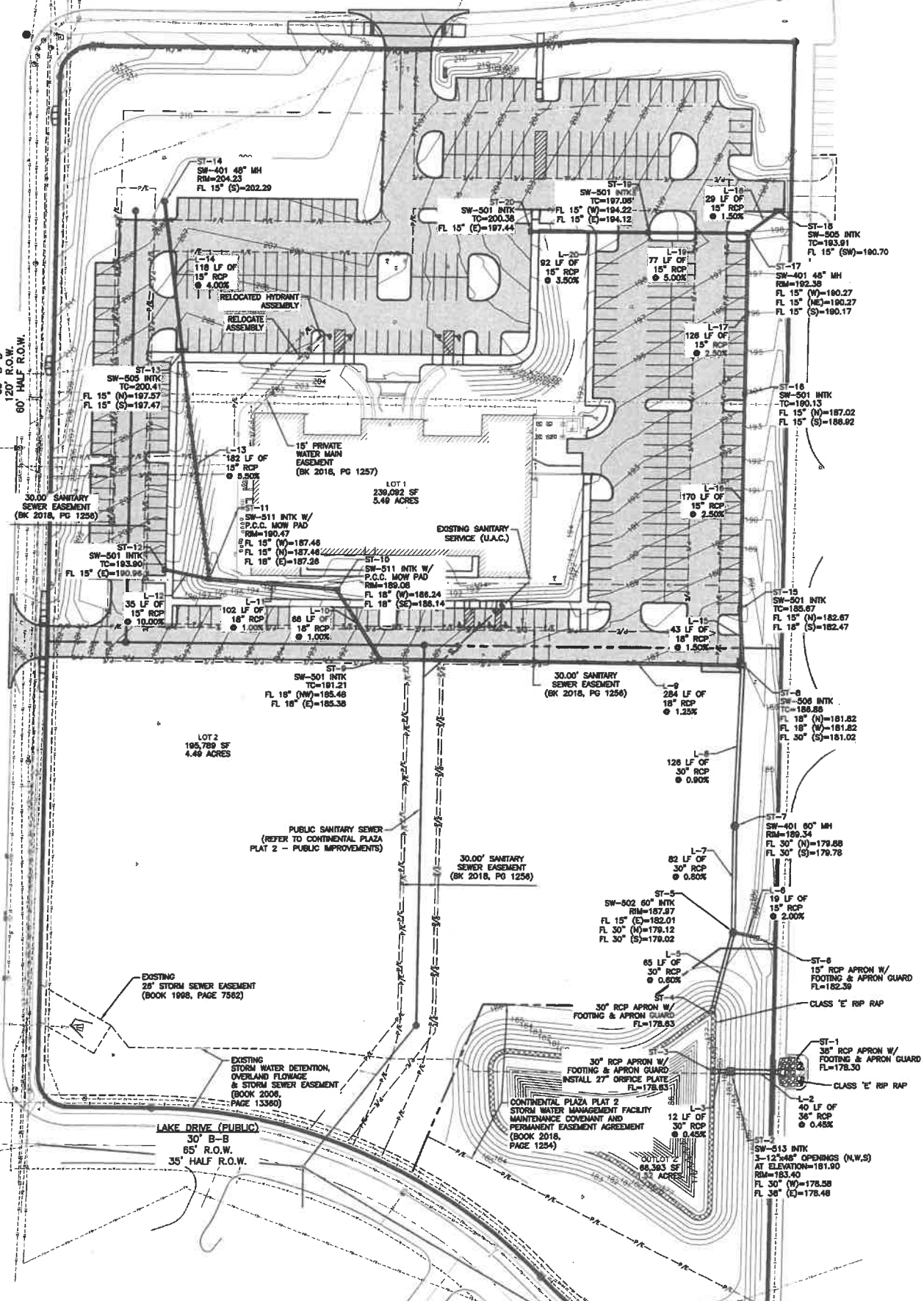
CONTINENTAL PLAZA PLAT 2 - LOT 1
EROSION AND SEDIMENT CONTROL PLAN
 WEST DES MOINES, IOWA

C6.0
 1701.031

WESTOWN PARKWAY (PUBLIC)
 80' B-B
 128' PREVIOUSLY RECORDED R.O.W. (BK. 1997, PG. 9815)
 130' EXISTING R.O.W. (BK. 2018, PG. 1250)
 68' PREVIOUSLY RECORDED HALF R.O.W. (BK. 1997, PG. 9815),
 70' EXISTING HALF R.O.W. (BK. 2018, PG. 1250)

JORDAN CREEK PARKWAY
 (PUBLIC)
 65' B-B
 120' R.O.W.
 60' HALF R.O.W.

LAKE DRIVE (PUBLIC)
 30' B-B
 65' R.O.W.
 35' HALF R.O.W.



UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
- 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. SEWER PIPES OVER WATER PIPES NEED TO MEET IOWA DNR MATERIAL REQUIREMENTS.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEIR EXACT LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IF IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-6889 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT HIS COST TO THE OWNER. INSTALL Silt Fence at ALL PERMANENT STORM SEWER INLETS.
- ALL STORM SEWER APRONS SHALL HAVE FOOTINGS AND APRON GUARDS.

WEST DES MOINES WATER WORKS NOTES

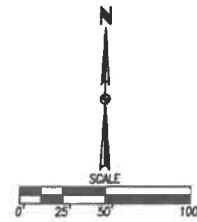
- ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3430) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3485 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
- WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.
- DURING THE HYDRANT RELOCATION PROCESS, CONFIRM THAT THE HYDRANT IS FULLY FUNCTIONAL AND REPAIR OR REPLACE AS APPROPRIATE.
- CONTRACTOR SHALL MINIMIZE THE DURATION OF THE HYDRANT RELOCATION DUE TO THE PROXIMITY TO THE EXISTING STRUCTURE.

LIGHTING NOTES:

SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.
 ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

NOTE:
 REFER TO SEPARATE CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC AND WATER MAIN

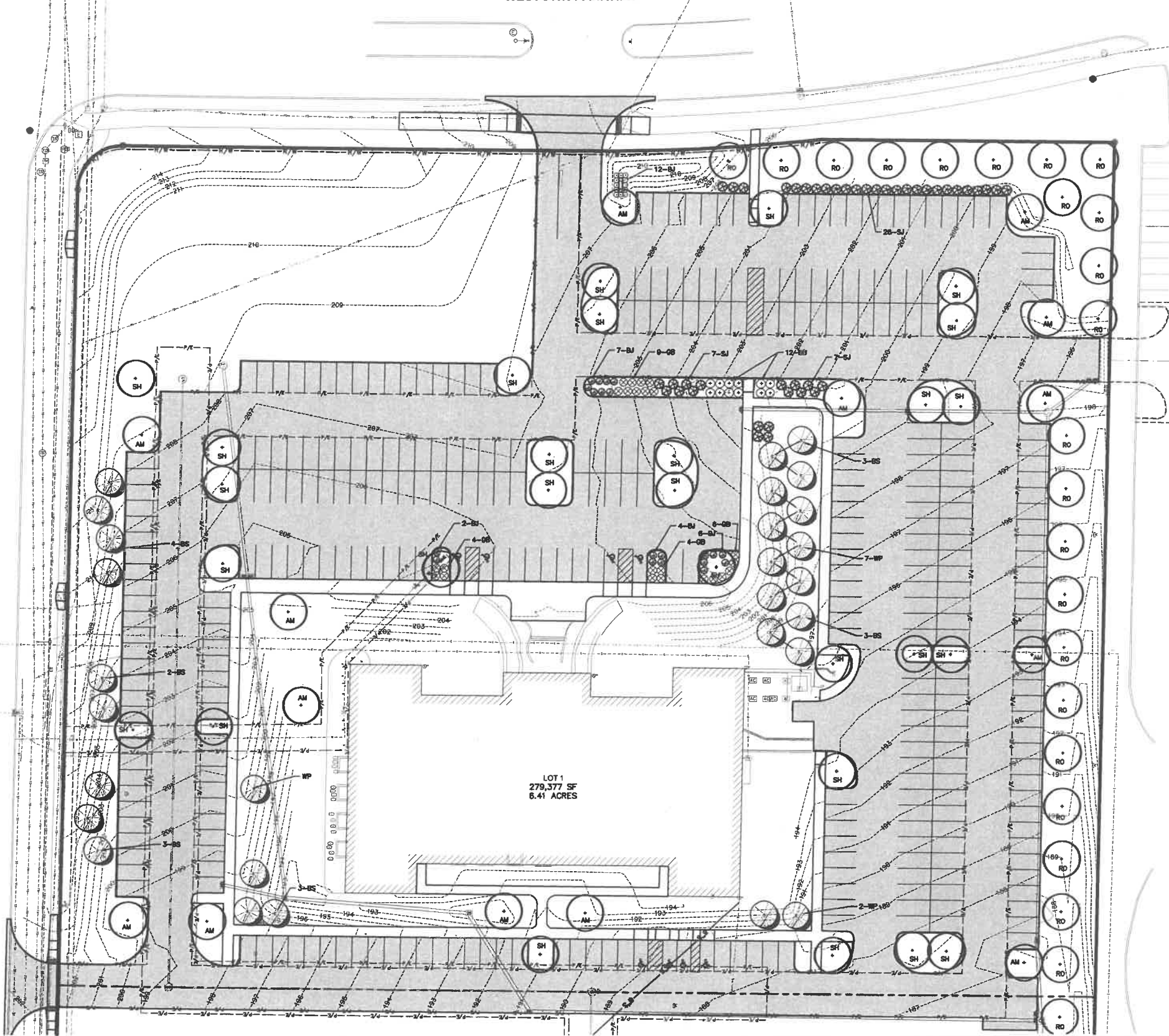
NOTE:
 CONTRACTOR SHALL COORDINATE ALL TRANSFORMER PAD LOCATIONS, INCLUDING BUILDING SEPARATION, WITH MID AMERICAN ENERGY PRIOR TO TRANSFORMER PAD CONSTRUCTION.




 DATE: 04/27/18
 05/27/18
 02/27/18
 03/07/18
 REVISIONS: FINAL SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: RL
 ENGINEER: EKO
 WEST DES MOINES, IOWA
CONTINENTAL PLAZA PLAT 2 - LOT 1
UTILITY PLAN
C7.0
 1701031

JORDAN CREEK PARKWAY

WESTOWN PARKWAY



LOT 1
279,377 SF
6.41 ACRES

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFOLIATION, WOUNDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOO ALL AREAS ADJACENT TO BUILDINGS, SEED (TYPE) ALL OTHER DISTURBED AREAS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, IF REQ.)
7. WEED PREVENTION (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
13. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

SCREENING

ALL MECHANICAL UNITS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED BY AN EXISTING WALL.
ALL PARKING AREAS ADJACENT TO PUBLIC RIGHTS OF WAY ARE SCREENED BY A 3'+ ELEVATION CHANGE, A 3'+ BERM OR VEGETATION TO A HEIGHT OF 3'.

PLANT SUBSTITUTIONS

(2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
(10) SHRUBS = (1) UNDERSTORY TREE
NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.
AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.
TOTAL TREES REQUIRED = 84
EVERGREENS REQUIRED = 33 (35%)
EVERGREENS PROVIDED = 33 (35%)

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES = 2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP) = 1" CAL
EVERGREEN TREES = 6" HEIGHT
ORNAMENTAL TREES = 1.5" CAL
DECIDUOUS SHRUBS (5'+) = 30" HEIGHT
DECIDUOUS SHRUBS (3'-5') = 24" HEIGHT
DECIDUOUS SHRUBS (0-3') = 15" HEIGHT

OPEN SPACE LANDSCAPE REQUIREMENTS

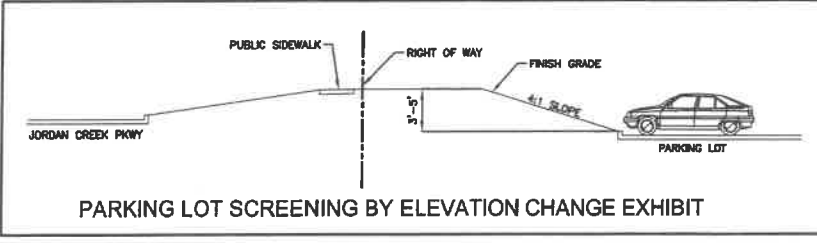
(2) TREES PER 3000 SF OF REQUIRED OPEN SPACE
(3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE
SITE AREA = 239,092 SF
OPEN SPACE REQUIRED = 83,692 SF (35%)
OPEN SPACE PROVIDED = 84,710 SF (40%)
TREES REQUIRED = 56
EXISTING TREES = 0
PROPOSED TREES = 56
SHRUBS REQUIRED = 84
SHRUBS PROVIDED = 85

PARKING LOT LANDSCAPE REQUIREMENTS

LANDSCAPED ISLANDS SHALL BE PLACED, AT A MINIMUM, EVERY EIGHTEEN (18) STALLS WITHIN A ROW OF PARKING. LANDSCAPED ISLANDS SHALL BE, AT A MINIMUM, NINE FEET (9') WIDE AND THIRTY FOUR FEET (34') IN LENGTH FOR DUAL PARKING ROWS OR A MINIMUM OF NINE FEET (9') WIDE AND SEVENTEEN FEET (17') IN WIDTH FOR SINGLE ROWS.
A. TWO TREES IN EACH NINE BY THIRTY FOUR FOOT (9 X 34') ISLAND.
B. ONE TREE IN EACH NINE BY SEVENTEEN FOOT (9 X 17') ISLAND.
REQUIRED: 38 TREES
PROVIDED: 38 TREES
* VEGETATION REQUIRED IN OFF STREET PARKING AREAS SHALL BE IN ADDITION TO OPEN SPACE LANDSCAPING REQUIRED, HOWEVER, OPEN SPACE LANDSCAPING MAY BE PLACED WITHIN OFF STREET PARKING AREAS.

PLANT SCHEDULE

CODE	OVERSTORY TREES	SIZE	QTY
SH	SHADOWER HONEYLOCUST	7" CAL	10
AM	AUTUMN BLAZE MAPLE	3" CAL	10
RO	RED OAK	7" CAL	10
SH	SHADOWER HONEYLOCUST	7" CAL	10
AM	AUTUMN BLAZE MAPLE	3" CAL	10
RO	RED OAK	7" CAL	10
CODE	EVERGREEN TREES	SIZE	QTY
SP	SPIRUEA	6" HT	10
IS	INDIAN STAR PLUM	7" HT	10
CODE	SHRUBS	SIZE	QTY
SH	SHADOWER HONEYLOCUST	30" HT	10
AM	AUTUMN BLAZE MAPLE	30" HT	10
RO	RED OAK	30" HT	10
SH	SHADOWER HONEYLOCUST	30" HT	10
AM	AUTUMN BLAZE MAPLE	30" HT	10
RO	RED OAK	30" HT	10



DATE: 4/15/2014 12:43 PM
DRAWN BY: J. G. GARDNER
CHECKED BY: J. G. GARDNER
SCALE: AS SHOWN

DATE: 04/12/16
04/28/16
02/20/18
02/20/18

REVISIONS: FINAL SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: RL

ESA
CIVIL DESIGN ADVANTAGE | ENGINEER: EKO

WEST DES MOINES, IOWA

CONTINENTAL PLAZA PLAT 2 - LOT 1
LANDSCAPE PLAN

C8.0
1701031

Prepared by: J. B. Munford 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 CONTINENTAL PLAZA, PLAT 2, LOT 1 SITE PLAN (SP-003739-2018) TO ALLOW RECONFIGURATION OF A PARKING LOT.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Penta Partners, LLC has requested approval of a Site Plan (SP-003739-2018) for approximately 6.41 acres located at 7300 Westown Parkway, for the purpose of allowing reconfiguration of the parking lot for the existing building,

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 April 23, 2018 , the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan for Continental Plaza Plat 2, Lot 1 (SP-003739-2018);

WHEREAS, on, April 30, 2018 , this City Council held a duly-noticed meeting to consider the application for the Site Plan for Continental Plaza Plat 2, Lot 1 (SP-003739-2018);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, stated in the staff report, dated April 30, 2018, or as amended orally at the City Council meeting of April 30, 2018, are adopted.

SECTION 2. The Continental Plaza Plat 2, Lot 1 Site Plan (SP-003739-2018) is approved, subject to compliance with all the conditions in the staff report, dated April 30, 2018, 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 April 30, 2018.

Steve Gaer
Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

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 April 30, 2018, by the following vote:

ATTEST:

Ryan T. Jacobson
City Clerk

**EXHIBIT A
CONDITIONS OF APPROVAL**

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

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

Date: April 30, 2018

ITEM: Grand Valley Well, Northeast Corner of S. 35th Street & Grand Avenue – Approval of a Site Plan to allow installation of a well to supplement water to a pond – Engel Associates Inc. – SP-003838-2018

RESOLUTION: Approval of a Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Engel Associates Inc. represented by Bob Gibson of Civil Design Advantage, is requesting approval of a site plan to allow installation of a well to supplement water to a pond for approximately 15.56 acres located at the Northeast Corner of S. 35th Street & Grand Avenue. The work is being done to keep the pond in the Grand Valley subdivision full at all times until enough development is built to sustain it.

Plan and Zoning Commission Action:

Vote: 6-0 approval, with commissioner Costa absent.

Date: April 23, 2018

Motion: Adopt a resolution recommending the City Council approve the Site Plan

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 & Planning: 4/16/2018*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- 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 approve the site plan to allow the installation of a well, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work;
3. The applicant obtain and maintain the appropriate water use permits from Polk County and the Iowa Department of Natural Resources;

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	LS
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	(W)

PUBLICATION(S) (if applicable)

Published In	not required
Date(s) Published	N/A
Letter sent to surrounding property owners	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	4/16/2018		
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
- Exhibit A - Conditions of Approval
- 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: April 23, 2018

Item: Grand Valley Supply Well, Northeast Corner of S. 35th Street & Grand Avenue – Approval of a Site Plan to allow installation of a well to supplement water to a pond – Engel Associates Inc. – SP-003838-2018

Requested Action: Recommend approval of a Site Plan

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Engel Associates Inc. represented by Bob Gibson of Civil Design Advantage, is requesting approval of a site plan to allow installation of a well to supplement water to a pond for approximately 15.56 acres located at the Northeast Corner of S. 35th Street & Grand Avenue. The work is being done to keep the pond in the Grand Valley subdivision full at all times.

History: In 1990 the property was zoned to R-5 Multi-Family Residential District (Medium Density). In 1998 as a part of the larger City-Wide Consistency Zoning, the property was zoned to Residential Medium-Density (RM-7). On December 15, 2014 the property was rezoned to Planned Unit Development (PUD) to allow for the development of a Single Family Residential and Residential Medium Density project. On December 14, 2015, a final plat for 20 single family lots, 17 outlots, and 1 street lot was approved by the City Council. On February 27, 2017, a preliminary plat for 10 single family lots, 11 outlots, and 1 street lot was approved by the City Council.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on April 16, 2018 and an informational item only. The Subcommittee expressed support of the development.

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.

Site 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 approve a resolution that recommends the City Council approval of the installation of a well, subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work;
3. The applicant obtain and maintain the appropriate water use permits from Polk County and the Iowa Department of Natural Resources;

Applicant: Engle Associates
Russ Ver Ploeg
4812 Pleasant Street
Des Moines, Iowa 50312
Rvp@verploegarch.com

Applicant Representative: Civil Design Advantage
Bob Gibson
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111
bobg@cda-eng.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan

RESOLUTION NO. -18-026

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE GRAND VALLEY SUPPLY WELL SITE PLAN (SP-003838-2018) FOR THE PURPOSE OF INSTALLING A WELL.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Engel Associates. Inc., has requested approval for a Site Plan (SP-003838-2018) for approximately 15.56 acres located at Northeast Corner of S. 35th Street & Grand Avenue, for the purpose of allowing installation of a well to supplement water to a pond;

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, on April 23, 2018 this Commission held a duly-noticed meeting to consider the application for Grand Valley Supply Well Site Plan (SP-003838-2018) to allow for installation of a well to supplement water to a pond;

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 meeting are adopted.

SECTION 2. The Site Plan (SP-003838-2018) to allow installation of a well to supplement water to a for that site located at Northeast Corner of S. 35th Street & Grand Avenue is recommended to the City Council for approval, 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 April 23, 2018.


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 April 23, 2018, by the following vote:

AYES: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth

NAYS:

ABSTENTIONS:

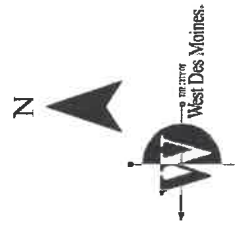
ABSENT: Costa

ATTEST:

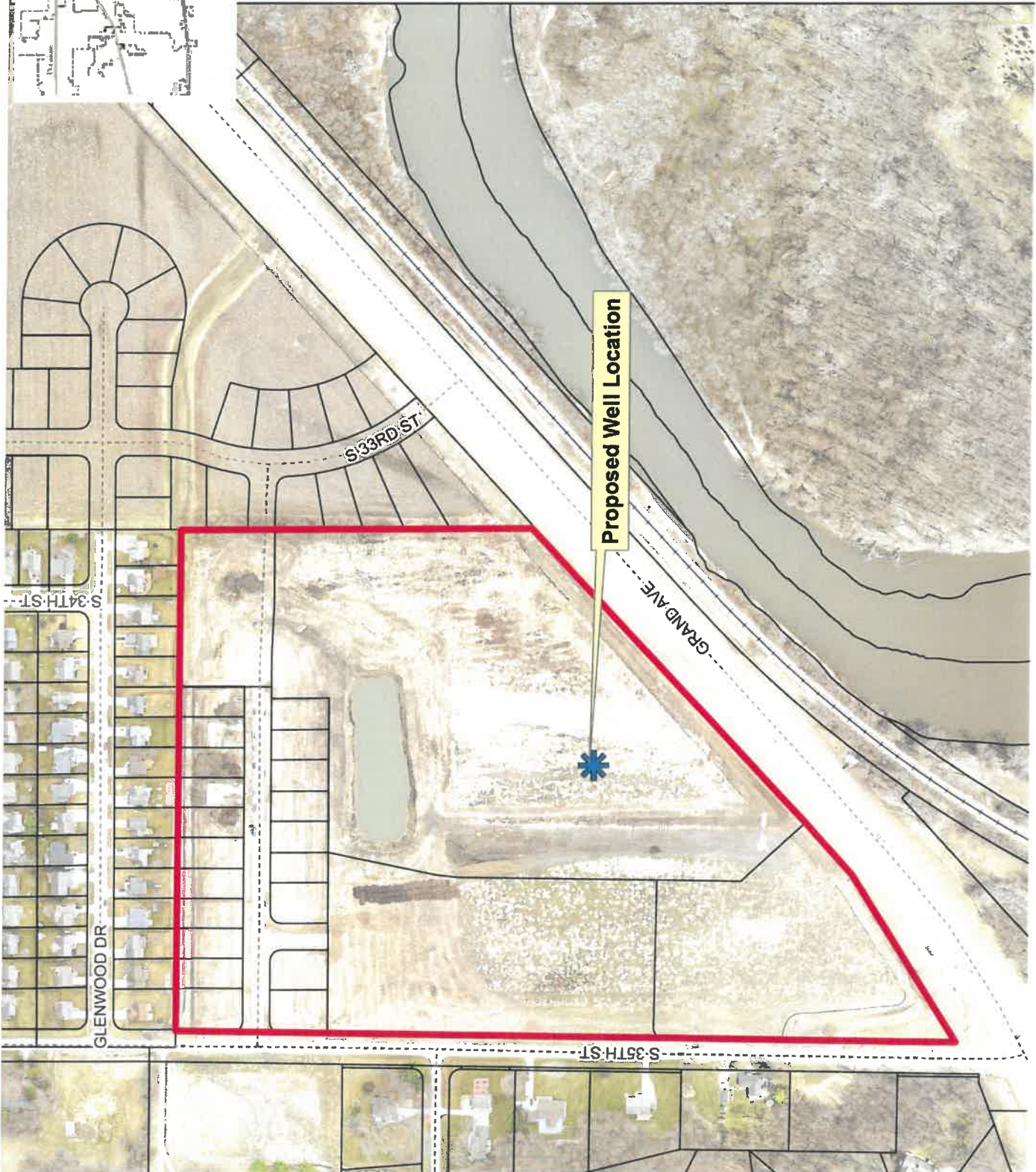
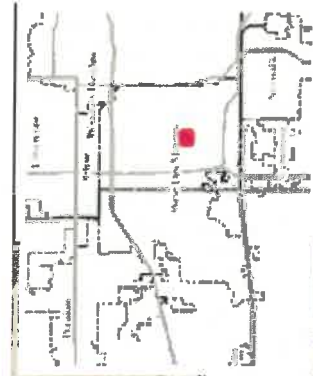

Recording Secretary

**EXHIBIT A
CONDITIONS OF APPROVAL**

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work;
3. The applicant obtain and maintain the appropriate water use permits from Polk County and the Iowa Department of Natural Resources;

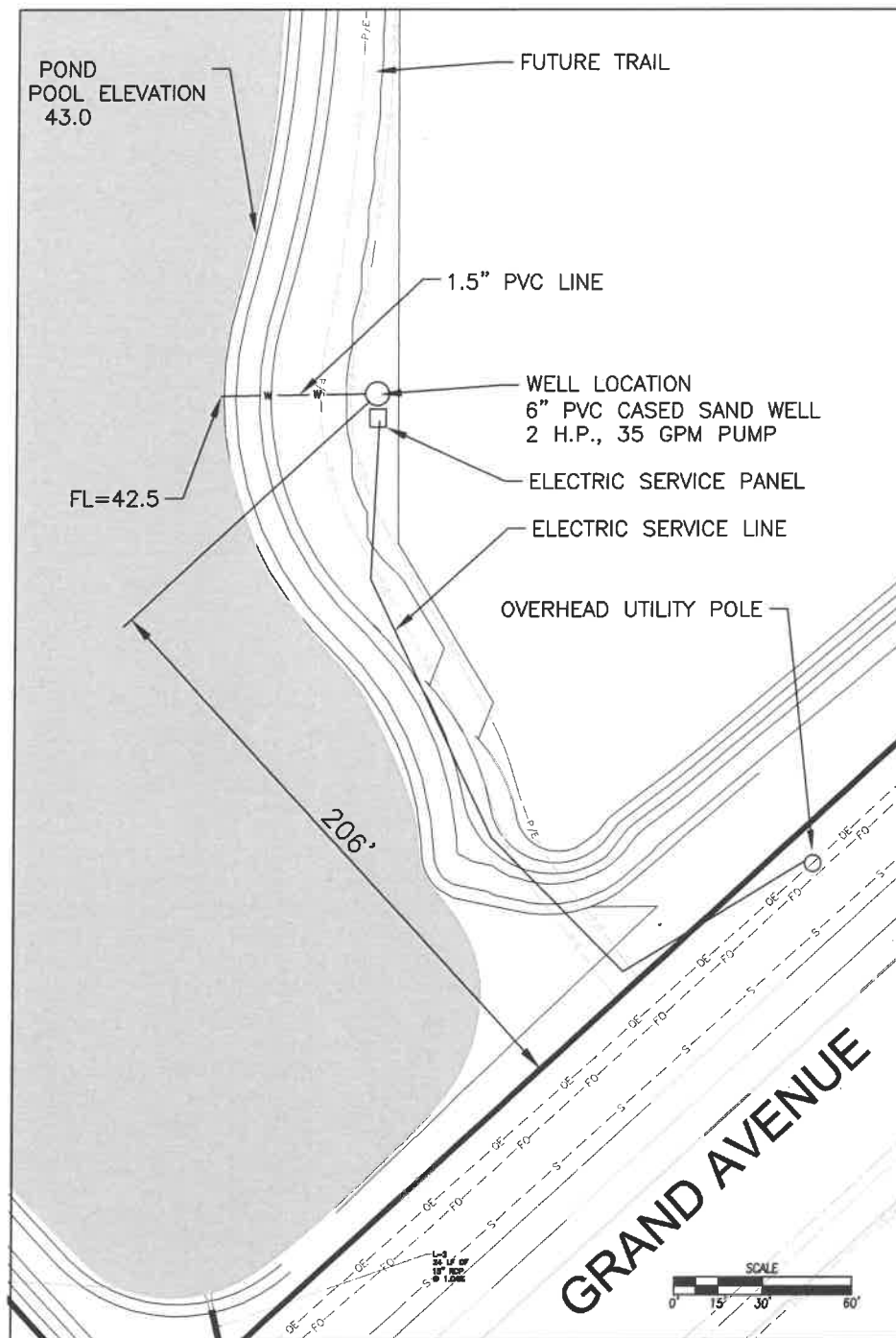
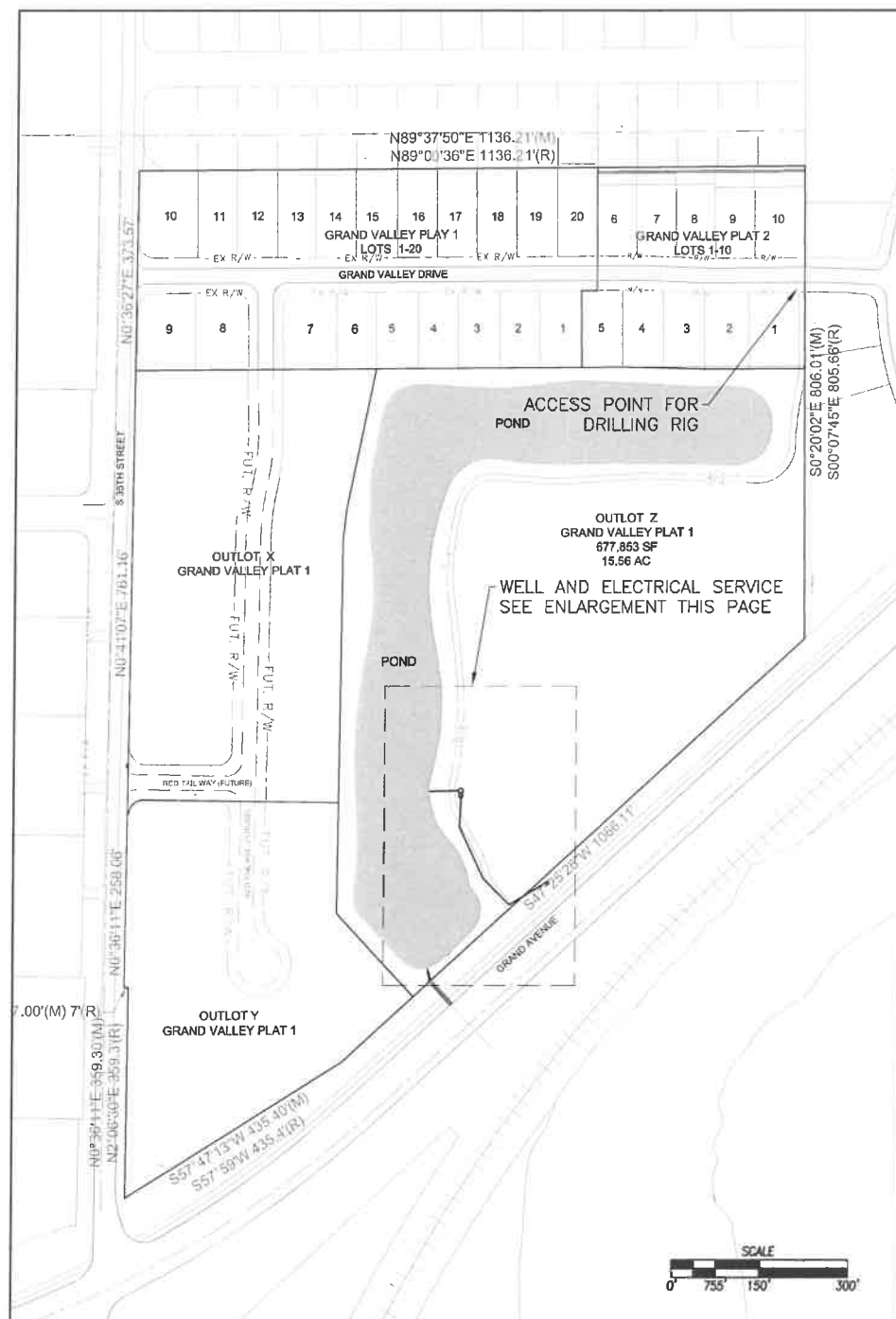


**Grand Valley
Installation of Well**



SITE PLAN FOR: GRAND VALLEY WELL

WEST DES MOINES, IOWA



OWNER / APPLICANT

ENGEL ASSOCIATES, INC.
4812 PLEASANT STREET
DES MOINES, IOWA 50312
PH. (515) 274-1010

APPLICANT REPRESENTATIVE

CIVIL DESIGN ADVANTAGE
CONTACT: BOB GIBSON
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

LEGAL DESCRIPTION

OUTLOT 'Z' GRAND VALLEY PLAT 1

SETBACKS

FRONT YARD: 30', HOWEVER, A FRONT PORCH WHICH MEASURES AT LEAST 5' IN WIDTH MAY EXTEND INTO THE FRONT SETBACK BUT SHALL BE NO CLOSER THAN 25' TO THE PROPERTY LINE.

REAR YARD: 35', UNLESS ABUTTING A BUFFER PARK, IN WHICH CASE THE REAR SETBACK MAY BE REDUCED TO 25'.

SIDE YARD: 5', AS MEASURED TO THE CLOSEST ELEMENT INCLUDING ROOF OVERHANG, EGRESS WINDOWS, BUMP OUTS, ETC.

FACE OF GARAGE SHOULD BE SETBACK A MINIMUM OF 25' UNLESS SIDE LOADED, IN WHICH CASE IT MAY BE SETBACK 20' FROM THE FRONT PROPERTY LINE.

COMPREHENSIVE PLAN DESIGNATION

EXISTING: MEDIUM DENSITY RESIDENTIAL
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING

EXISTING: PUD GRAND VALLEY PLANNED UNIT DEVELOPMENT

BENCH MARK:

BM#1
WEST DES MOINES STD BM #45 118 FEET ± WEST OF CENTERLINE ENTRANCE TO RACCOON RIVER REGIONAL PARK
ELEVATION=43.26

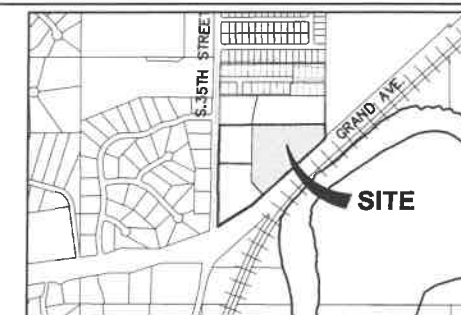
BM#2
WEST DES MOINES STD BM #44 3400 BLOCK OF GRAND AVENUE, 94 FEET NORTH OF THE CENTERLINE OF GRAND AVENUE, 48 FEET WEST OF THE WEST SIDE OF THE WEST DES MOINES LIFT STATION (3421 GRAND AVE.), 18 FEET EAST OF THE NORTH/SOUTH FENCE LINE.
ELEVATION=46.13

CONTACTS:

CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL ISSUES IS: JEFF PEZZETTI, PEZZETTI EROSION CONTROL, (515) 327-6001.

CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS IS: RUSS VER PLOEG (515) 274-1010

VICINITY MAP



WEST DES MOINES, IOWA

FILE: H:\2010\1617\1617-001-PLAN-WELLING
DATE PLOTTED: 4/18/2010 2:57 PM
DRAWN BY: BOB GIBSON

DATE	REVISIONS
04/18/10	FIRST SUBMITTAL
03/20/10	SECOND SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: E.I.



GRAND VALLEY WELL
DIMENSION PLAN
WEST DES MOINES, IOWA

Prepared by: J. B. Munford 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 GRAND VALLEY WELL SITE PLAN (SP-003838-2018) TO
ALLOW INSTALLATION OF A WELL.**

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Engel Associates Inc. has requested approval of a Site Plan (SP-003838-2018) for approximately 15.56 acres located at Northeast Corner of S. 35th Street & Grand Avenue, for the purpose of allowing installation of a well to supplement water to a pond,

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 April 23, 2018 , the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan for Grand Valley Well (SP-003838-2018);

WHEREAS, on, April 30, 2018 , this City Council held a duly-noticed meeting to consider the application for the Site Plan for Grand Valley Well (SP-003838-2018);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, stated in the staff report, dated April 30, 2018, or as amended orally at the City Council meeting of April 30, 2018, are adopted.

SECTION 2. The Grand Valley Well Site Plan (SP-003838-2018) is approved, subject to compliance with all the conditions in the staff report, dated April 30, 2018, 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 April 30, 2018.

Steve Gaer
Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

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 April 30, 2018, by the following vote:

ATTEST:

Ryan T. Jacobson
City Clerk

**EXHIBIT A
CONDITIONS OF APPROVAL**

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work;
3. The applicant obtain and maintain the appropriate water use permits from Polk County and the Iowa Department of Natural Resources;

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

7(d)

ITEM: Resolution to Approve Contract with International Union of Operating Engineers, Local 234

DATE: April 30, 2018

FINANCIAL IMPACT:

Public Services and Engineering Services Department Salaries and Benefits Line Items for FY18/19 at a cost of approximately \$148,247, FY19/20 at a cost of approximately \$162,074, FY20/21 at a cost of approximately \$178,470 and FY21/22 at a cost of approximately \$176,395. Funding has been included in the FY18/19 budget to cover the proposed union increase.

BACKGROUND:

The City of West Des Moines negotiation team reached a tentative four year agreement with the International Union of Operating Engineers (IUOE) Local 234. The City's negotiation team was comprised of City staff and James C. Hanks of the Ahlers Law Firm. The tentative agreement was ratified by IUOE on April 18, 2018.

Detailed below is a brief overview of the financially related terms of the Tentative Agreement:

- 1. Wages. The Agreement is for four years and calls for across-the-board (ATB) increase of 2.5% - 2.75% - 3.0% - 3.0% for each respective year of the Agreement.

OUTSTANDING ISSUES (if any):

RECOMMENDATION:

City Council Adopt the Resolution approving the contract with International Union of Operating Engineers Local 234 for a four year period of July 1, 2018 through June 30, 2022 and directing the Mayor and City Clerk to sign the contract on behalf of the City.

Lead Staff Member: Jane Pauba Dodge, Human Resources Director *JPDodge*

STAFF REVIEWS

Department Director	Jane Pauba Dodge
Appropriations/Finance	<i>[Signature]</i>
Legal	<i>[Signature]</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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA APPROVING BARGAINING AGREEMENT WITH INTERNATIONAL UNION OF OPERATING ENGINEERS (IUOE) LOCAL 234

WHEREAS, City staff has negotiated in good faith with members of the IUOE 234 for the purposes of finalizing a new bargaining agreement, and

WHEREAS, the City staff has reached a tentative agreement with the IUOE Local 234 for a four year period of July 1, 2018 through June 30, 2022

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA that a bargaining agreement with the IUOE Local 234 for the period covering July 1, 2018 through June 30, 2022 is hereby approved, and the Mayor and City Clerk are hereby directed to sign the agreement on behalf of the City.

PASSED AND ADOPTED this _____ day of April, 2018.

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

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

DATE: April 30, 2018

ITEM:

Motion - Approval of Traffic Code Amendment
Special Speed Zones
Ashworth Road – 68th Street to 72nd Street
First Reading

FINANCIAL IMPACT:

None

BACKGROUND:

Approval of the ordinance will assign a 25 mph speed limit to Ashworth Road between 68th Street and 72nd Street when the school zone speed limit flashing beacons are activated. The posted speed limit on this section of Ashworth Road is 35 mph and is the vicinity of St. Francis School. This would be similar to other school locations in the city.



RECOMMENDATION:

City Council Adopt:

Motion approving First Reading

Lead Staff Member: Jim Dickinson, P.E. 

STAFF REVIEWS

Department Director	Bret Hodne, Public Services Director 
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)		SUBCOMMITTEE REVIEW (if applicable)			
Published In	Des Moines Register	Committee	Public Services		
Dates(s) Published		Date Reviewed			
		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:

Add:

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Speed (mph)</u>
Ashworth Road	68th Street	72nd Street	25/35*

*The maximum speed limit with the variable display speed limit signs and beacons in operation shall be 25 mph. The maximum speed limit with variable display speed limit signs and beacons not activated shall be 35 mph. The hours of operation shall be established by the City Engineer

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.

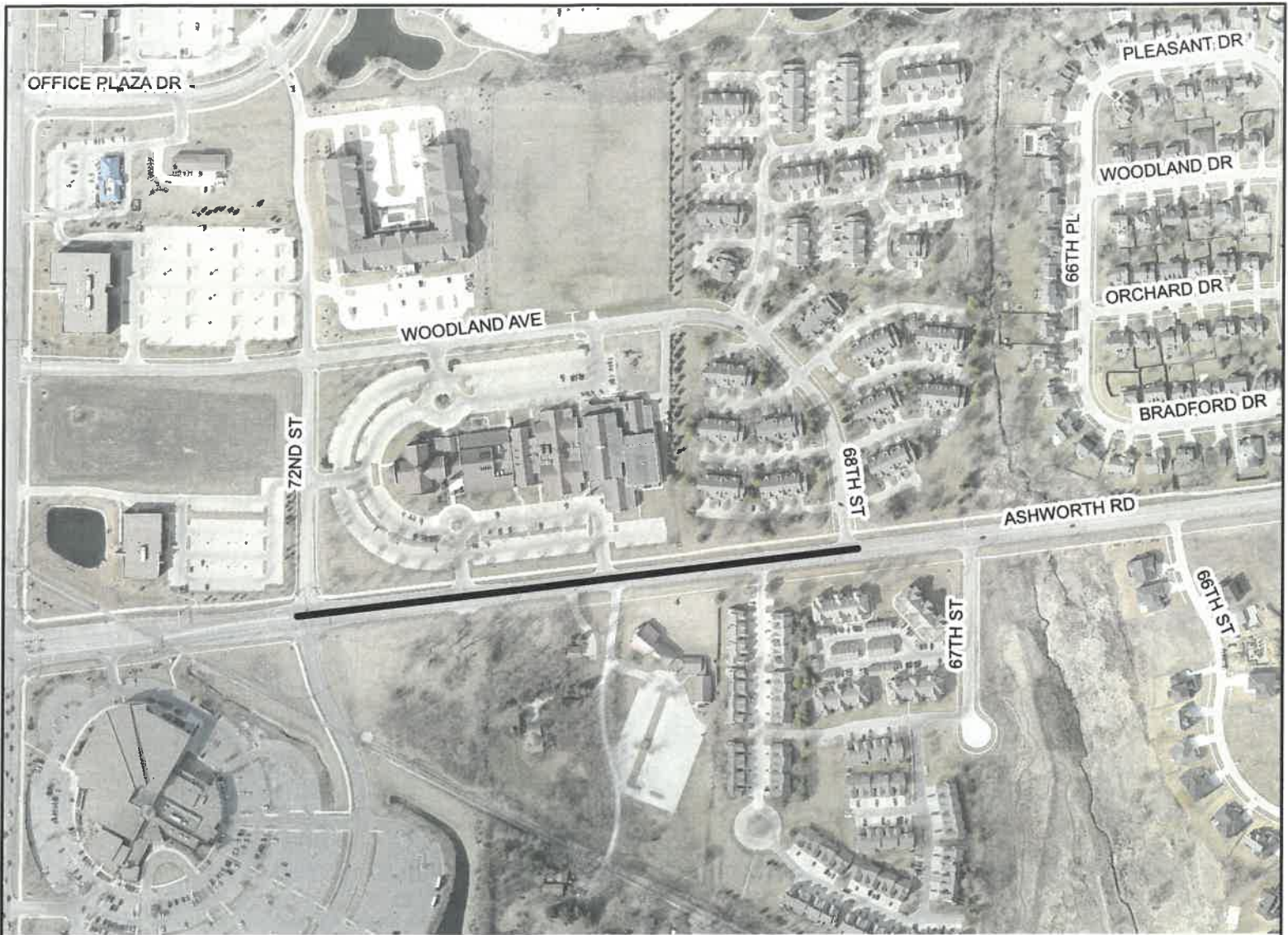
PASSED AND APPROVED this _____ day of _____, 2018.

Steven K. Gaer, Mayor

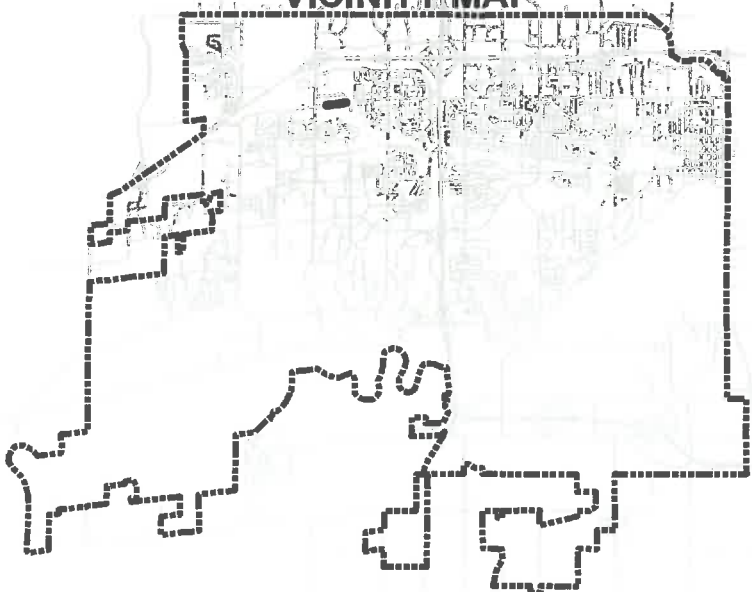
ATTEST:

Ryan T. Jacobson
City Clerk

Published in the Des Moines Register this _____ day of _____, 2018.



VICINITY MAP



LEGEND

PROJECT LOCATION 



PROJECT:

Traffic Code Amendment Special Speed Zones

LOCATION:

Ashworth Road - 68th Street to 72nd Street

DRAWN BY: REF

DATE: 4-30-2018

PROJECT: Special Speed Zones

SHT. 1 of 1

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

ITEM: 2016-17 FY Comprehensive Annual Financial Report **DATE:** April 30, 2018

FINANCIAL IMPACT: No direct impact

BACKGROUND: The *Code of Iowa* requires the City to publish a complete set of audited financial statements within nine months of the close of each fiscal year. An extension of one month was obtained from the Office of the Auditor of State. The Comprehensive Annual Financial Report (CAFR) included with this agenda item fulfills this requirement for the fiscal year ended June 30, 2017.

The *Code of Iowa* further requires that audits for cities of our size be conducted by either the State Auditor or by a certified public accounting firm selected by the City Council. This CAFR was audited by Eide Bailly LLP of Dubuque, Iowa, and they have issued an unmodified opinion on the financial statements. Eide Bailly concluded in their report, located on pages 17-19 of the CAFR, that the statements fairly present the City's financial position in all material respects.

Management's Discussion and Analysis, beginning on page 20 of the CAFR, provides an overview of the report and presents financial highlights.

In addition to the opinion on the financial statements, Eide Bailly issued Independent Auditor's Reports on the following:

- Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
- Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance.

The first report listed above noted one deficiency considered to be a material weakness and another considered to be a significant deficiency. Those findings are located on page 136 of the CAFR. There were no findings for Federal Awards. Four other findings of immaterial instances of noncompliance related to required statutory reporting are described on pages 137 and 138.

OUTSTANDING ISSUE: Pending direction from Council, staff is prepared to discuss the CAFR with the Finance & Administration Committee at the following regularly scheduled meeting on May 23, 2018.

RECOMMENDATION: Receive and file report. Refer to Finance and Administration Committee.

Lead Staff Member: Lesley Montgomery, Accounting Manager

Lesley Montgomery

STAFF REVIEWS

Department Director	Tim Stiles, Finance Director <i>TS</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>(KS)</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Finance & Administration		
Date Reviewed			
Recommendation	Yes	No	Split

Comprehensive Annual Financial Report



WEST DES MOINES, IOWA



FISCAL YEAR ENDED
June 30, 2017



CITY OF WEST DES MOINES, IOWA

**COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Year Ended June 30, 2017**

Prepared by the Finance Department

**CITY OF WEST DES MOINES
2017 COMPREHENSIVE ANNUAL FINANCIAL REPORT**

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INTRODUCTORY SECTION



THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Finance Department

4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, IA 50265-0320

515-222-3600
FAX 515-222-3640

'Aaa'
Credit Rating
Moody's

'AAA'
Credit Rating
Standard & Poor's

April 18, 2018

Honorable Mayor, Members of the City Council, and
Citizens of the City of West Des Moines, Iowa:

Chapter 11 of the *Code of Iowa* requires the City of West Des Moines (the "City") to publish a complete set of audited financial statements within nine months of the close of each fiscal year. This comprehensive annual financial report has been published to fulfill this requirement for the fiscal year ended June 30, 2017.

This report consists of management's representations concerning the finances of the City. Management assumes full responsibility for the completeness and reliability of all the information, based upon a comprehensive framework of internal control established for this purpose. The cost of internal controls should not exceed anticipated benefits; therefore, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Eide Bailly LLP, a firm of licensed certified public accountants, has issued an unmodified opinion on the statements which has been published herein, immediately preceding the financial section of the report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is intended to complement the MD&A and they should be read in conjunction.

Profile of the City

The City was incorporated as Valley Junction in 1893, changed its name to West Des Moines in 1938, and is now the largest suburb of Iowa's capital city of Des Moines. Centrally located in Iowa, the City is currently comprised of approximately 47.5 square miles spanning portions of Polk, Dallas, Warren, and Madison counties.

The City's population continues to grow at a steady pace, totaling 64,560 residents according to the most recently-available (July 1, 2016) United States Census Bureau estimate. The City has grown its population 14.0% since the 2010 Census, 36.8% since 2000, and 99.7% since 1990.

Policy-making and legislative authority in the City are vested in a governing council. The City Council consists of a mayor and five council members; all are elected on a non-partisan basis. Three of the council members are elected by ward and two, as well as the mayor, elected at large. For continuity purposes, the mayor and council members serve four-year staggered terms with elections held every two years. The City Council makes policy decisions for the City through the enactment of ordinances, resolutions and motions. The Council is also responsible for adopting operating and capital budgets, appointing committees, hiring a city manager and city attorney, and appointing a city clerk.

The City Manager, as the City's chief administrative officer, is responsible for implementing policy decisions of the Council, overseeing day-to-day operations, and hiring department directors. Departments of the City include Community & Economic Development, Development Services, Emergency Medical Services, Engineering, Finance, Fire, Human Services, Parks & Recreation, Police, and Public Services. The City also maintains a public library which, through state statute, is governed by a separate Board of Trustees. However, the library and its employees are also considered a city department as they are budgeted funds by the City Council and routinely follow the general operating policies and procedures implemented by the City.

Public elementary and secondary education services for residents are provided by six separate public school districts – Des Moines, Norwalk, Van Meter, Waukee, West Des Moines, and Winterset – in addition to several parochial schools. Public water services are provided primarily by the West Des Moines Water Works with scant areas of the City served by Des Moines Water Works. Each of the public school districts or water works entities have the ability to issue separate debt which is not an obligation of the City; therefore the financial statements of these entities have not been included in this report.

The annual budget serves as the foundation for the City's financial planning and control. Each fall, staff from each of the City's departments will submit requests and discuss needs for budgetary appropriation related to the upcoming fiscal year. Using these requests, as well as personnel expense, benefit expense, and revenue projections produced by the finance department, the city manager prepares a preliminary budget. This is presented to the Mayor and City Council for discussion during workshops and public hearings, before ultimately approving a budget. By state statute, this budget must be adopted and filed with the State prior to March 15th of each year. The state mandates legal spending control at the function level, which consists of Public Safety, Public Works, Health and Social Services, Culture and Recreation, Community and Economic Development, General Government, Capital Projects, Debt Service, and Business-type.

Local Economy

Based on the most recently-available US Census estimate (dated July 1, 2016), West Des Moines ranks as the 8th largest city by population in the State of Iowa. By contrast, it currently ranks 3rd in terms of overall taxable property valuation as of January 1, 2016, 2nd in the collection of hotel/motel tax revenues during fiscal 2017, and 4th in Iowa overall in terms of taxable retail sales for fiscal 2017. The median household income in the City continues to exceed both the national and state averages. According to the US Census Bureau, at the end of 2016, the median household income in the City was \$70,906, which compares to the State of Iowa median of \$54,570, and the national median of \$59,039.

The City continues to grow high quality jobs, mainly in the office and retail sectors. Several new neighborhoods were developed including some infill projects. Housing continues to be a mix of rentals and owner-occupied and the City has a large and growing inventory of multi-family housing – apartments, condos, and townhomes. Rental rates and occupancy percentages are well above the average for the state and region. Sizable projects initiated in the past year include the construction of two large corporate office buildings (R&R Realty and IMT Insurance) as well as initiating the fourth and final phase of Microsoft's Mountain Data Center – its first data center in the City. Construction continued on the Microsoft Alluvion Data Center, a project that, when fully constructed over four phases, will represent a total investment of approximately \$1.2 billion by the company at the site and a final taxable valuation of over \$240 million. This will be the second major data center constructed by Microsoft in West Des Moines. Microsoft also continued its commitment to West Des Moines by announcing plans to construct a third center in the City over phases beginning in 2018. This center, named Project Osmium, will ensure continued construction in the City and will carry a final taxable valuation of over \$313 million.

After a historic \$1.1 billion of building permit activity in fiscal 2016 and three consecutive years over \$400 million, fiscal year 2017 remained strong but at a more normal level, with \$288 million in activity. Much of the activity was generated by Microsoft Alluvion in fiscal 2016, and it is anticipated that fiscal 2018 and 2019 will benefit similarly from Microsoft Osmium.

The City places an emphasis on a creative but sound economic development strategy which offers plans to businesses seeking to grow within or relocate to the City. During fiscal 2017, two new economic incentive programs were developed to assist in energizing the Historic Valley Junction district and several new and existing businesses took advantage, including two restaurants, a beer hall / distillery, an engineering firm, a window distributor, and others. Another new incentive program targeted pockets of the city that have been determined to be in need of redevelopment.

Relevant Financial Policies and Long-term Financial Planning

The City continues to be cautious when estimating property tax revenue, ancillary revenue, and investment returns, as well as use conservative expense figures to establish rates and balance the budget into upcoming fiscal years. These tactics ensure that adequate funding for services will be available in future budget cycles.

For budgetary and planning purposes, management strives to maintain an unassigned, undesignated general fund balance equal to or slightly exceeding 25% of total general fund expenditures. These funds are necessary to meet cash flow needs during the initial months of the new fiscal year as property tax revenue, the primary source of funding for general operations, is collected semi-annually with the respective county treasurers remitting the vast majority of those taxes to the City in the months of October and April.

During the annual budgeting process, the City evaluates the property tax rate for comparison to other cities of similar size and to determine that there will be sufficient revenue to provide the services deemed necessary by the City Council. Fees and charges for services are also evaluated annually to ensure they keep pace with the cost of providing these specific services. The City strives to maintain or increase its diversified revenue sources, to provide for greater financial stability.

Included in the operating budget are costs associated with the City's capital equipment replacement schedule. This money is set-aside annually to ensure funding is available for the timely replacement of vehicles and heavy equipment that are no longer cost effective to maintain. In addition, during each budget cycle the City Council and staff update the City's multi-year capital improvement plan, including funding of priority projects, based on community input and other data. Among the data available is information from a street management system which assesses and prioritizes street maintenance needs over a multi-year cycle.

Major Initiatives and Accomplishments

On July 18, 2017, Standard & Poor's reaffirmed its Aaa rating on the City's general obligation bonds. Prior to that, on May 11, 2016 and again on October 12, 2016, Moody's Investor Services reaffirmed its Aaa bond rating in conjunction with City bond sales. The City continues to hold the highest available rating from both Moody's Investor Services and Standard and Poor's rating. Each of the agencies cites the City's financial positions and conservative fiscal management as strengths.

As of June 30, 2017, the City was one of approximately 100 in the United States to have the distinction of carrying the highest rating from both Moody's and Standard & Poor's. The City's financial positions remain strong and for the fiscal year ended June 30, 2017, the City reported a general fund surplus of approximately \$5.1 million, which brought the general fund reserves to \$36.7 million, or 65.4% of annual general fund operating expenditures.

Financial Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West Des Moines for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2016. This was the 24th consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles (GAAP) and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Comprehensive Annual Financial Report continues to meet the Certificate of Achievement Program's requirements and again this year will be submitting it to the GFOA to determine eligibility for another certificate.

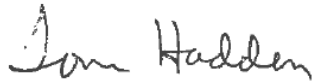
Additionally, for the 19th consecutive year the City received the GFOA's Distinguished Budget Presentation Award for its annual budget document related to the fiscal year beginning July 1, 2017. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged and deemed proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

Acknowledgements

Elected officials and staff take great pride in providing high quality municipal services, including transparent and clear financial reporting and budgeting. The City's continued recognition of reporting excellence by the GFOA, the City's continuing Aaa bond rating, and a #1 ranking by the Des Moines Business Record as the most conducive city for business in Central Iowa for eighteen consecutive years, are all reflective of competitiveness, efficiency, and attention to detail.

Preparation of this report was accomplished through the dedicated services provided by the Finance Department staff. We would like to express our appreciation to all members of the department who assisted with the audit and contributed to the preparation of this report, including our audit firm Eide Bailly LLP. Likewise, we wish to extend our sincere appreciation to the Mayor and members of the City Council for their interest in and support of our efforts to conduct the City's financial operations in the most responsible and progressive manner.

Respectfully submitted,



Tom Hadden
City Manager



Tim Stiles
Finance Director



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of West Des Moines
Iowa**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2016

Christopher P. Morill

Executive Director/CEO

City of West Des Moines, Iowa
List of Principal Officials
As of June 30, 2017

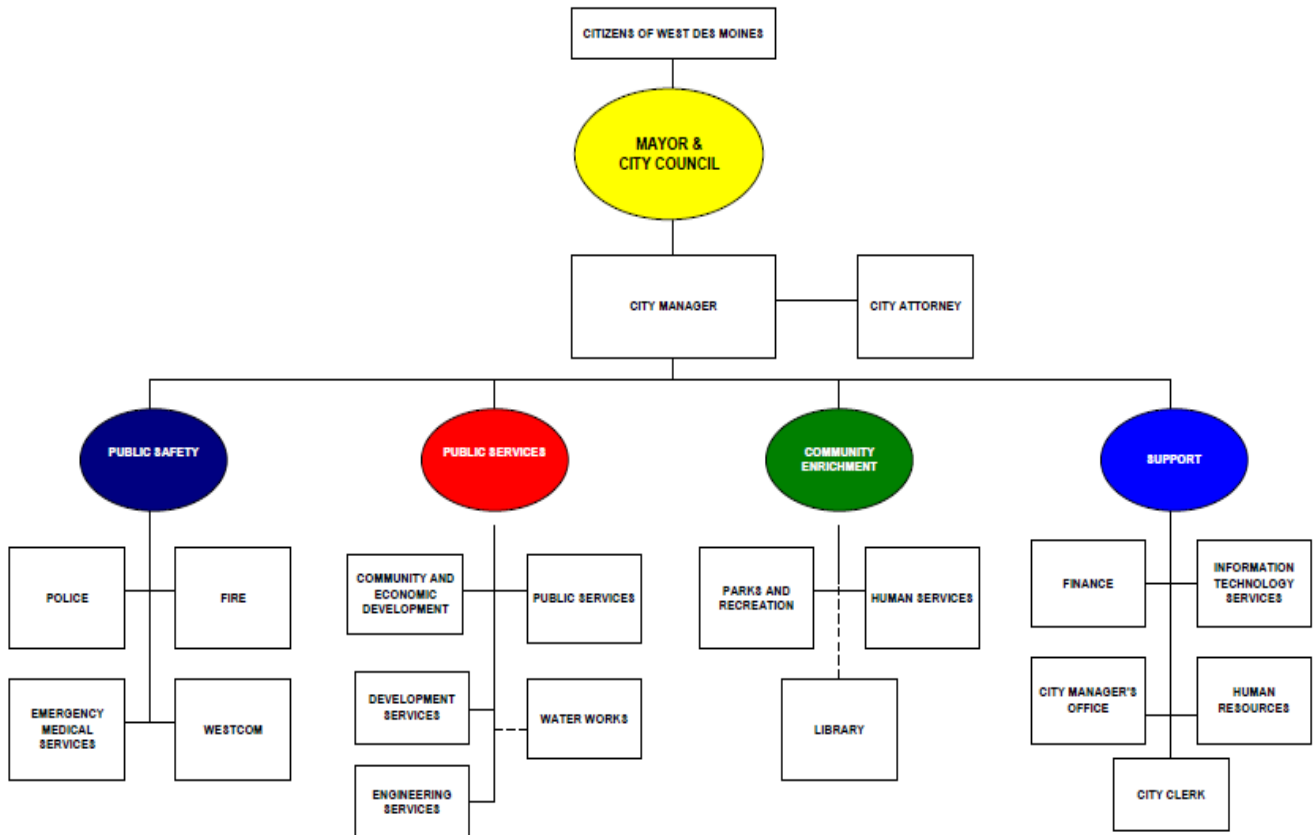
Elected Officials

Steven K. Gaer	Mayor	Term Expires December 31, 2017
Rick Messerschmidt	Councilmember, At Large	Term Expires December 31, 2017
James Sandager	Councilmember, At Large	Term Expires December 31, 2019
Kevin Trevillyan	Councilmember, Ward 1	Term Expires December 31, 2017
John Mickelson	Councilmember, Ward 2	Term Expires December 31, 2019
Russ Trimble	Councilmember, Ward 3	Term Expires December 31, 2017

Appointed Officials

Tom Hadden, City Manager
Ryan Jacobson, City Clerk
Richard J. Scieszinski, City Attorney

City of West Des Moines, Iowa
Organizational Chart
 As of June 30, 2017



---- Indicates Reports to Board

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FINANCIAL SECTION



Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of West Des Moines, Iowa

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Des Moines, Iowa, (City) as of and for the year ended June 30, 2017 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Des Moines, Iowa, as of June 30, 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the other required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Des Moines, Iowa's financial statements. The introductory section, combining nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is also not a required part of the financial statements.

The combining nonmajor fund financial statements and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated April 18, 2018, on our consideration of the City of West Des Moines, Iowa's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of West Des Moines, Iowa's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Eide Sallee LLP

Dubuque, Iowa
April 18, 2018

City of West Des Moines, Iowa

Management's Discussion and Analysis

For Fiscal Year Ended June 30, 2017

As management of the City of West Des Moines, Iowa (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2017. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which is located in the Introductory Section at the front of this report.

Financial Highlights

At June 30, 2017, assets and deferred outflows of resources of the City exceeded liabilities and deferred inflows by \$608 million. Of this amount, \$50 million is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors. By comparison, for the fiscal year ended June 30, 2016, assets and deferred outflows exceeded liabilities and deferred inflows by \$578 million, of which \$49 million was unrestricted.

The City's total net position increased by \$30 million during the fiscal year ended June 30, 2017. Governmental activities increased by \$16 million and business-type activities increased by \$14 million. The City continues to be able to report positive balances in all three categories of net position; for the government as a whole, as well as its separate governmental and business-type activities.

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$81 million, which is relatively unchanged from the balance at end of the previous fiscal year. The unassigned portion of the City's fund balance, which is available for spending at the City's discretion, totaled \$28.7 million at June 30, 2017, decreasing \$2.2 million from the balance at the end of the prior fiscal year.

Standard and Poor's reaffirmed the City's Aaa rating on July 18, 2017, in conjunction with the issuance of 2017 Series A&B General Obligation Bonds. Moody's Investor Services last reaffirmed the City's Aaa bond rating on October 12, 2017. The City continues to hold the highest available rating from both services. Each of the agencies cites the City's financial position and conservative fiscal management as strengths.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other supplementary information.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to private-sector business.

The *Statement of Net Position* presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include public safety, public works (roads, engineering, and traffic controls), health and social services, culture and recreation, community and

City of West Des Moines, Iowa
Management's Discussion and Analysis
For Fiscal Year Ended June 30, 2017

economic development, general government, and interest on long-term debt. The business-type activities of the City include sanitary sewer, storm water, and solid waste operations.

The government-wide financial statements include only those balances of the City of West Des Moines, as the *primary government*. The West Des Moines Community School District, the Waukee Community School District, the Des Moines Independent School District, the Norwalk Community School District, the Van Meter Community School District, the Winterset Community School District, and West Des Moines Water Works provide services to the citizens of West Des Moines but do not meet established criteria to be component units of the City, and thus are not included in this report.

The government-wide financial statements can be found on pages 32 through 35 of this report.

Fund financial statements. A *fund* is defined as a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of West Des Moines, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds, which are described in further detail as follows:

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements, and is typically the basis used in developing the next annual budget.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison.

The City maintains fourteen individual governmental funds. Information is presented separately in the *Balance Sheet - Governmental Funds* and in the *Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds* for the General Fund, Road Use Tax Fund, Tax Increment Financing Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds. Data from the other nine governmental funds are combined into a single, aggregated presentation under the column heading *Nonmajor Governmental Funds*. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City presents budgetary information as allowed by GASB Statement No. 41. The City adopts an annual appropriated budget for the activity of all funds except agency funds. Formal and legal budgetary control as required by state statute is based upon nine major classes of expenditures known as functions, not by fund or fund type.

The basic governmental fund financial statements can be found on pages 36 through 39 of this report.

Proprietary funds consist of two different types of funds. *Enterprise funds* are used to report the same functions presented as *business-type* activities in the government-wide financial statements. The City uses service funds to account for its vehicle replacement, vehicle maintenance, health and dental insurance program, workers' compensation program, and technology replacement. Because these services predominantly benefit governmental rather than

City of West Des Moines, Iowa

Management's Discussion and Analysis

For Fiscal Year Ended June 30, 2017

business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the major sanitary sewer operations fund, the major storm water operations fund, and the nonmajor solid waste operations fund. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for internal service funds is provided as combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 40 through 45 of this report.

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on page 46 of this report.

Notes to basic financial statements. The notes included herein provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 47 through 77 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also provides certain *required supplementary information* concerning the City, including progress in funding its obligation to provide retiree healthcare, the City's proportionate share of the net pension liability and related contributions for both of the City's pension plans, a budgetary comparison based on the City's legal level of budgetary control, and infrastructure condition and maintenance records which are required as the City has elected to use the modified approach for reporting much of its infrastructure. This approach to recording infrastructure is explained in detail on page 27, while other required supplementary information can be found on pages 86 through 88 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information on infrastructure. Combining statements and schedules can be found on pages 90 through 97 of this report.

Government-Wide Financial Analysis

Net position may serve as a useful indicator of a government's financial standing. At June 30, 2017, the City's assets and deferred outflows of resources exceeded liabilities and deferred inflows by \$608 million. The City's Net Position is allocated on the basis of function and categorized as either supporting a governmental or business-type purpose. A summary of Net Position follows and is discussed below.

City of West Des Moines, Iowa
Management's Discussion and Analysis
For Fiscal Year Ended June 30, 2017

City of West Des Moines						
Net Position						
(in thousands of dollars)						
	Governmental Activities		Business-Type Activities		Total	
	2016	2017	2016	2017	2016	2017
Assets						
Current and other assets	\$ 182,448	\$ 179,719	\$ 50,834	\$ 48,474	\$ 233,282	\$ 228,193
Capital assets, net of depreciation	484,259	501,982	88,978	105,418	573,237	607,400
Total assets	666,707	681,701	139,812	153,892	806,519	835,593
Deferred Outflows - Pension Related	6,339	12,221	85	206	6,424	12,427
Liabilities						
Current liabilities	33,913	29,544	1,247	1,125	35,160	30,669
Long-term liabilities outstanding	131,642	139,397	896	1,132	132,538	140,529
Total liabilities	165,555	168,941	2,143	2,257	167,698	171,198
Deferred Inflows						
Unavailable revenue, property taxes	64,773	68,220	-	-	64,773	68,220
Pension related	2,508	370	222	180	2,730	550
Total deferred inflows	67,281	68,590	222	180	67,503	68,770
Net position						
Net investment in capital assets	406,719	419,227	88,978	105,418	495,697	524,645
Restricted net position	27,216	27,059	5,566	5,971	32,782	33,030
Unrestricted net position	6,275	10,105	42,988	40,272	49,263	50,377
Total net position	\$ 440,210	\$ 456,391	\$ 137,532	\$ 151,661	\$ 577,742	\$ 608,052

The largest portion of the City's net position (86% of the total) represents its investment in capital assets (e.g., land, buildings, equipment, and infrastructure), less all outstanding debt used to acquire those assets. The City uses the capital assets to provide services to its citizens; consequently these assets are *not* available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be liquidated to cover the liabilities. Overall, the net investment in capital assets increased \$28.9 million from the previous year. The increases were in support of both governmental activities and business-type activities and are indicative of the City's ongoing commitment to provide quality infrastructure assets in the community, and its effort to aggressively repay debt related to those assets.

An additional portion of the City's net position (5% of the total) represents resources that are subject to external use restrictions. These amounts fluctuate annually based on the timing of restricted revenue and completion of the restricted projects or activities. Total restricted net position increased \$.2 million during the fiscal year ended June 30, 2017.

The remaining balance of net position (9% of the total) is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors. Unrestricted net position increased \$1.1 million during the fiscal year ended June 30, 2017.

City of West Des Moines, Iowa
Management's Discussion and Analysis
For Fiscal Year Ended June 30, 2017

The City's Changes in Net Position during the fiscal years ended June 30, 2016 and 2017, follows and is discussed below:

	Changes in Net Position					
	(in thousands of dollars)					
	Governmental Activities		Business-Type Activities		Total	
	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>
Revenues						
Program revenues:						
Charges for services	\$ 14,504	\$ 13,539	\$ 14,749	\$ 15,164	\$ 29,253	\$ 28,703
Operating grants and contributions	11,808	10,391	-	-	11,808	10,391
Capital grants and contributions	10,553	5,174	2,608	3,373	13,161	8,547
General revenues:					-	-
Property taxes	57,978	64,302	-	-	57,978	64,302
Other taxes	4,802	5,070	-	-	4,802	5,070
Earnings on investments	346	715	237	176	583	891
Other	4,203	5,687	-	-	4,203	5,687
Total revenues	104,194	104,878	17,594	18,713	121,788	123,591
Expenses						
General government	9,081	8,953	-		9,081	8,953
Public safety	27,553	30,994	-		27,553	30,994
Public Works	24,317	16,035	-		24,317	16,035
Health and social services	1,235	1,251	-		1,235	1,251
Culture and recreation	10,498	9,879	-		10,498	9,879
Community & economic development	6,981	7,578	-		6,981	7,578
Interest on long term debt	3,092	3,322	-		3,092	3,322
Sanitary sewer	-	-	9,268	9,815	9,268	9,815
Solid waste	-	-	2,244	3,650	2,244	3,650
Storm water	-	-	1,784	1,804	1,784	1,804
Total expenses	82,757	78,012	13,296	15,269	96,053	93,281
Increase (decrease) in net position before transfers	21,437	26,866	4,298	3,444	25,735	30,310
Transfers	(2,000)	(10,685)	2,000	10,685	-	-
Increase (decrease) in net position	19,437	16,181	6,298	14,129	25,735	30,310
Net position, beginning of year	420,773	440,210	131,234	137,532	552,007	577,742
Net position, end of year	\$ 440,210	\$ 456,391	\$ 137,532	\$ 151,661	\$ 577,742	\$ 608,052

Governmental Activities. Governmental revenues in the current year increased by \$0.7 million, or 0.7%, Building permit revenues continued to be relatively strong (although down from the previous year) and other fee-based revenues remained largely stable. The City's overall property tax revenue increased by \$6.3 million, due to development in the City, however revenue from capital grants and other outside funding decreased by \$5.3 million from the previous year, as the previous year saw larger roadway infrastructure grant revenues received. Governmental expenses decreased \$4.7 million, or 5.7% from the prior fiscal year and this was largely due to savings in the Public Works area. This was due to staffing efficiencies, a mild winter season, and a decrease in capital outlay for equipment.

City of West Des Moines, Iowa
Management's Discussion and Analysis
For Fiscal Year Ended June 30, 2017

Business-Type Activities. Revenue received through charges for services increased by \$0.4 million, or approximately 2.8% in the current year. Capital grant revenues, which can swing dramatically based on available grant programs, increased by \$0.7 million, or approximately 29.3%. Business-type expenses increased by \$1.9 million, or approximately 14.8%, and are largely based on sewer and solid waste usage. These increases are expected based on pre-determined rate increases which were developed as part of a long-term funding strategy.

At the end of the current fiscal year, the City was able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. This was also the case in the prior fiscal year.

Financial Analysis of the Government's Fund Financial Statements

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The financial reporting requirements. In particular, unassigned fund balances serve as a useful measure of a government's net resources available at focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing at the end of the fiscal year.

The City's governmental funds reported combined fund balances of \$81.1 million as of June 30, 2017. Of this total \$28.7 million constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is not available for new spending because it has already been restricted either (1) by legal requirements for debt service payments (\$2.0 million); (2) for urban renewal and development in Tax Increment Financing Districts (\$6.1 million); (3) for liquidation of contracts for capital improvements (\$38.7 million); or (4) various other purposes (\$5.6 million).

The unassigned balance of the General Fund, the chief operating fund of the City, increased \$5.7 million, or 18.3%, to a total of \$36.7 million at June 30, 2017. As a measure of the General Fund's liquidity, it is generally useful to compare unassigned fund balance to total annual fund expenditures. The unassigned balance of the General Fund at June 30, 2017, represents approximately 65.4% of annual General Fund expenditures. The City strives to maintain an average fund balance of at least 25.0% of General Fund expenditures for working capital needs due to fluctuations in revenue, as property tax revenue, the overwhelming majority of revenue, is only collected semi-annually with the majority of the revenue remitted to the City by the respective county treasurers in the months of October and April each year.

The City's General Fund revenue saw an overall decrease of \$0.4 million, which includes an increase in property tax revenue of \$2.6 million. The more significant portions of the change are a \$2.4 million decrease in licenses and permits, a \$0.4 million increase in intergovernmental revenue, and a \$1.3 million decrease in charges for services.

General Fund expenditures increased by \$1.9 million, or approximately 3.4%. The most significant portion of this increase was rising employee costs, including salaries, pensions, and insurance.

Due in large part to State legislative action increasing the gasoline tax rate in Iowa by \$0.10 per gallon, the City's Road Use Tax Revenue increased by \$700,000 from the previous fiscal year. A council-directed change in the City's sidewalk maintenance program, as well as a smaller street pavement maintenance need, led to increased transfers out of the fund for maintenance projects. The overall effect on fund balance in the City's Road Use Tax Fund was an increase of \$1.4 million, from \$12.0 million to \$13.4 million.

The Tax Increment Financing (TIF) Fund had a fund balance of \$4.8 million at June 30, 2017, which represents a decrease of \$1.9 million, or 27.9% from the prior year. Since property taxes are collected in arrears, the City continues to benefit from past

City of West Des Moines, Iowa
Management's Discussion and Analysis
For Fiscal Year Ended June 30, 2017

growth in these areas. The property taxes collected in these special financing districts are generally transferred from the Tax Increment Financing Fund to other funds to cover bonded debt, other loans, advances, and contracts used to finance infrastructure improvements in these TIF districts.

The Debt Service Fund had a fund balance of \$2.0 million at June 30, 2017, which represents a decrease of 33.0%, from the prior year. This decrease was anticipated as part of a long-term strategy to maintain a minimum reserve balance approximately equal to 25% of total interest payable each fiscal year.

The Capital Projects Fund had a fund balance of \$18.7 million at June 30, 2017, which represents a decrease in fund balance of \$3.9 million.

Proprietary Funds. The City's proprietary funds financial statements provide detail which supports information found in the government-wide financial statements. Total net position of the City's Sanitary Sewer Fund at June 30, 2017, was \$99.0 million. This is comprised of a \$58.2 million investment in capital assets and \$40.8 million in net position, \$5.4 million of which is restricted to use only on specific improvement projects. The net position of the Sanitary Sewer Fund increased \$3.1 million, or 3.2%, was largely the result of a planned rate increase. It is anticipated that the net position will increase as development necessitates the construction of more sewer infrastructure in currently unimproved areas of the City.

Total net position of the City's Storm Water Fund at the end of the current year was \$51.3 million. This is comprised of \$47.2 million investment in capital assets and \$4.1 million in net position, \$0.5 million of which is restricted to use only on specific improvement projects.

Total net position of the Solid Waste Fund at the end of the current year was \$0.8 million, all of which was unrestricted. The Solid Waste Fund does not have any investment in capital assets as all assets are handled by a private contractor. The fund balance did not change significantly from the previous year.

Unrestricted net position accumulated in the Sewer fund will be used to fund future large dollar expenditures for the expansion of the City's sanitary sewer system to the south and southwest, as well as improve the system in older portions of the City. The balance of the Storm Water Fund will largely be used to meet more stringent regulatory requirements for storm water runoff management and monitoring. The City began collecting storm water utility fees on July 1, 2006, to fund the new requirements.

Budgetary Highlights

The City presents budgetary information as allowed by GASB Statement No. 41. Budgets are based on nine functional areas as required by state statute, not by fund or fund type. During the year ended June 30, 2017, disbursements exceeded the amount budgeted in the Debt Service function. However, the expenditures and associated bond proceeds were recognized during the fiscal year.

During the fiscal year ended June 30, 2017, there were six budget amendments, dated July 11, 2016, August 8, 2016, October 17, 2016, January 9, 2017, April 3, 2017, and May 15, 2017. Amendments are a routine occurrence for the City and are primarily due to changes in the timing of capital improvement projects and related grant and other receipts for these projects. Because the City's June 30 fiscal year end occurs during the "construction season" in Iowa, it is difficult to judge in advance, that portion of construction projects which will be in process on June 30. The budget is also routinely amended each year to adjust projected fiscal year beginning balances to equal actual audited fund balances.

City of West Des Moines, Iowa
 Management's Discussion and Analysis
 For Fiscal Year Ended June 30, 2017

Condition Level for Street Network (prior 3 condition assessments)			
	2014	2015	2016
Street subsystem:			
Goal	78-80	78-80	78-80
Actual	79.9	80.0	80.0
Levee subsystem:			
Goal	Minimally Acceptable	Minimally Acceptable	Minimally Acceptable
Actual	Minimally Acceptable	Acceptable	Minimally Acceptable
Bridge & Culvert subsystem:			
Goal	81 or greater	81 or greater	81 or greater
Actual	91.3	86.4	85.6

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of June 30, 2017, amounts to \$607 million (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements other than buildings (e.g. recreation trails, athletic fields, and parking lots), vehicles and equipment, and infrastructure (e.g. roads, bridges, sanitary and storm sewer lines). The total increase in the City of West Des Moines' capital assets for the current fiscal year was 5.9%, and is largely due to infrastructure completed as part of several arterial street widening projects, and to a lesser degree, due to improvements to city building facilities. This is slightly less than the previous year's increase of 7.7%, which was largely due to improvements associated with the Alluvion Data Center.

The City has elected the option to use the modified approach for reporting infrastructure within the governmental activities, as allowed by GASB Statement No. 34. Under the modified approach eligible infrastructure is not required to be depreciated if the following requirements have been met:

- The government must have an up-to-date inventory of the assets of those networks or subsystems.
- The government must perform or obtain condition assessments of those assets and summarize the results using a measurement scale. It is essential that such condition assessment be replicable (i.e., conducted using methods that would allow different measurers to reach substantially similar results).
- The government must make an annual estimate of the amount needed to maintain and preserve those assets at a condition level established and disclosed by the government.
- The government must document that infrastructure assets are being preserved at or above the condition level established and disclosed by the government.

The City already had an inventory management system in place and was performing condition assessments as part of its on-going efforts to maintain and preserve the quality and useful life of these governmental infrastructure assets. Under the modified approach, the City records the actual maintenance and preservation costs incurred during the period as expense, rather than capitalizing the preservation costs and estimating the amount of depreciation expense to record. Only improvements and additions that increase the capacity or efficiency of the infrastructure network are capitalized under this approach. All other costs are expensed in the period incurred.

City of West Des Moines, Iowa
 Management's Discussion and Analysis
 For Fiscal Year Ended June 30, 2017

The *required supplementary information* that must be presented by governments electing this approach appears on pages 86 through 88 of this report. From this supplementary information you can see that the City has been able to consistently meet or exceed its condition level goals. For a full explanation as to how the following condition levels were determined, please see page 88 of this report.

The *required supplementary information* also reveals that estimated maintenance costs and actual maintenance costs are fairly consistent considering that the fiscal year falls in the middle of the construction season. This will result in some fluctuation from year to year depending on the exact date that the construction contract is let.

Comparison of street network prevention and maintenance costs
 (in thousands)

	2010	2011	2012	2013	2014	2015	2016	2017
Estimated Costs	\$4,374	\$5,296	\$5,307	\$6,753	\$4,567	\$4,041	\$5,060	\$4,760
Actual Costs	\$5,071	\$5,387	\$5,119	\$3,720	\$4,130	\$4,119	\$3,784	\$3,472

The City has *not* elected to use the modified approach for reporting the infrastructure of business-type activities, as it has not yet completed the necessary condition assessments required for the use of the modified approach. Therefore, depreciation expense has been recognized for the sanitary sewer and storm sewer infrastructure capital assets.

Capital Assets, Net of Applicable Depreciation
 (in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2016	2017	2016	2017	2016	2017
Land	\$ 23,908	23,908	\$ 413	413	\$ 24,321	\$ 24,321
Buildings	49,774	50,575	-	-	49,774	50,575
Improvements other than buildings	43,371	43,488	-	-	43,371	43,488
Fiber Network	5,159	5,159	-	-	5,159	5,159
Equipment and vehicles	22,510	23,480	302	302	22,812	23,782
Construction-in-Progress	47,699	43,783	7,051	10,975	54,750	54,758
Share of undivided equity interest as:	3,802	5,045	-	-	3,802	5,045
Infrastructure, depreciable			122,213	137,464	122,213	137,464
Infrastructure, nondepreciable	350,715	374,265	-	-	350,715	374,265
Accumulated depreciation	(79,406)	(84,371)	(41,033)	(43,767)	(120,439)	(128,138)
Intangibles	16,728	16,650	31	31	16,759	16,681
Total capital assets	\$ 484,260	\$ 501,982	\$ 88,977	\$ 105,418	\$ 573,237	\$ 607,400

City of West Des Moines, Iowa
Management's Discussion and Analysis
For Fiscal Year Ended June 30, 2017

Major capital asset expenditures during the fiscal year ended June 30, 2017, included the following:

- Spent \$5.2 million towards a total \$9.9 million project to pave, widen, and improve S 60th Street from Mills Civic Parkway to Raccoon River Drive.
- Spent \$4.4 million toward an overall \$5.6 million project to widen and improve S 50th Street from Mills Civic Parkway to EP True Parkway.
- Spent \$3.1 million to continue improvement, and construction of roadways serving the Microsoft Alluvion Data Center including SE Maffitt Lake Road, Veterans Parkway, SE Pine Avenue, and SE Soteria Avenue.
- Spent \$2.6 million toward construction of new Grand Prairie Parkway roadway to connect the interchange at Interstate 80 to Mills Civic Parkway. The City's share of the overall project (the interchange and roadway portions combined) will total approximately \$11 million and the project is now essentially complete pending closeout and retainage payments to contractors.
- Spent \$2.6 million towards completion of a water storage reservoir needed to meet water service demands for the Microsoft Alluvion Data Center site.
- Spent \$2.4 million towards a total \$4.0 million project to pave, widen, and improve S 88th Street from Booneville Road to Grand Avenue.
- Spent \$1.4 million of Sewer Funds to construct a trunk sewer through the Fox Creek area to serve development areas on the west side of the metro area.
- Spent \$1.2 million of Urban Renewal Funds to construct conveyance improvements, including increasing the size of a culvert on Sugar Creek, in order to reduce the flood risk along that section of the creek.
- Spent \$1.1 million to replace and upgrade the HVAC system and update other infrastructure at Fire Station #17.

Additional information concerning the City's capital assets can be found in Note 1 and Note 3 of the *Notes to Basic Financial Statements* on pages 47 through 56 and 58 through 59, respectively.

Long-term debt. At the close of the fiscal year ended June 30, 2017, the City had total bonded debt outstanding of \$120.5 million (including unamortized net premium), all backed by the full faith and credit of the government. During the fiscal year the City's total bonded debt remained relatively unchanged, as principal payments were approximately equal to the new borrowings.

The Iowa State Constitution limits the amount of general obligation debt which may be issued by a city to 5% of the actual assessed value of all its taxable property. The current debt limitation for the City is approximately \$348.1 million. With outstanding general obligation principal debt of \$116.0 million (general obligation bonds plus other debt subject to the limitation), the City had utilized 33.3% of the debt limit as of June 30, 2017.

Additional information on the City's long-term debt can be found in Note 4 on pages 60 through 61 of this report.

Economic Factors, Budgets, and Rates for the Upcoming Fiscal Year

As one of the fastest growing cities in the State of Iowa, West Des Moines expects growth both in population and in overall property valuations to continue over the next several years. However, legislative action passed in May 2013 continues to affect taxable valuations for commercial and multi-family residential property. This legislation included a 10% cut to commercial tax rates over a period beginning July 1, 2014, a cap on overall statewide tax growth at an amount not to exceed 3% (it was previously allowed to grow up to 4%), and a drastic reduction to the taxable valuations of multi-family residential property (West Des Moines has the 4th largest amount of multi-family residential property of all cities in Iowa). The lost commercial revenue is being funded by the State of Iowa, but this is only guaranteed to match the lost revenues through the end of fiscal 2017, and there is no backfilling planned for the lost multi-family residential revenues. Thus, the City continues to engage in very conservative budgeting practices.

Historically, the City's tax base has grown between 2% and 9% annually. The City's tax base (taxable valuation) increased 5.8% annually from 2006-2010 but slowed during the recession. The past two years, since the economic recovery, there has been steady growth. The City's tax base grew 4.1% from 2015 to 2016 and another 4.2% from 2016 to 2017.

The budget for fiscal year ending June 30, 2017, maintained the City's levy rate at \$12.00 per \$1,000 of taxable valuation. Future year tax base growth assumptions remain conservative, reflecting between 1% and 3% annual growth.

While West Des Moines continues to experience moderate growth in its property tax base, valuations are determined at the county level. Recent valuation rollbacks and appeals have resulted in the City recognizing the need to project future revenue and expenditure levels to ensure adequate funding for services will be available in future budget cycles for operations. The City essentially budgeted for breakeven results, without the use of this fund balance, and without a property tax rate increase for the fiscal year ending June 30, 2018.

As measured by current actual property valuation and recent population data, valuation compares very strongly to comparable cities, at approximately \$122,000 per capita. The City's taxable valuation per capita of over \$84,000 remains the highest of Iowa's top ten most populated cities, which allows the City of West Des Moines to maintain the third lowest tax rate of those same ten cities. Based on fiscal year totals from the fiscal year ended June 30, 2017, the City ranks as the third highest city for taxable retail sales in Iowa at over \$2 billion, due to the large presence of retail including two major regional shopping centers. Many other economic indicators for the City compare favorably with state and national averages. See additional information and measures regarding the City in the Statistical Section of this report.

Requests for Information

This financial report is designed to provide a general overview of the City of West Des Moines' finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department at 4200 Mills Civic Parkway, Suite 2B or by mail to the City of West Des Moines, Finance Department, Post Office Box 65320, West Des Moines, Iowa 50265-0320

BASIC FINANCIAL STATEMENTS

City of West Des Moines, Iowa
STATEMENT OF NET POSITION
June 30, 2017

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash and investments	\$ 78,260,776	\$ 44,063,178	\$ 122,323,954
Restricted cash and investments	26,904,791	-	26,904,791
Receivables			
Property taxes	68,335,176	-	68,335,176
Accounts and unbilled usage	1,472,891	3,746,818	5,219,709
Interest	131,107	129,981	261,088
Special Assessments	427,485	-	427,485
Internal balances	(534,280)	534,280	-
Due from other governments	4,721,102	-	4,721,102
Total current assets	<u>179,719,048</u>	<u>48,474,257</u>	<u>228,193,305</u>
Capital Assets			
Nondepreciable			
Land	23,908,175	413,178	24,321,353
Infrastructure	374,264,647	-	374,264,647
Construction-in-progress	43,783,460	10,975,009	54,758,469
Intangibles	15,574,850	-	15,574,850
Depreciable			
Buildings	50,575,303	-	50,575,303
Equipment and vehicles	23,480,054	302,489	23,782,543
Fiber network	5,159,190	-	5,159,190
Improvements other than buildings	43,488,187	-	43,488,187
Share of undivided equity interest assets	5,045,296	-	5,045,296
Intangibles	1,074,229	31,250	1,105,479
Infrastructure	-	137,463,285	137,463,285
Accumulated depreciation	(84,371,093)	(43,767,743)	(128,138,836)
Net capital assets	<u>501,982,298</u>	<u>105,417,468</u>	<u>607,399,765</u>
Total assets	<u>681,701,346</u>	<u>153,891,725</u>	<u>835,593,070</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	12,220,747	206,106	12,426,853

	Primary Government		
	Governmental Activities	Business-type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 5,238,704	\$ 970,566	\$ 6,209,269
Claims payable	616,286	-	616,286
Accrued wages payable	1,282,042	43,219	1,325,261
Interest payable	305,913	-	305,913
Note payable	120,131	-	120,131
Compensated absences	2,876,363	111,265	2,987,628
General obligation bonds	18,940,000	-	18,940,000
Installment contracts	165,006	-	165,006
Total current liabilities	<u>29,544,445</u>	<u>1,125,050</u>	<u>30,669,494</u>
Noncurrent liabilities			
Note payable	442,267	-	442,267
Compensated absences	1,831,380	76,626	1,908,006
General obligation bonds	101,601,507	-	101,601,507
Installment contracts	1,152,109	-	1,152,109
Net OPEB liability	967,650	42,464	1,010,114
Net pension liability	33,402,064	1,013,067	34,415,131
Total noncurrent liabilities	<u>139,396,977</u>	<u>1,132,157</u>	<u>140,529,134</u>
Total liabilities	<u>168,941,422</u>	<u>2,257,207</u>	<u>171,198,628</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred property taxes	68,219,868	-	68,219,868
Pension related deferred inflows	369,563	180,305	549,868
Total deferred inflows of resources	<u>68,589,431</u>	<u>180,305</u>	<u>68,769,736</u>
NET POSITION			
Net investment in capital assets	419,227,002	105,417,468	524,644,470
Restricted for:			
Debt service	1,991,314	-	1,991,314
Urban renewal and development	6,710,764	-	6,710,764
Road use projects	13,398,804	-	13,398,804
Retirement benefits	2,596,503	-	2,596,503
Other purposes	2,362,072	5,970,731	8,332,803
Unrestricted	10,104,781	40,272,120	50,376,901
Total net position	<u>\$ 456,391,240</u>	<u>\$ 151,660,319</u>	<u>\$ 608,051,559</u>

City of West Des Moines, Iowa
STATEMENT OF ACTIVITIES
Year Ended June 30, 2017

<u>Programs/Functions</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
Governmental activities				
Public safety	\$30,993,743	\$ 7,923,356	\$ 1,578,849	\$ 432,953
Public works	16,035,288	550,566	8,120,086	4,682,626
Health and social services	1,251,049	-	98,356	-
Culture and recreation	9,878,532	1,406,066	53,909	-
Community & economic development	7,578,127	2,029,627	540,155	58,000
General government	8,953,162	1,629,751	-	-
Interest on long-term debt	3,322,213	-	-	-
Total governmental activities	<u>78,012,114</u>	<u>13,539,366</u>	<u>10,391,355</u>	<u>5,173,579</u>
Business-type activities				
Sewer system	9,815,597	10,889,405	-	1,862,945
Storm water system	3,649,618	2,397,491	-	1,510,166
Solid waste system	1,804,263	1,877,166	-	-
Total business-type activities	<u>15,269,478</u>	<u>15,164,062</u>	<u>-</u>	<u>3,373,111</u>
Total primary government	<u>\$93,281,592</u>	<u>\$ 28,703,428</u>	<u>\$ 10,391,355</u>	<u>\$ 8,546,690</u>

General revenues

Taxes

Property taxes

Franchise tax

Other City taxes

Hotel/Motel tax

Miscellaneous

Investment earnings

Unrestricted grants

Transfers

Total general revenues and transfers

Changes in net position

Net position, beginning of year

Net position, end of year

See Notes to Basic Financial Statements.

**Net (Expense) Revenue and
Changes in Net Position**

Governmental Activities	Business-type Activities	Totals
\$ (21,058,585)	\$ -	\$ (21,058,585)
(2,682,010)	-	(2,682,010)
(1,152,693)	-	(1,152,693)
(8,418,557)	-	(8,418,557)
(4,950,345)	-	(4,950,345)
(7,323,411)	-	(7,323,411)
(3,322,213)	-	(3,322,213)
(48,907,814)	-	(48,907,814)
-	2,936,753	2,936,753
-	258,039	258,039
-	72,903	72,903
-	3,267,695	3,267,695
(48,907,814)	3,267,695	(45,640,119)
64,302,185	-	64,302,185
266,724	-	266,724
661,105	-	661,105
4,142,183	-	4,142,183
407,737	-	407,737
715,264	175,868	891,132
5,278,449	-	5,278,449
(10,684,559)	10,684,559	-
65,089,088	10,860,427	75,949,515
16,181,274	14,128,122	30,309,396
440,209,966	137,532,197	577,742,163
\$ 456,391,240	\$ 151,660,319	\$608,051,559

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
BALANCE SHEET-GOVERNMENTAL FUNDS
June 30, 2017

	General	Road Use Tax	Tax Increment Financing	Debt Service	Capital Projects	Total Nonmajor Funds	Total Governmental Funds
ASSETS							
Cash and investments	\$30,464,733	\$12,638,236	\$ 4,797,141	\$ 1,973,784	\$ -	\$ 5,360,404	\$ 55,234,298
Restricted cash and investments	-	-	-	-	26,627,171	277,621	26,904,792
Receivables							
Property taxes	38,290,022	-	13,508,112	9,704,180	-	6,832,861	68,335,175
Accounts	816,842	-	-	-	630,280	25,418	1,472,540
Special assessments	2,648	-	-	-	424,837	-	427,485
Interest	95,708	-	-	-	-	886	96,594
Due from other funds	5,932,256	-	-	-	-	-	5,932,256
Due from other governments	2,083,119	823,223	-	-	1,744,606	51,451	4,702,399
Total assets	\$77,685,328	\$13,461,459	\$18,305,253	\$ 11,677,964	\$29,426,894	\$12,548,641	\$ 163,105,539
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND EQUITY							
Liabilities							
Accounts payable	\$ 1,562,074	\$ 62,655	\$ 1,464	\$ -	\$ 3,392,123	\$ 30,161	\$ 5,048,477
Accrued wages payable	1,192,427	-	-	-	-	89,613	1,282,040
Due to other funds	-	-	-	-	5,851,062	81,194	5,932,256
Total liabilities	2,754,501	62,655	1,464	-	9,243,185	200,968	12,262,773
Deferred inflows of resources							
Unavailable revenue:							
Succeeding year property tax	38,215,544	-	13,498,069	9,686,650	-	6,819,605	68,219,868
Grants	-	-	-	-	1,098,470	-	1,098,470
Special assessments	2,417	-	-	-	420,699	-	423,116
Total deferred inflows of resources	38,217,961	-	13,498,069	9,686,650	1,519,169	6,819,605	69,741,454
FUND BALANCES (DEFICITS)							
Restricted for							
Capital projects	-	13,398,804	-	-	25,325,724	-	38,724,528
Debt service	-	-	-	1,991,314	-	-	1,991,314
Urban renewal and development	-	-	4,805,720	-	1,301,447	-	6,107,167
Other purposes	-	-	-	-	-	5,562,172	5,562,172
Unassigned	36,712,866	-	-	-	(7,962,631)	(34,104)	28,716,131
Total fund equity	36,712,866	13,398,804	4,805,720	1,991,314	18,664,540	5,528,068	81,101,312
Total liabilities, deferred inflows of resources and fund equity	\$77,685,328	\$13,461,459	\$18,305,253	\$ 11,677,964	\$29,426,894	\$12,548,641	\$ 163,105,539

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
June 30, 2017

Total governmental funds balances \$ 81,101,312

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of assets is \$570,047,651 and the accumulated depreciation is \$74,390,305 495,657,346

Other long term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds, as unavailable revenue. 1,521,586

Internal service funds are used by management to charge the costs of certain services to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position

Capital assets	16,305,740	
Accumulated depreciation	(9,980,788)	
Other current assets	23,080,043	
Other current liabilities	(806,513)	
		28,598,482

Internal service funds allocated to business-type activities (534,280)

Pension related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the governmental funds as follows:

Deferred outflows of resources	12,220,747	
Deferred inflows of resources	(369,563)	
		11,851,184

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds

Compensated absences	(4,707,743)	
Other postemployment benefits payable	(967,650)	
Net pension liability	(33,402,064)	
Accrued interest payable	(305,913)	
General obligation bonds payable	(114,130,000)	
Premium on bonds payable	(6,411,507)	
Note payable	(562,398)	
Installment contracts	(1,317,115)	
		(161,804,390)

Net position of governmental activities \$ 456,391,240

City of West Des Moines, Iowa
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended June 30, 2017

	General	Road Use Tax	Tax Increment Financing	Debt Service	Capital Projects	Total Nonmajor Funds	Total Governmental Funds
REVENUES							
Property taxes	\$36,360,406	\$ -	\$12,183,281	\$ 9,189,564	\$ -	\$6,568,934	\$ 64,302,185
Other City taxes	4,878,795	-	-	106,874	-	84,343	5,070,012
Special assessments	-	-	-	-	200,558	-	200,558
Licenses and permits	1,980,884	-	-	-	-	-	1,980,884
Intergovernmental	7,114,087	8,120,086	230,635	454,090	6,049,116	743,141	22,711,155
Charges for services	5,812,211	-	-	-	-	-	5,812,211
Use of money and property	283,575	-	20,139	357,262	-	13,978	674,954
Miscellaneous	921,193	-	-	-	1,465,501	1,273,727	3,660,421
Total revenues	<u>57,351,151</u>	<u>8,120,086</u>	<u>12,434,055</u>	<u>10,107,790</u>	<u>7,715,175</u>	<u>8,684,123</u>	<u>104,412,380</u>
EXPENDITURES							
Current operating							
Public safety	25,526,342	-	-	-	-	3,616,653	29,142,995
Public works	8,591,051	771,982	-	-	-	-	9,363,033
Health and social services	995,137	-	-	-	-	146,803	1,141,940
Culture and recreation	7,647,969	-	-	-	-	307,102	7,955,071
Community and economic development	5,649,324	-	1,347,385	-	-	370,610	7,367,319
General government	7,684,444	-	-	-	-	-	7,684,444
Debt service							
Principal	-	164,639	-	17,860,000	170,000	80,816	18,275,455
Interest and other charges	60,121	-	-	4,048,786	261,678	10,518	4,381,103
Capital outlay	-	-	-	-	39,190,028	-	39,190,028
Total expenditures	<u>56,154,388</u>	<u>936,621</u>	<u>1,347,385</u>	<u>21,908,786</u>	<u>39,621,706</u>	<u>4,532,502</u>	<u>124,501,388</u>
Excess (deficiency) of revenues over expenditures	1,196,763	7,183,465	11,086,670	(11,800,996)	(31,906,531)	4,151,621	(20,089,008)
OTHER FINANCING SOURCES (USES)							
Transfers in	6,131,667	24,057	-	10,828,537	9,247,417	170,000	26,401,678
Transfers out	(2,242,035)	(5,847,345)	(12,946,766)	-	(225,795)	(4,872,449)	(26,134,390)
Issuance of other debt	-	-	-	-	-	643,214	643,214
Issuance of bonds	-	-	-	-	17,900,000	-	17,900,000
Premium on issuance of bonds	-	-	-	-	1,062,083	-	1,062,083
Proceeds from sale of capital assets	71,011	-	-	-	-	-	71,011
Total other financing sources (uses)	<u>3,960,643</u>	<u>(5,823,288)</u>	<u>(12,946,766)</u>	<u>10,828,537</u>	<u>27,983,705</u>	<u>(4,059,235)</u>	<u>19,943,596</u>
NET CHANGE IN FUND BALANCES	5,157,406	1,360,177	(1,860,096)	(972,459)	(3,922,826)	92,386	(145,412)
FUND BALANCES, beginning of year	31,555,460	12,038,627	6,665,816	2,963,773	22,587,366	5,435,682	81,246,724
FUND BALANCES, end of year	<u>\$36,712,866</u>	<u>\$13,398,804</u>	<u>\$ 4,805,720</u>	<u>\$ 1,991,314</u>	<u>\$18,664,540</u>	<u>\$5,528,068</u>	<u>\$ 81,101,312</u>

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended June 30, 2017

Net change in fund balances—governmental funds \$ (145,412)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The following is the amount by which capital outlays exceeded depreciation in the current year:

Capital outlay	34,308,340
Depreciation	(4,871,705)

The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, donations and disposals) is to increase (decrease) net position:

Capital assets transferred to business-type activities	(10,625,061)
Book value of capital assets disposed	(1,036,509)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Change in unavailable revenue:	
Special assessments	(72,887)
Grants	(875,537)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds, change in:

Net OPEB liability	(201,443)
Compensated absences	87,977
Pension expense	(677,086)

The issuance of long-term debt (e.g. bonds, loan, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net positions. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. In the statement of activities, interest is accrued on outstanding bonds, whereas in the governmental funds an interest expenditure is reported when due. The following detail of the net effect of these differences in the treatment of long-term debt and related items:

Repayment of long-term debt:	
Note payable	80,816
General obligation bonds	17,860,000
Installment contracts	334,639
Interest	3,850
Issuance of long-term debt	(19,605,297)
Amortization of bond premium	1,055,040

Internal service funds are used by management to charge the costs of various activities internally to individual funds. The net expense of certain activities of internal service funds is reported with governmental activities.

Change in net position of governmental activities	561,549
	\$ 16,181,274

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF NET POSITION-PROPRIETARY FUNDS
June 30, 2017

	Business-type Activities Enterprise Funds				Internal Service Funds
	Sewer System	Storm Water System	Nonmajor Enterprise Fund Solid Waste	Total Enterprise Funds	
ASSETS					
Current assets:					
Cash and investments	\$ 39,247,929	\$ 4,439,532	\$ 375,717	\$ 44,063,178	\$ 23,026,477
Receivables					
Accounts and unbilled usage	2,659,094	628,644	459,080	3,746,818	351
Interest	108,800	21,181	-	129,981	34,513
Due from other governments	-	-	-	-	18,702
Total current assets	42,015,823	5,089,357	834,797	47,939,977	23,080,043
Noncurrent assets:					
Capital assets					
Nondepreciable					
Land	411,278	1,900	-	413,178	-
Construction-in-progress	6,938,041	4,036,968	-	10,975,009	-
Depreciable					
Equipment and vehicles	204,572	97,917	-	302,489	16,305,740
Intangibles	15,625	15,625	-	31,250	-
Infrastructure	88,812,132	48,651,153	-	137,463,285	-
Accumulated depreciation	(38,167,253)	(5,600,490)	-	(43,767,743)	(9,980,788)
Net capital assets	58,214,395	47,203,073	-	105,417,468	6,324,952
Total assets	100,230,218	52,292,430	834,797	153,357,445	29,404,995
DEFERRED OUTFLOWS OF RESOURCES					
Pension related deferred outflows	110,249	95,857	-	206,106	-

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	Business-type Activities Enterprise Funds				
	Sewer System	Storm Water System	Nonmajor Enterprise Fund Solid Waste	Total Enterprise Funds	Internal Service Funds
LIABILITIES					
Current					
Accounts payable	\$ 577,306	\$ 354,033	\$ 39,227	\$ 970,566	\$ 190,227
Claims payable	-	-	-	-	616,286
Compensated absences	56,879	54,386	-	111,265	-
Accrued wages payable	20,585	22,634	-	43,219	-
Total current liabilities	654,770	431,053	39,227	1,125,050	806,513
Noncurrent					
Compensated absences	38,290	38,336	-	76,626	-
Net OPEB liability	24,210	18,254	-	42,464	-
Net pension liability	533,622	479,445	-	1,013,067	-
Total noncurrent liabilities	596,122	536,035	-	1,132,157	-
Total liabilities	1,250,892	967,088	39,227	2,257,207	806,513
DEFERRED INFLOWS OF RESOURCES					
Pension related deferred inflows	99,251	81,054	-	180,305	-
NET POSITION					
Net investment in capital assets	58,214,395	47,203,073	-	105,417,468	6,324,952
Restricted for capital improvements	5,445,601	525,130	-	5,970,731	-
Unrestricted	35,330,328	3,611,942	795,570	39,737,840	22,273,530
Total net position	98,990,324	51,340,145	795,570	151,126,039	28,598,482
Total liabilities, deferred inflows of resources, and net position	\$100,340,467	\$ 52,388,287	\$ 834,797	\$153,563,551	\$ 29,404,995

Total enterprise funds net position

\$151,126,039

Amounts reported for business-type activities in the statement of net position are different because: Internal service funds are used by management to charge the cost of certain services to individual funds. These assets of the internal service funds are included in business-type activities in the statement of net position.

534,280

Net position of business-type activities

\$151,660,319

City of West Des Moines, Iowa
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION-PROPRIETARY FUNDS
Year Ended June 30, 2017

	Business-type Activities Enterprise Funds				
	Sewer System	Storm Water System	Nonmajor Enterprise Fund Solid Waste	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES					
Charges for services	\$ 10,889,405	\$ 2,360,047	\$ 1,877,166	\$ 15,126,618	\$ 7,143,285
Lease revenue	-	-	-	-	1,699,557
Other	-	37,444	-	37,444	125,500
Total operating revenues	10,889,405	2,397,491	1,877,166	15,164,062	8,968,342
OPERATING EXPENSES					
Cost of sales and services	3,758,899	2,709,432	1,804,263	8,272,594	6,674,138
Depreciation	1,752,696	981,896	-	2,734,592	1,238,358
Total operating expenses	5,511,595	3,691,328	1,804,263	11,007,186	7,912,496
Operating income (loss)	5,377,810	(1,293,837)	72,903	4,156,876	1,055,846
NONOPERATING REVENUES (EXPENSES)					
Investment earnings	151,080	23,356	1,432	175,868	84,031
Payments to WRA	(4,343,116)	-	-	(4,343,116)	-
Gain (loss) on sale of capital assets	-	-	-	-	(170,720)
Total nonoperating revenues (expenses)	(4,192,036)	23,356	1,432	(4,167,248)	(86,689)
Income (loss) before contributions and transfers	1,185,774	(1,270,481)	74,335	(10,372)	969,157
Capital contributions	1,862,945	12,135,227	-	13,998,172	-
Transfers in	15,766	62,763	-	78,529	-
Transfers out	-	(19,030)	-	(19,030)	(326,786)
Change in net position	3,064,485	10,908,479	74,335	14,047,299	642,371
Total net position, beginning of year	95,925,839	40,431,666	721,235	137,078,740	27,956,111
Total net position, end of year	\$ 98,990,324	\$ 51,340,145	\$ 795,570	\$ 151,126,039	\$ 28,598,482

Change in net position \$ 14,047,299

Amounts reported for proprietary activities in the statement of activities are different because internal service funds are used by management to charge the costs of various activities internally to individual funds.

The net income of certain activities of internal service funds is reported with business-type activities.

	80,823
Change in net position of business-type activities	\$ 14,128,122

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City of West Des Moines, Iowa
STATEMENT OF CASH FLOWS-PROPRIETARY FUNDS
Year Ended June 30, 2017

	Business-Type Activities				
	Enterprise Funds				
	Sewer System	Storm Water System	Nonmajor Enterprise Fund Solid Waste	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers and users	\$ 10,742,532	\$ 2,370,140	\$ 1,868,909	\$ 14,981,581	\$ 8,966,287
Payments to suppliers	(2,680,513)	(2,437,675)	(1,920,877)	(7,039,065)	(966,164)
Payments to WRA	(4,343,116)	-	-	(4,343,116)	-
Payments to claimants	-	-	-	-	(5,809,274)
Payments to employees	(763,080)	(609,693)	-	(1,372,773)	-
Net cash provided (used) by operating activities	2,955,823	(677,228)	(51,968)	2,226,627	2,190,849
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Transfers in	15,766	62,763	-	78,529	-
Transfers out	-	(19,030)	-	(19,030)	(326,786)
Net cash provided (used) by noncapital financing activities	15,766	43,733	-	59,499	(326,786)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of capital assets	(3,540,668)	(2,352,834)	-	(5,893,502)	(1,403,478)
Capital contributions	596,891	210,982	-	807,873	-
Proceeds from disposal of capital assets	-	-	-	-	46,800
Net cash provided (used) by capital and related financing activities	(2,943,777)	(2,141,852)	-	(5,085,629)	(1,356,678)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest received	433,634	60,984	1,428	496,046	151,967
Purchase of investment securities	(14,718,834)	(5,231,620)	-	(19,950,454)	(3,822,139)
Proceeds from maturity of investment securities	12,000,000	1,000,000	-	13,000,000	-
Net cash provided (used) by investing activities	(2,285,200)	(4,170,636)	1,428	(6,454,408)	(3,670,172)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS					
	(2,257,388)	(6,945,983)	(50,540)	(9,253,911)	(3,162,787)
CASH AND CASH EQUIVALENTS, beginning of year	4,430,362	4,191,367	426,257	9,047,986	14,430,027
CASH AND CASH EQUIVALENTS, end of year	\$ 2,172,974	\$ (2,754,616)	\$ 375,717	\$ (205,925)	\$ 11,267,240

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF CASH FLOWS-PROPRIETARY FUNDS (continued)
Year Ended June 30, 2017

Business-Type Activities

Enterprise Funds

	Sewer System	Storm Water System	Nonmajor Enterprise Fund Solid Waste	Total Enterprise Funds	Internal Service Funds
RECONCILIATION OF OPERATING INCOME (LOSS)					
TO NET CASH PROVIDED (USED) BY					
OPERATING ACTIVITIES					
Operating income (loss)	\$ 5,377,810	\$ (1,293,837)	\$ 72,903	\$ 4,156,876	\$ 1,055,846
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities					
Depreciation	1,752,696	981,896	-	2,734,592	1,238,358
Payments to WRA	(4,343,116)	-	-	(4,343,116)	-
Change in assets and liabilities					
Receivables	(146,873)	(27,351)	(8,257)	(182,481)	(2,055)
Accounts payable	266,176	(373,227)	(116,614)	(223,665)	(46,025)
Claims payable	-	-	-	-	(55,275)
Compensated absences and accrued wages payable	39,680	28,848	-	68,528	-
Net pension liability and related deferred outflows of resources and deferred inflows of resources	4,789	3,538	-	8,327	-
OPEB liability	4,661	2,905	-	7,566	-
Net cash provided (used) by operating activities	<u>\$ 2,955,823</u>	<u>\$ (677,228)</u>	<u>\$ (51,968)</u>	<u>\$ 2,226,627</u>	<u>\$ 2,190,849</u>

RECONCILIATION OF CASH AND CASH EQUIVALENTS TO SPECIFIC ASSETS ON THE STATEMENT OF NET POSITION

Cash and investments	\$ 39,247,929	\$ 4,439,532	\$ 375,717	\$ 44,063,178	\$ 23,026,477
Less items not meeting the definition of cash equivalents	(37,074,955)	(7,194,148)	-	(44,269,103)	(11,759,237)
Cash and cash equivalents at end of year	<u>\$ 2,172,974</u>	<u>\$ (2,754,616)</u>	<u>\$ 375,717</u>	<u>\$ (205,925)</u>	<u>\$ 11,267,240</u>

SCHEDULE OF NONCASH ITEMS

Capital and related financing activities					
Donated construction by developers	\$ 1,266,054	\$ 1,299,184	\$ -	\$ 2,565,238	\$ -
Donated construction from other funds	\$ -	\$ 10,625,061	\$ -	\$ 10,625,061	\$ -
Acquisition of capital assets through retainage payable	\$ 134,643	\$ 116,598	\$ -	\$ 251,241	\$ -
Investing activities					
Change in fair market value of investments	\$ (197,256)	\$ (37,471)	\$ -	\$ (234,727)	\$ (62,902)

See Notes to Basic Financial Statements.

City of West Des Moines, Iowa
STATEMENT OF ASSETS AND LIABILITIES
AGENCY FUNDS
June 30, 2017

ASSETS

Cash and investments	\$ 702,221
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LIABILITIES

Deposits and remittances due	\$ 702,221
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City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The City of West Des Moines (the City) is a political subdivision of the State of Iowa located in Polk, Dallas, Madison and Warren counties. It was first incorporated in 1893 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government, with the Mayor and Council Members elected on a nonpartisan basis. The City provides numerous services to citizens, including public safety, public works, culture and recreation, community and economic development, health and social services, public improvements and general administrative services. It also provides sewer, storm water and solid waste utilities.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

For financial reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusions would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City. Based on these criteria, there are no component units, organizations or agencies which should be included in these basic financial statements.

Basis of Presentation

Government-wide and fund financial statements: The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent for support on fees and charges for services.

The Statement of Net Position presents the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Three categories of net position are reported:

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets.

Restricted net position results when constraints placed on the use of net position are either externally imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of net position not meeting the definition of the two preceding categories. Unrestricted net position often has constraints on resources imposed by management which can be removed or modified.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. There are no indirect expenses. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants and contributions

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. The focus of fund financial statements is on major funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Nonmajor funds are aggregated and presented in a single column.

Fund Accounting: The accounts of the City are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts which comprise its assets, deferred outflows of resources, liabilities, and deferred inflows of resources, fund balance/net position, revenues and expenditures or expenses, as appropriate. The City has the following funds:

Governmental Fund Types: Governmental fund types are those funds through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used; current liabilities are assigned to the fund from which they are paid; and the difference between governmental fund assets, liabilities, and deferred inflows of resources, the fund equity, is referred to as "fund balance". The measurement focus is upon determination of changes in financial positions, rather than upon net income determination. The following are the City's major governmental funds:

General Fund: The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Road Use Tax Fund (Special Revenue): To account for the proceeds from road use tax monies.

Tax Increment Financing Fund (Special Revenue): To account for the accumulation of resources generated by TIF districts to be used for urban renewal and development. Property tax revenue generated on increased assessed valuations within TIF districts are the resources accounted for in this fund.

Debt Service Fund: To account for the servicing of the general long-term debt not financed by a specific source.

Capital Projects Fund: To account for the acquisition and construction of major capital facilities and other capital assets, with the exception of those that are financed through proprietary fund types.

The other governmental funds of the City are considered nonmajor and are as follows:

Special Revenue Funds: Are used to account for the proceeds of specific revenue sources (other than certain capital projects that are legally restricted to expenditures for specific projects).

Police and Fire Retirement Fund: To account for the remaining balances of the self-administered pension plans after a transfer to a state administered plan which may be used by the City to meet future pension funding requirements as prescribed by law.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Fund Accounting (continued)

Employee Benefit Fund: To account for the property tax revenues collected to be used for City employees' health insurance and pension costs.

Economic Development Fund: To account for grants, contributions, and loan repayments to be used for general economic development and redevelopment purposes of the City including low interest loans the City makes to private companies for economic development purposes, as well as the acquisition and sale of land.

Housing Programs Fund: To account for the U.S. Department of Housing and Urban Development Block Grant programs as well as miscellaneous other grants and contributions to provide housing assistance and housing rehabilitation programs.

Parks Fund: To account for the donations identified to specifically assist the park programs and annual tree planting.

Library Fund: To account for reimbursements from the State of Iowa for library materials lent to non-City residents and other libraries in Iowa, and used for improvements to the Library. This Fund also accounts for money received through donations and fund raising activities for the Library.

Public Safety Fund: To account for grants and contributions specifically identified for use in public safety activities such as contributions for the purchase of public access defibrillators. This fund is also used to account for funds received by the City as a result of drug seizures.

Dallas County Local Housing Trust Fund: To account for grants from the Iowa Finance Authority and other Dallas County Local Housing Trust Fund revenues and related expenditures.

Community Development Block Grant Fund: To account for the community development block grant revenues and related expenditures.

Proprietary Fund Types: Proprietary fund types are used to account for a government's ongoing organizations and activities which are similar to those often found in the private sector (business-type activities). The measurement focus is upon income determination, financial positions and cash flows.

Enterprise Funds: Are used to account for those operations that are financed and operated in a manner similar to private business or where the City has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The following are the City's major enterprise funds:

Sewer System Fund: To account for the operations of the City's sanitary sewer systems including the revenue from usage fees, the operating costs associated with it, any capital projects and all bond issues.

Storm Water System Fund: To account for the operations of the City's storm water sewer systems including revenue from usage fees, operating costs, capital projects, and all bond issues.

The other enterprise fund of the City is considered nonmajor and is as follows:

Solid Waste Fund: To account for the operations of the City's solid waste collection system.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Fund Accounting (continued)

Internal Service Funds: Are used to finance and account for services and commodities provided by designated departments or agencies to other departments and agencies of the City. The following are the City's internal service funds:

Vehicle Replacement Fund: To account for replacement costs related to vehicles and equipment of the City.

Vehicle Maintenance Fund: To account for the maintenance costs related to the vehicles and equipment of the City.

Health and Dental Insurance Fund: To account for the health and dental insurance premiums and claims for all City employees.

Worker's Compensation Insurance Fund: To account for the worker's compensation premiums and claims.

Technology Replacement Fund: To account for replacement costs related to technology used by the City, such as hardware and software.

Fiduciary Fund Types: Fiduciary fund types are used to account for net position and changes in net position held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units and/or other funds. The City has the following fiduciary fund type:

Agency Funds: Are custodial in nature (assets equal liabilities) and do not involve measurement or results of operations. The City has the following agency funds:

Collections and Deposits Fund: To account for collections and deposits received by the City from external parties for purposes such as escrow accounts for transitional housing program participants, deposits by transient vendors to ensure compliance with temporary use permits and deposits from developers pending completion of remaining site plan requirements.

Section 125 Plan Fund: To account for current payroll deductions of City employees for future use as group insurance premiums.

Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax is recognized as revenue in the year in which it is levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been satisfied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 90 days of the current fiscal period.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Measurement Focus and Basis of Accounting (continued)

Property tax, local option sales tax, intergovernmental revenues (shared revenues, grants and reimbursements from other governments) and interest are considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the City.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, principal and interest on long-term debt, claims and judgments and compensated absences are recognized as expenditures only when payment is due. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt are reported as other financing sources.

When an expenditure is incurred in governmental funds that can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the expenditure toward restricted fund balance and then to less-restrictive classifications - committed, assigned and then unassigned fund balances.

Under terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general revenues.

Property taxes are recognized at the time an enforceable legal claim is established. This is deemed to occur when the budget is certified. The current tax levy was certified in February 2017, the date at which a lien attaches, based on the 2016 assessed valuations. These taxes are due in two installments, on September 30 and the following March 31, with a 1½% per month penalty for delinquent payment. Since the 2017 tax levy is budgeted and levied for fiscal year 2018, the revenue from this tax levy has been deferred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The City maintains its financial records on the cash basis during the fiscal year. The financial statements of the City are prepared by making adjusting entries to the cash basis financial records at the end of the fiscal year.

Summary of Significant Accounting Policies:

The significant accounting policies followed by the City include the following:

Cash, Pooled Investments and Cash Equivalents: The City maintains a cash and investment pool to maximize investment opportunities. Income from investments is recorded in the General Fund unless otherwise provided by law. Each fund's portion of total cash and investments is reported as such within this report. In addition, certain investments are separately held by several of the City's funds. Investments are reported at fair value except for non-negotiable certificates of deposit which are stated at cost. Securities traded on the national or international exchange are valued at the last reported sales price at current exchange rates.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

The City invests in the Iowa Public Agency Investment Trust (IPAIT) which is a 2a7-like pool. IPAIT is a common-law trust established under Iowa law and is administered by an appointed investment management company. The fair value of the positions in the trust is the same as the value of the shares.

For purposes of the Statement of Cash Flows for proprietary fund type funds, the City considers pooled cash and investments to be cash equivalents as these pooled amounts have the same characteristics of demand deposits and all highly liquid investments with a maturity of three months or less when purchased. Certificates of deposit with a maturity greater than three months are considered investments. Cash equivalents also include restricted cash and investments.

Property Taxes Receivable, Including Tax Increment Financing: Property tax, including tax increment financing in governmental funds, is accounted for using the modified accrual basis of accounting.

Property tax receivable is recognized in these funds on the levy or lien date, which is the date that the tax asking is certified by the City Council to the County Board of Supervisors. Current year property tax receivable represents taxes collected by the County but not remitted to the City at June 30, 2017 and unpaid taxes. The succeeding year property tax receivable represents taxes certified by the City Council to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year. By statute, the City Council is required to certify its budget to the County Auditor by March 15 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow of resources in both the government-wide and the fund financial statements and will not be recognized as revenue until the year for which it is levied.

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1 ½% per month penalty for delinquent payments; is based on January 1, 2015, assessed property valuations; is for the tax accrual period July 1, 2016 through June 30, 2017, and reflects tax asking contained in the budget certified to the County Board of Supervisors in February 2016.

Accounts Receivable: results primarily from services provided to citizens and are accounted for in the governmental funds. Sanitary sewer, storm water sewer and solid waste services are accounted for in the enterprise funds. All are net of an allowance for uncollectibles. Unbilled usage for service consumed between periodic scheduled billing dates is estimated and is recognized as revenue in the period in which the service is provided.

Special Assessments Receivable: Special assessments receivable represents the amounts due from individuals for work done which benefits their property. These assessments are payable by individuals in not less than ten nor more than twenty annual installments. Each annual installment with interest on the unpaid balance is due on September 30 and is subject to the same interest and penalties as other tax.

Inventories: consists of materials and supplies and are valued at cost using the first-in, first-out (FIFO) method. The costs of governmental fund type inventories are recorded as expenditures.

Due from Other Governments: Due from other governments represents amounts due from the State of Iowa, various shared revenues, grants and reimbursements from other governments.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Restricted Assets: Funds invested from contributions which carry specific restrictions for their use are classified as restricted assets.

Bond Issuance Costs: in the government-wide financial statements and the fund financial statements, bond issuance costs are recognized during the current period. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenses in the government-wide financial statement and proprietary fund types in the fund financial statement. Governmental funds recognize the costs as debt service expenditures.

Capital Assets: including land, buildings, improvements other than buildings, intangibles, equipment and vehicles, infrastructure, construction-in-progress, sanitary and storm water sewer systems and the City's share of assets in their undivided equity interest are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an initial useful life of one year or greater.

Assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

The City has chosen the modified approach, as defined by GASB Statement No. 34, for reporting the governmental activities infrastructure assets. The City maintains an inventory of infrastructure assets and performs periodic condition assessments to establish that the predetermined condition level is maintained.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. No interest was capitalized in the current fiscal year.

Depreciation has been provided using the straight-line method over the estimated useful lives of the respective assets. The estimated useful lives for each capital asset type are as follows:

<u>Asset class</u>	<u>Estimated useful lives (in years)</u>
Buildings	30
Improvements other than buildings	15
Equipment and vehicles	5 - 18
Fiber network	20
Sanitary and storm water sewer systems	50
Share of undivided equity interest assets	5 - 15
Intangibles	5

The City's collection of works of art and other similar assets are not capitalized. These collections are unencumbered, held for public exhibition and education, protected, cared for and preserved and subject to City policy that requires proceeds from the sale of these items to be used to acquire other collection items.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Deferred Outflows of Resources: Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension expense and contributions from the employer after the measurement date, but before the end of the employer's reporting period.

Deferred Inflows of Resources: Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current period, or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since it is not available. Deferred inflows of resources at the governmental fund level consist of the succeeding year property tax receivable, and other receivables not collected within 90 days of the current fiscal period.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax receivable that will not be recognized as revenue until the year for which they are levied, the unamortized portion of the net difference between projected and actual earnings on pension plan investments, and other unrecognized items not yet charged to pension expense.

Interfund Transactions: Transactions among City funds that would be treated as revenues and expenditures or expenses if they involved organizations external to City government are accounted for as revenues and expenditures or expenses in the funds involved.

Transactions which constitute reimbursements to a fund for expenditures initially made from it which are properly applicable to another fund are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the reimbursed fund.

Transactions, which constitute the transfer of resources from a fund receiving revenues to a fund through which the revenues are to be expended, are separately reported in the respective fund's operating statements.

Activity between funds, that are representative of lending/borrowing arrangements at the end of the fiscal year, are referred to as "due to/from other funds" in the fund financial statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Compensated Absences: City employees accumulate vacation benefits for subsequent use or payment upon termination, death or retirement. City employees also accumulate sick leave benefits for subsequent use or payment at one-half the accumulated value upon death or retirement. For proprietary fund types, these accumulations are recorded as expenses and liabilities of the appropriate fund in the fiscal year earned. For governmental fund types, the amount of accumulated unpaid vacation which is payable from available resources is recorded as a liability of the respective fund only if they have matured. Examples of these are employee retirements and resignations. There is no amount considered due as of year-end or reported in the fund financial statements. However, the entire compensated absence liability, computed based on rates of pay in effect at June 30, 2017, is reported on the government-wide financial statements. The compensated absences liability attributable to the governmental activities will be paid primarily by the General Fund.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Long-Term Liabilities: In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental or business type activities column in the Statement of Net Position and the proprietary fund Statement of Net Position.

In the governmental fund financial statements, the face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions: For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's two pension systems, and additions to/deductions from the pensions' fiduciary net position have been determined on the same basis as they are reported by each respective pension system. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Fund Equity: In the governmental fund financial statements, fund balances are classified as follows:

Non-spendable - Amounts which cannot be spent either because they are in a non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted - Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments imposed by law through constitutional provisions or enabling legislation.

Committed - Amounts which can be used only for specific purposes pursuant to constraints formally imposed by the highest level of decision-making authority. The City Council is the highest level of decision-making authority and can, through ordinance or resolution approved prior to fiscal year end, commit fund balance. For the purpose of financial commitments, ordinances and resolutions are equally binding. Committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same action it employed to commit those amounts. At this time no amounts have been committed by the City Council.

Assigned - Amounts the City intends to use for a specific purpose. The intent is expressed by the governing body itself, or a body or official to which the City has delegated the authority to assign amounts to be used for specific purposes. It does not require formal action of the City. At this time no amounts have been assigned nor has any specific authority to assign fund equity been delegated by the City, governing bodies or officials.

Unassigned - All amounts not included in other spendable classifications. The General fund is the only fund that would report a positive amount in unassigned fund balance.

When an expenditure is incurred in governmental funds which can be paid using either restricted or unrestricted resources, it is the City's policy to pay the expenditure from restricted fund balance and then from less-restrictive classifications of committed, assigned and then unassigned fund balance.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Summary of Significant Accounting Policies (continued)

Net Position: Net position represents the difference between assets, deferred inflows of resources, liabilities, and deferred outflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. As of June 30, 2017, the City had \$25,325,724 in unspent debt proceeds available for projects. Net position is reported as restricted when there are limitations imposed on its use through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Net position restricted through enabling legislation consists of \$13,398,804 for road construction projects, \$2,596,503 for retirement benefits, and \$5,409,317 for tax increment projects. All other restrictions are imposed by outside parties through grants, debt agreements or donors.

The City first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Use of Estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 CASH AND INVESTMENTS

As of June 30, 2017, the City's cash and investments were as follows:

Cash and investments, statement of net position	\$122,323,954
Restricted cash and investments	26,904,791
Cash and investments, fiduciary funds	<u>702,221</u>
	<u>\$149,930,966</u>

As of June 30, 2017, the City had investments in U.S. Agency coupon securities with a fair value of \$44,704,574. The City categorized its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs. All of the City's investments in U.S. Agency coupon securities are valued using significant other observable inputs (level 2 inputs). There have been no changes in valuation methodologies at June 30, 2017 compared to June 30, 2016.

Authorized Investments: The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high-rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district. However, the City's investment policy additionally limits investments in commercial paper to obligations at the time of purchase rated within the two highest ratings issued by nationally recognized statistical rating organizations with a maturity less than 270 days.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 2 CASH AND INVESTMENTS (continued)

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. In accordance with the City's investment policy, the City minimizes the fair value risk of investments in the portfolio by structuring its investment portfolio so that securities mature to meet cash requirements for operations, thereby avoiding the need to sell securities in the open market prior to maturity.

The City employs a laddered maturity approach to its investments in U.S. Agency coupon securities. Within 12 months, \$13,191,443 of the fair value will mature. An additional \$2,006,836 will mature between 13 and 24 months. The remaining \$29,506,295 will mature between 25 and 60 months.

Credit Risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. All \$44,704,574 of the fair value invested in U.S. Agency coupon securities are rated Aaa by Fitch, Standard and Poor's, and Moody's.

Concentration of Credit Risk: The City's investment policy seeks diversification to reduce overall portfolio risk while attaining market rates of return to enable the City to meet all anticipated cash requirements. The policy limits the City to holding a minimum of 5% of the total portfolio in highly marketable short-term treasuries, short-term federal government agencies, checking with interest, government pooled account or a combination of all four. The policy limits investments in order to avoid over-concentration in securities of a specific issuer and limits certificates of deposit to the amount approved by City Council for each financial institution in accordance with the Code of Iowa.

Custodial Credit Risk-Deposits: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. It is the City's policy to require that time deposits in excess of FDIC insurance limits be secured by collateral or private insurance to protect public deposits in a single financial institution if it were to default. Chapter 12C of the Code of Iowa requires all City funds be deposited into an approved depository and be either insured or collateralized. As of June 30, 2017, the City's deposits with financial institutions were entirely covered by federal depository insurance or insured by the state through pooled collateral, state sinking funds and by the state's ability to assess for lost funds. The City's investments were covered by investments purchased and held by an independent third party.

Custodial Credit Risk-Investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City had no custodial risk with regards to investments since all investments were held by the City or its agent in the City's name.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3 CAPITAL ASSETS

The City has reported all capital assets including infrastructure in the government-wide statement of net position. The City elected to use the modified approach as defined by GASB Statement No. 34 for governmental activities infrastructure reporting. As a result, no accumulated depreciation or depreciation expense has been recorded for these assets. A more detailed discussion of the modified approach is presented in the Required Supplementary Information section of this report. All other capital assets were reported using the basic approach whereby accumulated depreciation and depreciation expense have been recorded.

The following is a summary of changes in capital assets for the year ended June 30, 2017:

	Balance beginning of year	Additions	Deletions	Transfers	Balance end of year
Governmental Activities					
Capital assets, not being depreciated					
Land	\$ 23,908,175	\$ -	\$ -	\$ -	\$ 23,908,175
Infrastructure	350,714,797	34,338,048	163,137	(10,625,061)	374,264,647
Construction-in-progress	47,699,145	33,593,128	37,508,813	-	43,783,460
Intangibles	15,574,850	-	-	-	15,574,850
Total capital assets, not being depreciated	437,896,967	67,931,176	37,671,950	(10,625,061)	457,531,132
Capital assets, being depreciated					
Buildings	49,774,273	906,753	105,723	-	50,575,303
Equipment and vehicles	22,509,693	2,398,933	1,428,572	-	23,480,054
Fiber network	5,159,190	-	-	-	5,159,190
Improvements other than buildings	43,371,279	129,908	13,000	-	43,488,187
Share of undivided equity interest assets	3,801,560	1,243,736	-	-	5,045,296
Intangibles	1,153,127	-	78,898	-	1,074,229
Total capital assets, being depreciated	125,769,122	4,679,330	1,626,193	-	128,822,259
Less accumulated depreciation for					
Buildings	26,549,012	1,607,478	54,408	-	28,102,082
Equipment and vehicles	14,383,053	1,750,447	1,012,119	-	15,121,381
Fiber network	2,044,476	389,339	-	-	2,433,815
Improvements other than buildings	33,686,885	1,852,987	-	-	35,539,872
Share of undivided equity interest assets	2,117,993	470,418	-	-	2,588,411
Intangibles	625,037	39,394	78,899	-	585,532
Total accumulated depreciation	79,406,456	6,110,063	1,145,426	-	84,371,093
Total capital assets, being depreciated, net	46,362,666	(1,430,733)	480,767	-	44,451,166
Governmental activities, capital assets net	\$ 484,259,633	\$ 66,500,443	\$ 38,152,717	\$ (10,625,061)	\$ 501,982,298

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3 CAPITAL ASSETS (continued)

	<u>Balance beginning of year</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance end of year</u>
Business-Type Activities					
Capital assets, not being depreciated					
Land	\$ 413,178	\$ -	\$ -	\$ -	\$ 413,178
Construction-in-progress	7,051,111	6,494,448	2,570,550	-	10,975,009
Total capital assets, not being depreciated	<u>7,464,289</u>	<u>6,494,448</u>	<u>2,570,550</u>	<u>-</u>	<u>11,388,187</u>
Capital assets, being depreciated					
Equipment	302,489	-	-	-	302,489
Intangibles	31,250	-	-	-	31,250
Sanitary and storm sewer system	122,212,840	4,663,280	37,896	10,625,061	137,463,285
Total capital assets, being depreciated	<u>122,546,579</u>	<u>4,663,280</u>	<u>37,896</u>	<u>10,625,061</u>	<u>137,797,024</u>
Less accumulated depreciation for					
Equipment	194,615	16,481	-	-	211,096
Intangibles	25,000	1,564	-	-	26,564
Sanitary and storm sewer system	40,813,534	2,716,549	-	-	43,530,083
Total accumulated depreciation	<u>41,033,149</u>	<u>2,734,594</u>	<u>-</u>	<u>-</u>	<u>43,767,743</u>
Total capital assets, being depreciated, net	<u>81,513,430</u>	<u>1,928,686</u>	<u>37,896</u>	<u>10,625,061</u>	<u>94,029,281</u>
Business-type activities, capital assets, net	<u>\$ 88,977,719</u>	<u>\$ 8,423,134</u>	<u>\$ 2,608,446</u>	<u>\$ 10,625,061</u>	<u>\$ 105,417,468</u>

Depreciation expense was charged to the governmental activities functions as follows:

Governmental Activities	
Public Safety	\$ 1,989,396
Health and social services	117,491
Culture and recreation	1,819,412
Public works	1,377,647
General government	621,150
Community and economic development	184,967
Total	<u>\$ 6,110,063</u>

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 4 BONDED AND OTHER DEBT

The following is a summary of changes in bonded and other long-term debt for the year ended June 30, 2017:

	Balance July 1, 2016	Increases & Issues	Decreases & Retirements	Balance June 30, 2017	Due within one year
Governmental activities					
General obligation bonds	\$ 120,494,464	\$ 18,962,083	\$ 18,915,040	\$ 120,541,507	\$ 18,940,000
Equipment note payable	-	643,214	80,816	562,398	120,131
Installment contracts	1,651,754	-	334,639	1,317,115	165,006
Compensated absences	4,795,720	4,707,743	4,795,720	4,707,743	2,876,363
Net OPEB liability	766,207	201,443	-	967,650	-
Total governmental activities	127,708,145	24,514,483	24,126,215	128,096,413	22,101,500
Business-type activities					
Compensated absences	127,642	187,891	127,642	187,891	111,265
Net OPEB liability	34,898	7,566	-	42,464	-
Total business-type activities	162,540	195,457	127,642	230,355	111,265
Total long-term debt	\$ 127,870,685	\$ 24,709,940	\$ 24,253,857	\$ 128,326,768	\$ 22,212,765

Bonds were sold at a net premium; unamortized net premium at June 30, 2017 totaled \$6,411,507.

For governmental activities, pension-related debt and other post-employment benefits are generally liquidated by the general fund.

General Obligation Bonds/Notes: General obligation bonds outstanding as of June 30, 2017, consist of the following individual issues:

Date of Issue	Interest Rates	Final Due Date	Annual Principal Payments	Amount Originally issued	Amount Outstanding June 30, 2017
03/04/2010	2.000-4.250	June 2020	\$ 780,000 · \$ 4,140,000	\$ 31,450,000	\$ 8,895,000
06/29/2010	3.000	June 2020	685,000 · 845,000	7,000,000	2,450,000
08/11/2010	2.000-4.000	June 2029	50,000 · 405,000	5,000,000	3,940,000
08/10/2011	2.000-3.500	June 2025	500,000 · 1,215,000	6,900,000	3,290,000
08/25/2011	2.000-2.500	June 2018	1,775,000 · 1,985,000	11,270,000	1,985,000
05/01/2012	4.000	June 2018	365,000 · 1,040,000	2,610,000	370,000
05/01/2012	5.000	June 2021	560,000 · 1,945,000	11,355,000	4,815,000
06/27/2012	2.000-3.000	June 2026	250,000 · 655,000	7,520,000	5,250,000
08/21/2013	2.000-3.100	June 2024	250,000 · 1,080,000	4,385,000	2,000,000
09/11/2014	2.000-5.000	June 2026	820,000 · 1,055,000	13,375,000	8,590,000
04/07/2015	2.000-3.100	June 2029	240,000 · 2,195,000	21,755,000	21,515,000
04/07/2015	2.000-2.800	June 2025	875,000 · 1,660,000	12,715,000	11,840,000
04/07/2015	2.000	June 2020	615,000 · 955,000	3,410,000	2,500,000
06/15/2016	2.000-5.000	June 2026	690,000 · 3,260,000	9,225,000	5,965,000
06/15/2016	2.000-5.000	June 2031	555,000 · 1,495,000	13,855,000	13,025,000
11/16/2016	2.000-4.000	June 2026	100,000 · 840,000	7,200,000	7,100,000
11/16/2016	2.000-4.000	June 2030	100,000 · 1,025,000	10,700,000	10,600,000
				<u>\$ 179,725,000</u>	<u>\$ 114,130,000</u>

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 4 BONDED AND OTHER DEBT (continued)

Other than Bonded Debt

Installment contracts:

The City has entered into an installment contract with the Iowa Department of Transportation (DOT) related to the Highway 5 relocation construction project. The agreement is non-interest bearing and originally called for annual installments of approximately \$1,077,000 through June 2015. Prior to the final payment due date, IDOT agreed to delay the payment pending modification of terms of the agreement. An amendment, effective January 11, 2016, included settlement of additional construction cost reimbursement of \$569,571, and provided for the remaining balance of \$1,646,390 to be refinanced into a non-interest bearing installment contract allowing for equal principal installments over ten years beginning April 2016.

Note payable:

The City has entered into a five year term loan agreement with a bank, collateralized by funds held in a general operating money market account. The note is payable in monthly installments of \$11,417, including variable interest at 2.0 percent above the money market rate, through November 2021. The balance due as of June 30, 2017 was \$562,398.

Compensated Absences: Compensated absences are typically liquidated in the fund that accounts for the employee's salary and benefits.

Summary of principal and interest maturities: Annual debt service requirements to service all outstanding indebtedness as of June 30, 2017, are as follows:

Year Ending June 30	<u>General Obligation Bonds</u>		<u>Installment Contracts & Note Payable</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
	2018	\$ 15,975,000	\$ 3,652,058	\$ 285,137
2019	16,365,000	3,094,908	289,113	12,527
2020	12,100,000	2,535,308	293,219	8,421
2021	9,750,000	2,126,672	297,461	4,179
2022	9,465,000	1,807,623	220,929	457
2023 - 2027	39,885,000	4,564,601	493,654	-
2028 - 2031	10,590,000	561,125	-	-
	<u>\$ 114,130,000</u>	<u>\$ 18,342,293</u>	<u>\$ 1,879,513</u>	<u>\$ 42,088</u>

Legal debt margin: As of June 30, 2017, the outstanding general obligation debt of the City did not exceed its legal debt margin computed as follows:

Actual valuation, net of military exemption *	\$ 6,961,608,889
Debt limit, 5% of total actual valuation	348,080,444
Debt applicable to debt limit	
General obligation bonds	114,130,000
Note payable	562,398
Installment contracts	<u>1,317,115</u>
Legal debt margin	<u>\$ 232,070,931</u>

* 100% of assessed valuation including TIF increment

City of West Des Moines, Iowa

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 5 FUND BALANCES

The following funds had deficit fund balances as of June 30, 2017:

Dallas County Local Housing Trust Fund	\$ (2,984)
Community Development Block Grant	\$ (31,120)

The City intends to fund these deficits through future grant revenues.

As of June 30, 2017, fund balances are composed of the following:

	General	Debt Service	Capital Projects	Special Revenue	Total
Restricted for:					
Road and street projects	\$ -	\$ -	\$ -	\$ 13,398,804	\$ 13,398,804
Tax rebates and urban renewal projects	-	-	1,301,447	4,805,720	6,107,167
Debt service	-	1,991,314	-	-	1,991,314
General obligation bond projects	-	-	25,325,724	-	25,325,724
Public safety pension	-	-	-	2,587,700	2,587,700
Employee insurance benefits	-	-	-	8,803	8,803
Economic development	-	-	-	603,597	603,597
General housing assistance	-	-	-	368,791	368,791
Elderly housing assistance	-	-	-	278,506	278,506
Parks operations and projects	-	-	-	22,211	22,211
Raccoon River quarry conservation	-	-	-	261,421	261,421
Public art	-	-	-	394,141	394,141
Adult softball field maintenance and improvements	-	-	-	109,046	109,046
Jordan Cemetery maintenance	-	-	-	272,823	272,823
Library operations and programs	-	-	-	216,643	216,643
Suburban Emergency Response Team	-	-	-	6,322	6,322
Dispatch operations and improvements	-	-	-	54,350	54,350
Police Operations	-	-	-	377,818	377,818
Total restricted fund balance	-	1,991,314	26,627,171	23,766,696	52,385,181
Unrestricted	36,712,866	-	(7,962,631)	(34,104)	28,716,131
Total fund balance	\$ 36,712,866	\$ 1,991,314	\$ 18,664,540	\$ 23,732,592	\$ 81,101,312

**City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS**

NOTE 6 INTERFUND RECEIVABLES AND PAYABLES

Individual interfund receivables and payables balances as of June 30, 2017 were:

<u>Receivable Fund</u>	<u>Payable Fund</u>	
Major Governmental Fund, General	Major Governmental Fund, Capital Projects	\$ 5,851,062
Major Governmental Fund, General	Nonmajor Governmental Fund, CDBG	80,955
Major Governmental Fund, General	Nonmajor Governmental Fund, Dallas County Local Housing Trust Fund	<u>239</u>
Total		<u>\$ 5,932,256</u>

Interfund balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

NOTE 7 INTERFUND TRANSFERS

The following is a schedule of transfers as included in the basic financial statements of the City:

	<u>Transfers in</u>	<u>Transfers out</u>
Major Governmental Funds		
General	\$ 6,131,667	\$ 2,242,035
Special Revenue Funds		
Road Use Tax	24,057	5,847,345
Tax Increment Financing	-	12,946,766
Debt Services	10,828,537	-
Capital Projects	9,247,417	225,795
Major Enterprise Funds		
Sewer System	15,766	-
Storm Water System	62,763	19,030
Non-major Governmental Funds	170,000	4,872,449
Internal Service Funds		
Technology Replacement	-	326,786
Total	<u>\$ 26,480,206</u>	<u>\$ 26,480,206</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them or (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS

Iowa Public Employees' Retirement System - IPERS

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. (These qualifications must be met on the member's first month of entitlement to benefits.) Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary. (For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.)

Protection occupation members may retire at normal retirement age which is generally at age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.5% for each month that the member received benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits: A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions: Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Iowa Public Employees' Retirement System – IPERS

cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2017, pursuant to the required rate, regular members contributed 5.95% of pay and the City contributed 8.93% for a total rate of 14.88%. Protection occupation members contributed 6.56% of pay and the City contributed 9.84% for a total rate of 16.40%.

The City's total contributions to IPERS for the year ended June 30, 2017 were \$1,820,285.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: At June 30, 2017 the City reported a liability of \$14,441,145 for its proportionate share of the net pension liability. The new pension liability was measured as of June 30, 2016 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participation employers. At June 30, 2016, the City's collective proportion was 0.2294680% which was an increase of 0.012561% from its proportion measured as of June 30, 2015.

For the year ended June 30, 2017, the City recognized pension expense of \$2,001,730. At June 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 125,973	\$ 233,134
Changes of assumptions	217,464	823
Net difference between projected and actual earnings on IPERS' investments	2,471,927	-
Changes in proportion and differences between City contributions and proportionate share of contributions	264,125	23,798
City contributions subsequent to the measurement date	1,820,285	-
	<u>\$ 4,899,774</u>	<u>\$ 257,755</u>

The \$1,820,285 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	
2018	\$ 351,848
2019	351,848
2020	1,340,626
2021	775,994
2022	1,418
Total	<u>\$ 2,821,734</u>

There were no non-employer contributing entities at IPERS.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Iowa Public Employees' Retirement System – IPERS

Actuarial Assumptions – The total pension liability in the June 30, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation (effective June 30, 2014)	3.00 % per annum
Rates of salary increase (effective June 30, 2010)	4.00 % to 17.00 % average, including inflation. Rates vary by membership group.
Investment rate of return (effective June 30, 1996)	7.50 % per annum, compounded annually, net of investment expense, including inflation
Wage growth (effective June 30, 1990)	4.00 % per annum based on 3.00 % inflation and 1.00 % real wage inflation

The actuarial assumptions used in the June 30, 2016 valuation were based on the results of actuarial experience studies with dates corresponding to those listed above.

Mortality rates were based on the RP-2000 Mortality Table for Males or Females, as appropriate, with adjustments for mortality improvements based on Scale AA.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Core Plus Fixed Income	28%	1.90%
Domestic Equity	24%	5.85%
International Equity	16%	6.32%
Private Equity/Debt	11%	10.31%
Real Estate	8%	3.87%
Credit Opportunities	5%	4.48%
US TIPS	5%	1.36%
Other Real Assets	2%	6.42%
Cash	1%	-0.26%
	100%	

Discount Rate – The discount rate used to measure the total pension liability was 7.5%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

**City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS**

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Iowa Public Employees' Retirement System – IPERS

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1%-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current rate.

1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)

City's proportionate share of the net pension liability	\$	24,898,986	\$	14,441,145	\$	5,616,566
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IPERS' Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to IPERS' – At June 30, 2017, the City reported payables to the defined benefit pension plan of \$0 for legally required employer contributions and \$0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

Municipal Fire & Police Retirement System - MFPRSI

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits – Disability benefits may be either accidental or ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation, for those with 5 or more years of service, or the member's service retirement benefit calculation amount, and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2017.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 25.92% for the year ended June 30, 2017.

The City's contributions to MFPRSI for the year ended June 30, 2017 was \$2,317,700.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a non-employer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2017.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2017, the City reported a liability of \$19,973,986 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2016, the City's proportion was 3.194504% which was an increase of .03776% from its proportions measured as of June 30, 2015.

For the year ended June 30, 2017, the City recognized pension expense of \$2,821,669. At June 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 515,503	\$ 18,524
Changes of assumptions	843,313	273,589
Net difference between projected and actual earnings on pension plan investments	3,531,863	-
Changes in proportion and differences between City contributions and proportionate share of contributions	318,700	-
City contributions subsequent to the measurement date	2,317,700	-
Total	<u>\$ 7,527,079</u>	<u>\$ 292,113</u>

\$2,317,700 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2018. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	
2018	\$ 799,522
2019	799,522
2020	2,077,547
2021	1,232,707
2022	7,968
Total	<u>\$ 4,917,266</u>

Actuarial Assumptions – The total pension liability in the June 30, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.00 % per annum
Salary Increases	4.50 % to 15.00 %, including inflation
Investment rate of return	7.50 % per annum, net of investment expense, including inflation

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

The actuarial assumptions used in the June 30, 2016 valuation were based on the results of an actuarial experience study for the period from July 1, 2002 to June 30, 2012.

Postretirement mortality rates were based on the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and individuals with disabilities set-forward one year (male only rates), with no projection of future mortality improvement.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Large cap	6.0%
Small cap	5.8%
International large cap	7.0%
Emerging makets	8.8%
Emerging market debt	6.5%
Private non-core real estate	9.3%
Master limited partnerships	8.5%
Private equity	9.8%
Core plus fixed income	3.8%
Private core real estate	6.8%
Treasury inflation protected securities	2.8%
Tactical asset allocation	6.0%

Discount Rate – The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City’s proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the city’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
City's proportionate share of the net pension liability	\$31,348,153	\$19,973,986	\$10,501,727

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8 PENSION AND RETIREMENT SYSTEMS (continued)

Municipal Fire & Police Retirement System – MFPRSI (continued)

MFPRSI’s Fiduciary Net Position - Detailed information about the pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI’s website at www.mfprsi.org.

Payables to MFPRSI - At June 30, 2017, the City reported payables to the defined benefit pension plan of \$0 for legally required employer contributions and \$0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

NOTE 9 DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, is available to all full & ¾ time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. The plan was amended to comply with IRC Section 457(g) which allowed for the plan to hold its assets in trust. Under these requirements, the assets of the plan are no longer subject to the general creditors of the City, the City no longer owns the amount deferred by employees and, therefore, the liability and corresponding investment are not reflected in the financial statements.

NOTE 10 OTHER POSTEMPLOYMENT BENEFITS - OPEB

The City operates a single-employer retiree benefit plan which provides healthcare benefits for retirees and their spouses and dependents. There are active and retired members in the plan. Retired participants must be age 55 or older at retirement.

The healthcare benefit plans are self-insured and are administered by a third party. Retirees under age 65 pay 102% of the full active employee premium rates. This results in an implicit subsidy and an OPEB liability. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis.

The City’s annual OPEB cost is calculated based on the annual required contribution (ARC) of the City, an amount actuarially determined in accordance with GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed 30 years. The following table shows the components of the City’s annual OPEB cost for the year ended June 30, 2017, the amount actually contributed to the plan and changes in the City’s net OPEB obligation:

Annual required contribution, ARC	\$	276,952
Interest on net OPEB obligation		40,055
Adjustment to annual required contribution		(52,115)
Annual OPEB cost		264,892
Contributions made		(55,883)
Increase in net OPEB obligation		209,009
Net OPEB obligation, beginning of year		801,105
Net OPEB obligation, end of year		\$ 1,010,114

**City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS**

NOTE 10 OTHER POSTEMPLOYMENT BENEFITS - OPEB (continued)

For calculation of the net OPEB obligation, the actuary has set the transition day as July 1, 2008. The end of year net OPEB obligation was calculated by the actuary as the cumulative difference between the actuarially determined funding requirements and the actual contributions for the year ended June 30, 2017.

For the year ended June 30, 2017, the City contributed \$55,883 to the plan. The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation as of June 30, 2017 are summarized as follows:

<u>Fiscal Year</u> <u>ended June 30</u>	<u>Annual OPEB</u> <u>cost</u>	<u>Percentage of annual</u> <u>OPEB cost contributed</u>	<u>Net OPEB</u> <u>obligation</u>
2015	\$192,152	30.1%	\$936,183
2016	\$190,130	171.0%	\$801,105
2017	\$264,862	21.1%	\$1,010,114

As of July 1, 2016, the most recent actuarial valuation date for the period July 1, 2016 through June 30, 2017, the actuarial accrued liability was \$2,284,045 with no actuarial value of assets, resulting in an unfunded actuarial accrued liability, UAAL, of \$2,284,045. The covered payroll (annual payroll of active employees covered by the plan) was approximately \$26,203,000, and the ratio of the UAAL to the covered payroll was 8.7%. As of June 30, 2017, there were no trust fund assets.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Actuarially determined amounts are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information in the section following the Notes to Financial Statements, will present multiyear trend information about whether the actuarial value of the plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Projections of benefits for financial reporting purposes are based on the plan as understood by the employer and the plan members and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

As of the July 1, 2016, actuarial valuation date, the projected unit credit actuarial cost method was used. The actuarial assumptions include a 5% investment rate and 3% inflation rate based on the City's funding policy. The projected annual healthcare cost trend rate is 5.0%. The ultimate medical trend rate is 5.0%. The medical trend rate has been reduced 1.0% each year until reaching the 5.0% ultimate trend rate. There were no benefit increases considered.

Mortality rates are from the RP2014 Mortality Tables, applied on a gender-specific basis. Annual retirement and termination probabilities were developed from the Actuary's Pension Handbook.

Projected claim costs of the healthcare plan are approximately \$10,800 for retirees. The salary increase rate was assumed to be 3% per year. The UAAL is being amortized as a level dollar amount on an open basis over a period of 30 years.

There are no audited financial statements for this plan.

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 11 JOINT VENTURE

The City is a participating community in the Des Moines Metropolitan Wastewater Reclamation Authority joint venture. This joint venture provides primary and secondary treatment of the sewer flows of the participating communities. The Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) was effective on July 1, 2004. This agreement amended and restated the previous Integrated Community Area (I.C.A.) Agreement to provide continued operation, improvements and expansion. The WRA Agreement establishes the WRA as a separate legal entity with its own Board. The WRA Agreement creates an independent governance structure, establishes an independent bonding authority for the WRA and provides a framework for additional communities to participate.

Annually, the WRA establishes an allocation to all participating communities based on operations, maintenance, debt service, and reserve requirements. Allocations are based on wastewater reclamation facility flows and adjusted prospectively for differences in budgeted flows and actual flows.

The City retains an ongoing financial responsibility to the WRA since it is obligated in some manner for the debts of the joint venture through the annual allocation. Although the debt of the WRA is to be paid solely and only from WRA revenues, the participating communities in the joint venture cannot withdraw from the joint venture while any bonds issued during the time the entity was a participating community are still outstanding.

In May of 2015, the WRA issued Sewer Revenue Bonds Series 2015E for the purpose of refunding Series 2006A. The WRA Agreement requires the debt service on these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2017, the Series 2015E bonds had a balance of \$30,790,000 and the City of West Des Moines' estimated future allocation based on the WRA flows is currently \$5,870,152.

In May of 2013, the WRA issued Sewer Revenue Bonds Series 2013B for the purpose of refunding Series 2004B. The WRA Agreement requires the debt service on these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2017, the Series 2013B bonds had a balance of \$50,590,000 and the City of West Des Moines' estimated future allocation based on the WRA flows is currently \$9,645,047.

The WRA Agreement requires the debt service on all State Revolving Loans issued after July 1, 2004 to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2017, the WRA had \$270,426,479 of such State Revolving Loans of which \$46,341,591 future principal debt service is a commitment to the City of West Des Moines. The State Revolving Loans assumed by the WRA in 2004 are to be paid by the participating communities based on the existing allocations under the prior I.C.A. agreement. As of June 30, 2017, the WRA had \$754,362 in these State Revolving Loans of which \$35,883 future principal debt service is a commitment to the City of West Des Moines.

The WRA Agreement does not provide for the determination of an equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. Since there is no specific and measurable equity interest in the WRA Agreement, no investment in the joint venture has been reported by the City.

The WRA issues separate financial statements that may be obtained at 3000 Vandalia Road, Des Moines, Iowa 50317-1346.

**City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS**

NOTE 12 RELATED ORGANIZATIONS AND JOINTLY GOVERNED ORGANIZATIONS

Related organization: The West Des Moines Water Works Utility is governed by a five-member board which is appointed by the Mayor and approved by the City Council. The West Des Moines Water Works Utility is legally a separate entity and is not financially accountable to the City. The City provides various services to the Water Works, including office facilities, reimbursable expenses, and the availability to participate in the City's health insurance plan. The Water Works provides billing and collection services to the City in connection with the City's Sewer, Solid Waste, and Storm Water Enterprise Funds. The following is a summary of the related party transactions for the year ended June 30, 2017:

Received from West Des Moines Water Works	
Occupancy reimbursements	\$ 21,625
Health insurance reimbursements	487,114
Gasoline reimbursements	26,245
Telephone reimbursements	6,894
Share of general insurance	120,107
Delinquent reimbursements	2,655
Payments to West Des Moines Water Works	
Collection fees for sewer, solid waste, and storm water	176,676
Miscellaneous fees	65,326

Amounts receivable from West Des Moines Water Works as of June 30, 2017 for sewer, storm, and solid waste charges totaled \$3,280,401, \$628,644, and \$459,080 respectively.

Jointly governed organizations: The City participates in several jointly governed organizations for which the City is not financially accountable or that the nature and significance of the relationship with the City are such that exclusion does not cause the City's financial statements to be misleading or incomplete. City officials are members of the following boards and commissions: Polk, Dallas and Warren County Assessor's Conference Boards; Metropolitan Planning Organization; Greater Des Moines Convention and Visitors Bureau. In August 2000, the City entered into a jointly governed organization with two other Des Moines suburbs for the creation of Westcom. Westcom was established as an undivided interest ownership arrangement, whereby title to assets in Westcom is held individually by the City and two other Des Moines suburbs. The City's portion of current year costs of operations and capital for the dispatch center were \$1,191,044 and \$459,456 respectively.

In July 2008, the City entered into a jointly governed organization with Central Iowa Health System for the provision of emergency medical services. The agreement between the participating organizations is commonly referred to as the "Iowa EMS Alliance". The Iowa EMS Alliance was established as an undivided interest ownership arrangement, whereby the title to Alliance assets is held individually by the City and Iowa Health. The City's portion of current year costs of operation for the Iowa EMS Alliance was \$2,682,158 and there were no capital costs.

NOTE 13 COMMITMENTS

The City has entered into contracts totaling approximately \$51 million for various projects that were not complete at year-end. As of June 30, 2017, approximately \$9 million has been incurred on these contracts.

In order to encourage development within designated Urban Renewal Areas, the City Council has approved development rebate agreements related to several different projects. Rebates are to be paid only after certain conditions have been met by each project developer, and are to be paid over many years in the form of a rebate of a predetermined percentage of future property taxes generated by the property. It is estimated that outstanding commitments of approximately \$20.76 million exist, of which \$1.58 million is likely to be eligible to be paid in the

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 13 COMMITMENTS (continued)

next fiscal year. The payments will be expensed in the period in which they are paid. No liability for these obligations is recognized due to the fact that the agreements are conditional and the payments are to be funded by future property taxes received on the project.

The City, in equal partnership with a neighboring city, has entered into an agreement with the Iowa Department of Transportation (IDOT) where the cities have agreed to reimburse in equal shares the IDOT's construction cost for a new interstate interchange which straddles the shared border of the two cities. The construction project was nearly complete but not finalized at June 30, 2017. As a result, final repayment amounts and terms have not yet been formalized. However, the cities and IDOT have agreed that payments will be made in ten annual equal principal-only installments beginning in 2020. It is currently estimated that each city's share of the total project cost will be approximately \$9 million. No liability for this obligation has been recognized.

NOTE 14 RISK MANAGEMENT

The City is a member in the Iowa Communities Assurance Pool (the Pool), as allowed by Chapter 670.7 of the Code of Iowa. The Pool is a local government risk-sharing pool whose 800 members include various governmental entities throughout the state of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150% of the total current members' basis rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as expenditures from its operating funds at the time of payment to the risk pool. The City's contributions to the Pool for the year ended June 30, 2017 were approximately \$469,250.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim. For members requiring specific coverage from \$3,000,000 to \$12,000,000, such excess coverage is also reinsured. The City of West Des Moines has elected \$10,000,000 in coverage. Property and automobile physical damage risks are retained by the Pool up to \$250,000 each occurrence, each location, with excess coverage reinsured through reinsurance and risk-sharing agreements with various providers.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhaust total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. The

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 14 RISK MANAGEMENT (continued)

City does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable such losses have occurred and the amount of such losses can be reasonably estimated. Accordingly, as of June 30, 2017, no liability has been recorded in the City's financial statements. As of June 30, 2017, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100% of its casualty capital contributions; however, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one-year period following withdrawal.

The City also carries commercial insurance purchased from other insurers for coverage associated with employee blanket bonds. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Self-insurance: The City has a self-insured medical expense reimbursement plan which provides medical benefits to its employees and to the employees of affiliates. The plan provides each covered person with unlimited lifetime maximum coverage for health care needs. The plan is funded by both employee and City contributions and is administered through a service agreement with Wellmark. The uninsured risk retention per person is \$100,000 (not to exceed 125% of the aggregate expected claims of \$4,907,010 for the year ended June 30, 2017). The City purchased commercial stop-loss insurance to provide for claims in excess of the \$100,000 to reduce its exposure to large losses. There has been no significant reduction in insurance coverage under the plan from prior years.

The City has established the Health and Dental Insurance Fund (an internal service fund) to account for and finance the uninsured risk of loss. The City's contribution to the fund for the year ended June 30, 2017 was \$4,660,062.

Effective July 1, 2005, the City established a self-insured plan for its worker's compensation plan. An internal service fund was created to account for premiums and claims paid. The uninsured risk retention is \$400,000 per occurrence. The aggregate retention is 85.5% of the annual premium amount or approximately \$2,747,750.

Amounts payable from the Health and Dental Insurance Fund and the Worker's Compensation Insurance Fund as of June 30, 2017, totaled \$616,285 and include incurred but not reported (IBNR) and reported but not paid claims. The amounts are based on actuarial estimates of the amounts necessary to pay prior year and current year claims, and to establish a reserve for other loss. A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of loss is reasonably estimable. Settlements exceeded stop-loss coverage in the year ended June 30, 2017, June 30, 2016, and June 30, 2015 by \$61,672, \$162,624, and \$404,139 respectively. Settlements did not exceed the stop-loss coverage in the year ended June 30, 2014. Information on changes in the aggregate liabilities for claims is as follows:

	<u>2017</u>	<u>2016</u>
Claims payable, beginning of year	\$ 671,561	\$ 624,354
Claims recognized	4,788,454	4,998,708
Claim payments	<u>(4,843,729)</u>	<u>(4,951,501)</u>
Claims payable, end of year	<u>\$ 616,286</u>	<u>\$ 671,561</u>

City of West Des Moines, Iowa
NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 15 CONDUIT DEBT OBLIGATIONS

From time to time, the City has issued Industrial Development Revenue Bonds, under the provisions of Chapter 419 of the Code of Iowa, to provide financial info assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon prepayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The City is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2017, there was one series of industrial development revenue bonds outstanding, with an aggregated principal amount payable of \$4,008,337.

NOTE 16 LITIGATION

Claims have been asserted against the City in the ordinary course of business with a maximum exposure of \$385,000. Management is unable to estimate the cost of these claims or determine a range of loss and, accordingly, no accrual has been made for them.

NOTE 17 TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2017, the City abated \$1,282,613 of property tax under the urban renewal and economic development projects. Property tax revenues of the City were reduced by \$0 for the year ended June 30, 2017 under agreements entered into by other entities.

NOTE 18 SUBSEQUENT EVENTS

On August 22, 2017, the City issued bonds totaling \$50,470,000 to fund infrastructure and other capital improvements. The issuance consisted of \$39,350,000 of General Obligation Urban Renewal Bonds with the balance being General Obligation Bonds.

City of West Des Moines, Iowa
SCHEDULE OF FUNDING PROGRESS FOR THE RETIREE HEALTH PLAN
(In Thousands)

REQUIRED SUPPLEMENTARY INFORMATION

Fiscal Year End June 30	Actuarial valuation date	Actuarial value of assets (a)	Actuarial accrued liability (AAL) (b)	Unfunded AAL (AAL) (b-a)	Funded ratio (a/b)	Covered payroll (c)	UAAL as a percentage of covered payroll ((b-a)/c)
2015	7/1/2014	\$ -	\$ 2,419	\$ 2,419	0.0%	\$24,386	9.9%
2016	7/1/2014	\$ -	\$ 2,419	\$ 2,419	0.0%	\$24,386	9.9%
2017	7/1/2016	\$ -	\$ 2,284	\$ 2,284	0.0%	\$26,203	8.7%

See Note 10 in the accompanying Notes to Financial Statements for the plan description, funding policy, annual OPEB Cost, and Net OPEB Obligation, funded status and funding progress

City of West Des Moines, Iowa
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM – IPERS
LAST THREE FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2015	2016	2017
City's proportion of the net pension liability	0.208525300%	0.216906600%	0.2294680%
City's proportionate share of the net pension liability	\$ 8,269,916	\$ 10,716,237	\$ 14,441,145
City's covered payroll	\$ 16,337,805	\$ 18,379,445	\$ 19,793,111
City's proportionate share of the net pension liability as a percentage of its covered payroll	50.62%	58.31%	72.96%
Plan fiduciary net position as a percentage of the total pension liability	87.61%	85.19%	81.82%

See accompanying notes to required supplementary information

Note: GASB Statement No. 68 required ten years to be presented in this table.

However, until a full 10-year trend is compiled, the City will present information for those years for which information was available.

In accordance with GASB No 68 the amounts presented for each fiscal year were determined as of June 30th of the preceding year

City of West Des Moines, Iowa
SCHEDULE OF CITY CONTRIBUTIONS
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM - IPERS
LAST TEN FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Statutorily required contribution	\$ 908,811	\$ 1,043,635	\$ 1,178,526	\$ 1,220,065	\$ 1,458,325	\$ 1,529,529	\$ 1,617,030	\$ 1,675,318	\$ 1,754,825	\$ 1,820,285
Contribution in the relation to the statutorily required contribution	908,811	1,043,635	1,178,526	1,220,065	1,458,325	1,529,529	1,617,030	1,675,318	1,754,825	1,820,285
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	14,927,240	13,847,643	16,865,755	16,524,200	17,426,384	15,827,188	16,337,805	18,379,445	19,793,111	20,057,940
Contributions as a percentage of covered payroll	6.09%	7.54%	6.99%	7.38%	8.37%	9.66%	9.90%	9.12%	8.87%	9.08%

City of West Des Moines, Iowa
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION LIABILITY
IOWA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM - IPERS
June 30, 2017

Changes of benefit terms:

Legislation passed in 2010 modified benefit terms for current Regular members. The definition of final average Salary changed from the highest three to the highest five years of covered wages. The vesting requirement changed from four years of service to seven years. The early retirement reduction increased from 3% per year measured from the member’s first unreduced retirement age to a 6% reduction for each year of retirement before age 65.

In 2008, legislative action transferred four groups – emergency medical service providers, county jailers, county attorney investigators, and National Guard installation security officers – from Regular membership to the protection occupation group for future service only.

Changes of assumptions:

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

The 2010 valuation implemented the following refinements as a result of a quadrennial experience study:

- Adjusted retiree mortality assumptions.
- Modified retirement rates to reflect fewer retirements.
- Lowered disability rates at most ages.
- Lowered employment termination rates
- Generally increased the probability of terminating members receiving a deferred retirement benefit.
- Modified salary increase assumptions based on various service duration.

City of West Des Moines, Iowa
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA - MFPRSI
LAST THREE FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	<u>2015</u>	<u>2016</u>	<u>2017</u>
City's proportion of the net pension liability	3.126078%	3.156744%	3.194504%
City's proportionate share of the net pension liability	\$ 11,331,979	\$ 14,830,836	\$ 19,973,986
City's covered payroll	\$ 7,983,068	\$ 8,278,428	\$ 8,766,120
City's proportionate share of the net pension liability as a percentage of its covered payroll	141.95%	179.15%	227.85%
Plan fiduciary net position as a percentage of the total pension liability	86.27%	83.04%	78.20%

See accompanying notes to required supplementary information

Note: GASB Statement No. 68 required ten years to be presented in this table.

However, until a full 10-year trend is compiled, the City will present information for those years for which information was available.

In accordance with GASB No. 68 the amounts presented for each fiscal year were determined as of June 30th of the preceding year

See accompanying notes to required supplementary information.

City of West Des Moines, Iowa
SCHEDULE OF CITY CONTRIBUTIONS
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA-MFPRSI
LAST TEN FISCAL YEARS
REQUIRED SUPPLEMENTARY INFORMATION

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Statutorily required contribution	\$ 1,631,104	\$ 1,291,314	\$ 1,223,912	\$ 1,445,739	\$ 1,881,373	\$ 2,023,600	\$ 2,404,500	\$ 2,517,470	\$ 2,404,016	\$ 2,317,700
Contribution in the relation to the statutorily required contribution	1,631,104	1,291,314	1,223,912	1,445,739	1,881,373	2,023,600	2,404,500	2,517,470	2,404,016	2,317,700
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	6,401,507	6,887,008	7,199,482	7,265,020	7,598,437	7,747,320	7,983,068	8,278,428	8,766,120	8,941,753
Contributions as a percentage of covered payroll	25.48%	18.75%	17.00%	19.90%	24.76%	26.12%	30.12%	30.41%	27.42%	25.92%

Notes to Required Supplementary Information - Pension Liability:

Changes of benefit terms: There were no significant changes of benefit terms.

Changes of assumptions: Postretirement mortality rates changed to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and individuals with disabilities set-forward one year (male only rates), with no projection of future mortality improvement.

City of West Des Moines, Iowa
BUDGETARY COMPARISON SCHEDULE
BUDGET TO ACTUAL-ALL GOVERNMENTAL FUNDS AND PROPRIETARY FUNDS
REQUIRED SUPPLEMENTARY INFORMATION
Year ended June 30, 2017

	Governmental	Proprietary	Total Actual	Budgeted Amounts		Final to Actual Variance - Positive (Negative)
	Fund Types	Fund Types		Original	Final	
	Actual	Actual				
REVENUES						
Property tax	\$ 52,118,904	\$ -	\$ 52,118,904	\$ 52,096,862	\$ 52,096,862	\$ 22,042
Tax increment financing taxes	12,183,281	-	12,183,281	11,999,963	11,999,963	183,318
Other City taxes	5,070,012	-	5,070,012	4,648,239	4,652,139	417,873
Special assessments	200,558	-	200,558	215,000	215,000	(14,442)
Licenses and permits	1,980,884	-	1,980,884	1,474,530	1,643,830	337,054
Intergovernmental	22,711,155	-	22,711,155	17,675,865	22,783,059	(71,904)
Charges for services	5,812,211	15,126,618	20,938,829	19,242,800	19,658,575	1,280,254
Use of money and property	674,954	175,868	850,822	2,120,930	486,800	364,022
Miscellaneous	3,660,421	37,444	3,697,865	9,687,376	11,734,446	(8,036,581)
Total revenues	104,412,380	15,339,930	119,752,310	119,161,565	125,270,674	(5,518,364)
EXPENDITURES/EXPENSES						
Public safety	29,142,995	-	29,142,995	31,242,483	32,748,497	3,605,502
Public works	9,363,033	-	9,363,033	9,325,661	10,268,789	905,756
Health and social services	1,141,940	-	1,141,940	1,271,690	1,218,431	76,491
Culture and recreation	7,955,071	-	7,955,071	8,841,615	8,979,408	1,024,337
Community and economic development	7,367,319	-	7,367,319	7,328,328	9,512,252	2,144,933
General government	7,684,444	-	7,684,444	7,734,678	8,985,925	1,301,481
Debt service	22,656,558	-	22,656,558	19,099,363	22,392,418	(264,140)
Capital outlay	39,190,028	-	39,190,028	46,403,480	74,947,870	35,757,842
Business-type	-	15,350,302	15,350,302	38,875,407	46,518,284	31,167,982
Total expenditures/expenses	124,501,388	15,350,302	139,851,690	170,122,705	215,571,874	75,720,184
Excess (deficiency) of revenues over (under) expenditures/expenses	(20,089,008)	(10,372)	(20,099,380)	(50,961,140)	(90,301,200)	70,201,820
OTHER FINANCING SOURCES, NET						
	19,943,596	14,057,671	34,001,267	9,808,000	29,301,300	4,699,967
Excess (deficiency) of revenues and other financing sources over (under) expenditures/expenses and other financing sources (uses)	(145,412)	14,047,299	13,901,887	(41,153,140)	(60,999,900)	(47,098,013)
BALANCES, beginning of year	81,246,724	137,078,739	218,325,463	197,757,367	160,745,305	
BALANCES, end of year	\$ 81,101,312	\$ 151,126,038	\$ 232,227,350	\$ 156,604,227	\$ 99,745,405	

City of West Des Moines, Iowa
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION—BUDGETARY REPORTING
Year ended June 30, 2017

The budgetary comparison is presented as Required Supplementary Information in accordance with Government Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget following required public notice and hearing which include all funds, except internal service and agency funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. Encumbrances are not recognized on the budget and appropriations lapse at year end.

Formal and legal budgetary control is based upon nine major classes of expenditures known as functions, not by fund or fund type. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital outlay and business-type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Fund and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, budget amendments increased budgeted expenditures by \$45,449,169. The budget amendments are reflected in the final budgeted amounts.

The City of West Des Moines, Iowa prepares its budget on the modified accrual basis for the governmental fund types and the accrual basis for the proprietary fund types which is consistent with generally accepted accounting principles.

City of West Des Moines, Iowa
REQUIRED SUPPLEMENTARY INFORMATION—MODIFIED APPROACH
Year ended June 30, 2017

The City has elected to use the modified approach as defined by the GASB Statement No. 34 for reporting the infrastructure of its street network. The street network is defined as all physical features existing within the right of way limits for the City's roadways and includes the streets, bridges and levees subsystems. (For additional information regarding the use of the modified approach and the City's capitalization policies, see Management's Discussion and Analysis and the Notes to Basic Financial Statements.)

The City of West Des Moines maintains a computerized Street Management System (SMS) to keep an up-to-date inventory of the street network and to record condition assessments. In performing these condition assessments, each City street is evaluated and rated according to an Overall Condition Index (OCI). This index represents a composite rating including the evaluation of pavement defects/deterioration, ride quality, drainage, weathering and surface condition. The OCI of each street is calculated and rated on a scale from 100 to 0, with an OCI rating of 100 being the best and 0 the worst. This condition assessment will be performed at least once every three years. The following table defines the Overall Condition Index (OCI) rating scale for streets:

<u>Pavement Condition</u>	<u>OCI Range</u>
Very good	100 - 90
Good	90 - 80
Average	80 - 60
Below Average	60 - 50
Poor	50 - 25
Failed	25 - 0

The City's goal is to maintain an OCI rating of 78 - 80 for the street network. The following are descriptions for Portland cement concrete and asphalt surfaced streets in the City with an OCI rating of 78 - 80.

Portland cement concrete streets and trails (OCI 78-80): Low and moderate severity settlement, bumps, cracking or joint deterioration may exist up to 15% of the street area. The majority of the cracking is between 3/8 inch and 3 inches wide. Cracks typically may need to be sealed. More than 50% of the joints have sealant damage. Patches may exist up to 20% of the street area and are typically moderate in quality. Discernible bumps may be noticeable during vehicle travel. Vehicle speed is generally not affected by the pavement condition, except possibly at isolated locations. Water ponding may exist in isolated locations. Surface pop-outs may exist throughout the pavement.

Asphalt Surfaced Streets and trails (OCI 78-80): Reflective cracking may exist up to 100% of the street area. The majority of the cracking is between 3/8 inch and 3 inches wide. Cracks typically may need to be sealed. Low and moderate severity bumps, alligator cracking, rutting, or raveling may exist up to 5% of the street area. Patches may exist up to 10% of the street area and are typically moderate in quality. Potholes may exist at small isolated locations. Discernible bumps may be noticeable during vehicle travel. Vehicle speed is generally not affected by the pavement condition, except possibly at isolated locations. Water ponding may exist in isolated areas. The surface color is typically medium gray.

Levees and Associated Flood Control Elements (Army Corp. Rating – Minimally Acceptable): One or more items are rated as Minimally Acceptable or one or more items are rated as unacceptable and an engineering determination concludes that unacceptable items would not prevent the segment / system from performing as intended during the next flood event.

Bridge and Large Street Culverts (FHWA & Iowa DOT Sufficiency Rating – 81 or Greater): The item is structurally sound and there appears to be no immediate safety hazards. Minor cracking, scaling, leaching, channel silting and vegetation, or other minor problems may exist in isolated locations. Minor problems, if any exist, do not appear to have an immediate impact on structural integrity or safety.

City of West Des Moines, Iowa
REQUIRED SUPPLEMENTARY INFORMATION—MODIFIED APPROACH (continued)
Year ended June 30, 2017

One factor that significantly affects the trend of levee condition assessments is the 2014 assessment is a Periodic Inspection using different criteria and standards than the previous years' Continuing Eligibility Inspections.

Condition rating of the City's street subsystem

Category	OCI Range	2014		2015		2016	
		Lane Miles	Percent of Street Network	Lane Miles	Percent of Street Network	Lane Miles	Percent of Street Network
Very Good	100 - 90	240	30.8%	239	30.6%	265	33.7%
Good	90 - 80	254	32.6%	262	33.5%	245	31.1%
Average	80 - 60	181	23.2%	181	23.1%	179	22.7%
Below Average	60 - 50	88	11.3%	89	11.4%	88	11.2%
Poor	50 - 25	16	2.1%	11	1.4%	10	1.3%
Failed	25 - 0	0	0.0%	0	0.0%	0	0.0%
Total		779	100%	782	100%	787	100%

Overall condition index (OCI)

	2014	2015	2016
Goal	78-80	78-80	78-80
Actual	79.9	80.0	80.0

Bridge & Street Culvert Condition by Category as of the Last Assessment

Condition Categories Based on FHWA Criteria:

Category	OCI Range	2011		2013		2015	
		Bridges Inspected	Percent of Bridges Inspected	Bridges Inspected	Percent of Bridges Inspected	Bridges Inspected	Percent of Bridges Inspected
Excellent	100 - 90	17	70.8%	17	58.6%	16	57.1%
Very Good	90 - 80	4	16.7%	6	20.7%	5	17.9%
Good	80 - 70	1	4.2%	2	6.9%	2	7.1%
Satisfactory	70 - 60	1	4.2%	2	6.9%	1	3.6%
Fair	60 - 50	1*	4.1%	2*	6.9%	4*	14.3%
Poor	50 - 40	0	0.0%	0	0.0%	0	0.0%
Serious	40 - 30	0	0.0%	0	0.0%	0	0.0%
Critical	30 - 20	0	0.0%	0	0.0%	0	0.0%
Imminent Failure	20 - 10	0	0.0%	0	0.0%	0	0.0%
Failed	10 - 0	0	0.0%	0	0.0%	0	0.0%
Total		24	100%	29	100%	28	100%

*Structures closed to traffic or scheduled for replacement

Overall condition index (OCI)

	2011	2013	2015
Goal	81 or greater	81 or greater	81 or greater
Actual	91.3	86.4	85.6

City of West Des Moines, Iowa
REQUIRED SUPPLEMENTARY INFORMATION—MODIFIED APPROACH (continued)
Year ended June 30, 2017

Levee Condition by Category as of the Last Assessment

Condition Categories Based on the Army Corp. Criteria

OCI Range	2014		2015		2016	
	Levee Items Inspected	Percent of Levee Items Inspected	Levee Items Inspected	Percent of Levee Items Inspected	Levee Items Inspected	Percent of Levee Items Inspected
	Acceptable	48	87.3%	48	88.9%	43
Minimally Acceptable	7	12.7%	6	11.1%	3	6.5%
Unacceptable	0	0.0%	0	0.0%	0	0.0%
	<u>55</u>	<u>100%</u>	<u>54</u>	<u>100%</u>	<u>46</u>	<u>100%</u>

Overall condition index (OCI)

	2014	2015	2016
Goal	Minimally Acceptable	Minimally Acceptable	Minimally Acceptable
Actual	Minimally Acceptable	Acceptable	Minimally Acceptable

Comparison of estimated prevention/maintenance costs to actual for the street network (in thousands):

Comparison of street network prevention and maintenance costs
(in thousands)

	2010	2011	2012	2013	2014	2015	2016	2017
Estimated Costs	\$4,374	\$5,296	\$5,307	\$6,753	\$4,567	\$4,041	\$5,060	\$4,760
Actual Costs	\$5,071	\$5,387	\$5,119	\$3,720	\$4,130	\$4,119	\$3,784	\$3,472

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**City of West Des Moines, Iowa
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2017**

	Police & Fire Retirement	Employee Benefits	Economic Development	Housing Programs	Parks	Library	Public Safety	Dallas County Local Housing Trust	Community Development Block Grant	Totals
ASSETS										
Cash and investments	\$ 2,669,736	\$ -	\$ 604,297	\$ 371,828	\$1,059,980	\$ 217,618	\$ 436,945	\$ -	\$ -	\$ 5,360,404
Restricted cash and investments	-	-	-	277,621	-	-	-	-	-	277,621
Receivables										
Property taxes	2,304,271	4,528,590	-	-	-	-	-	-	-	6,832,861
Accounts	-	-	-	-	-	-	25,418	-	-	25,418
Interest	-	-	-	886	-	-	-	-	-	886
Due from other governments	-	-	-	-	-	-	-	-	51,451	51,451
Total assets	<u>\$ 4,974,007</u>	<u>\$ 4,528,590</u>	<u>\$ 604,297</u>	<u>\$ 650,335</u>	<u>\$1,059,980</u>	<u>\$ 217,618</u>	<u>\$ 462,363</u>	<u>\$ -</u>	<u>\$ 51,451</u>	<u>\$ 12,548,641</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND EQUITY										
LIABILITIES										
Accounts payable	\$ -	\$ -	\$ 700	\$ 2,229	\$ 338	\$ 975	\$ 23,873	\$ 1,957	\$ 89	\$ 30,161
Accrued wages payable	86,489	-	-	809	-	-	-	788	1,527	89,613
Due to other funds	-	-	-	-	-	-	-	239	80,955	81,194
Total liabilities	<u>86,489</u>	<u>-</u>	<u>700</u>	<u>3,038</u>	<u>338</u>	<u>975</u>	<u>23,873</u>	<u>2,984</u>	<u>82,571</u>	<u>200,968</u>
DEFERRED INFLOWS OF RESOURCES										
Unavailable revenue:										
Succeeding year property tax	2,299,818	4,519,787	-	-	-	-	-	-	-	6,819,605
Total deferred inflows of resources	<u>2,299,818</u>	<u>4,519,787</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,819,605</u>
FUND BALANCES (DEFICITS)										
Restricted for										
Other purposes	2,587,700	8,803	603,597	647,297	1,059,642	216,643	438,490	-	-	5,562,172
Unassigned	-	-	-	-	-	-	-	(2,984)	(31,120)	(34,104)
Total fund balances (deficits)	<u>2,587,700</u>	<u>8,803</u>	<u>603,597</u>	<u>647,297</u>	<u>1,059,642</u>	<u>216,643</u>	<u>438,490</u>	<u>(2,984)</u>	<u>(31,120)</u>	<u>5,528,068</u>
Total liabilities, deferred inflows of resources and fund balances (deficits)	<u>\$ 4,974,007</u>	<u>\$ 4,528,590</u>	<u>\$ 604,297</u>	<u>\$ 650,335</u>	<u>\$1,059,980</u>	<u>\$ 217,618</u>	<u>\$ 462,363</u>	<u>\$ -</u>	<u>\$ 51,451</u>	<u>\$ 12,548,641</u>

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS)
NONMAJOR GOVERNMENTAL FUNDS
Year Ended June 30, 2017

	Police & Fire Retirement	Employee Benefits	Economic Development	Housing Programs	Parks	Library	Public Safety	Dallas County Local Housing Trust	Community Development Block Grant	Totals
REVENUES										
Property taxes	\$ 2,206,525	\$ 4,362,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,568,934
Other City taxes	28,331	56,012	-	-	-	-	-	-	-	84,343
Intergovernmental	116,604	230,535	52,000	45,064	-	53,909	-	98,645	146,384	743,141
Use of money and property	9,426	-	-	1,394	1,586	797	775	-	-	13,978
Miscellaneous	-	-	2,500	101,251	196,877	39,359	889,686	17,752	26,302	1,273,727
Total revenues	2,360,886	4,648,956	54,500	147,709	198,463	94,065	890,461	116,397	172,686	8,684,123
EXPENDITURES										
Current operating										
Public safety	2,331,991	-	-	-	-	-	1,284,662	-	-	3,616,653
Health and social services	-	-	-	146,803	-	-	-	-	-	146,803
Culture and recreation	-	-	-	-	199,869	107,233	-	-	-	307,102
Community & economic development	-	-	159,472	-	-	-	-	111,973	99,165	370,610
Debt Service										
Principal	-	-	-	-	-	-	80,816	-	-	80,816
Interest	-	-	-	-	-	-	10,518	-	-	10,518
Total expenditures	2,331,991	-	159,472	146,803	199,869	107,233	1,375,996	111,973	99,165	4,532,502
Excess (deficiency) of revenues over (under) expenditures	28,895	4,648,956	(104,972)	906	(1,406)	(13,168)	(485,535)	4,424	73,521	4,151,621
OTHER FINANCING SOURCES (USES)										
Transfers in	-	-	50,000	-	120,000	-	-	-	-	170,000
Transfers out	-	(4,655,249)	-	-	-	-	(217,200)	-	-	(4,872,449)
Issuance of debt	-	-	-	-	-	-	643,214	-	-	643,214
Total other financing sources (uses)	-	(4,655,249)	50,000	-	120,000	-	426,014	-	-	(4,059,235)
Net change in fund balances	28,895	(6,293)	(54,972)	906	118,594	(13,168)	(59,521)	4,424	73,521	92,386
Fund balances (deficit), beginning of year	2,558,805	15,096	658,569	646,391	941,048	229,811	498,011	(7,408)	(104,641)	5,435,682
Fund balances (deficit), end of year	\$ 2,587,700	\$ 8,803	\$ 603,597	\$ 647,297	\$ 1,059,642	\$ 216,643	\$ 438,490	\$ (2,984)	\$ (31,120)	\$ 5,528,068

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF NET POSITION-INTERNAL SERVICE FUNDS
June 30, 2017

	Vehicle Replacement	Vehicle Maintenance	Health & Dental Insurance	Workers' Compensation Insurance	Technology Replacement	Total
ASSETS						
Current assets:						
Cash and investments	\$ 10,094,867	\$ 33,268	\$ 8,146,250	\$ 4,496,932	\$ 255,160	\$ 23,026,477
Interest	13,256	-	21,257	-	-	34,513
Accounts	-	351	-	-	-	351
Due from other governments	-	18,702	-	-	-	18,702
Total current assets	<u>10,108,123</u>	<u>52,321</u>	<u>8,167,507</u>	<u>4,496,932</u>	<u>255,160</u>	<u>23,080,043</u>
Noncurrent assets, capital assets						
Equipment and vehicles	15,884,118	-	-	-	421,622	16,305,740
Accumulated depreciation	(9,950,672)	-	-	-	(30,116)	(9,980,788)
Total noncurrent assets	<u>5,933,446</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>391,506</u>	<u>6,324,952</u>
Total assets	<u>\$ 16,041,569</u>	<u>\$ 52,321</u>	<u>\$ 8,167,507</u>	<u>\$ 4,496,932</u>	<u>\$ 646,666</u>	<u>\$ 29,404,995</u>
LIABILITIES AND NET POSITION						
Current liabilities:						
Accounts payable	\$ 143,881	\$ 46,346	\$ -	\$ -	\$ -	\$ 190,227
Claims payable	-	-	291,377	324,909	-	616,286
Total current liabilities	<u>143,881</u>	<u>46,346</u>	<u>291,377</u>	<u>324,909</u>	<u>-</u>	<u>806,513</u>
Net position						
Investment in capital assets	5,933,446	-	-	-	391,506	6,324,952
Unrestricted	9,964,242	5,975	7,876,130	4,172,023	255,160	22,273,530
Total net position	<u>\$ 15,897,688</u>	<u>\$ 5,975</u>	<u>\$ 7,876,130</u>	<u>\$ 4,172,023</u>	<u>\$ 646,666</u>	<u>\$ 28,598,482</u>
Total liabilities and net position	<u>\$ 16,041,569</u>	<u>\$ 52,321</u>	<u>\$ 8,167,507</u>	<u>\$ 4,496,932</u>	<u>\$ 646,666</u>	<u>\$ 29,404,995</u>

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
Year Ended June 30, 2017

	Vehicle Replacement	Vehicle Maintenance	Health & Dental Insurance	Workers' Compensation Insurance	Technology Replacement	Total
OPERATING REVENUES						
Charges for services	\$ -	\$ 886,102	\$ 6,016,124	\$ 241,059	\$ -	\$ 7,143,285
Lease revenue	1,699,557	-	-	-	-	1,699,557
Other	125,500	-	-	-	-	125,500
Total operating revenues	1,825,057	886,102	6,016,124	241,059	-	8,968,342
OPERATING EXPENSES						
Cost of sales and services	-	920,139	5,246,643	507,356	-	6,674,138
Depreciation	1,208,242	-	-	-	30,116	1,238,358
Total operating expenses	1,208,242	920,139	5,246,643	507,356	30,116	7,912,496
Operating income (loss)	616,815	(34,037)	769,481	(266,297)	(30,116)	1,055,846
NONOPERATING REVENUES (EXPENSES)						
Investment earnings	38,767	-	25,939	15,757	3,568	84,031
Gain (loss) on sale of capital assets	(170,720)	-	-	-	-	(170,720)
Total nonoperating revenues (expenses)	(131,953)	-	25,939	15,757	3,568	(86,689)
Income (Loss) before transfers	484,862	(34,037)	795,420	(250,540)	(26,548)	969,157
Transfers out	-	-	-	-	(326,786)	(326,786)
Change in net position	484,862	(34,037)	795,420	(250,540)	(353,334)	642,371
Total net position, beginning of year	15,412,826	40,012	7,080,710	4,422,563	1,000,000	27,956,111
Total net position, ending of year	\$ 15,897,688	\$ 5,975	\$ 7,876,130	\$ 4,172,023	\$ 646,666	\$ 28,598,482

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF CASH FLOWS-INTERNAL SERVICE FUNDS
Year Ended June 30, 2017

	Vehicle Replacement	Vehicle Maintenance	Health and Dental Insurance	Worker's Compensation Insurance	Technology Replacement	Total
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers and users	\$ 1,825,057	\$ 884,047	\$ 6,016,124	\$ 241,059	\$ -	\$ 8,966,287
Payments to suppliers	(8,925)	(957,239)	-	-	-	(966,164)
Payments to claimants	-	-	(5,455,019)	(354,255)	-	(5,809,274)
Net cash provided (used) by operating activities	1,816,132	(73,192)	561,105	(113,196)	-	2,190,849
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Transfers out	-	-	-	-	(326,786)	(326,786)
Net cash provided (used) by noncapital financing activities	-	-	-	-	(326,786)	(326,786)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Purchase of capital assets	(981,856)	-	-	-	(421,622)	(1,403,478)
Proceeds from disposal of capital assets	46,800	-	-	-	-	46,800
Net cash provided (used) by capital and related financing activities	(935,056)	-	-	-	(421,622)	(1,356,678)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received	72,472	-	60,170	15,757	3,568	151,967
Purchase of investment securities	(54,318)	-	(3,767,821)	-	-	(3,822,139)
Net cash provided (used) by investing activities	18,154	-	(3,707,651)	15,757	3,568	(3,670,172)
Net increase (decrease) in cash and cash equivalents	899,230	(73,192)	(3,146,546)	(97,439)	(744,840)	(3,162,787)
Cash and cash equivalents						
Beginning of year	4,666,035	106,460	4,063,161	4,594,371	1,000,000	14,430,027
End of year	\$ 5,565,265	\$ 33,268	\$ 916,615	\$ 4,496,932	\$ 255,160	\$11,267,240

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS (continued)
Year ended June 30, 2017

	Vehicle Replacement	Vehicle Maintenance	Health and Dental Insurance	Worker's Compensation Insurance	Technology Replacement	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES						
Operating income (loss)	\$ 616,815	\$ (34,037)	\$ 769,481	\$ (266,297)	\$ (30,116)	\$ 1,055,846
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities						
Depreciation	1,208,242	-	-	-	30,116	1,238,358
Change in assets and liabilities						
Receivables	-	(2,055)	-	-	-	(2,055)
Accounts payable	(8,925)	(37,100)	-	-	-	(46,025)
Claims payable	-	-	(208,376)	153,101	-	(55,275)
Net cash provided (used) by operating activities	<u>\$ 1,816,132</u>	<u>\$ (73,192)</u>	<u>\$ 561,105</u>	<u>\$ (113,196)</u>	<u>\$ -</u>	<u>\$ 2,190,849</u>
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO SPECIFIC ASSETS ON THE STATEMENT OF NET POSITION						
Cash and investments	\$ 10,094,867	\$ 33,268	\$ 8,146,250	\$ 4,496,932	\$ 255,160	\$ 23,026,477
Less items not meeting the definition of cash equivalents	(4,529,602)	-	(7,229,635)	-	-	(11,759,237)
Cash and cash equivalents at end of year	<u>\$ 5,565,265</u>	<u>\$ 33,268</u>	<u>\$ 916,615</u>	<u>\$ 4,496,932</u>	<u>\$ 255,160</u>	<u>\$ 11,267,240</u>
SCHEDULE OF NONCASH ITEMS						
Investing activities						
Change in fair market value of investments	\$ (24,716)	-	\$ (38,186)	-	-	\$ (62,902)

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF ASSETS AND LIABILITIES
AGENCY FUNDS
June 30, 2017

	Collections and Deposits	Section 125 Plan	Total Agency Funds
ASSETS			
Cash and cash equivalents	\$ 620,464	\$ 81,757	\$ 702,221
LIABILITIES			
Deposits and remittances due	\$ 620,464	\$ 81,757	\$ 702,221

See accompanying independent auditor's report.

City of West Des Moines, Iowa
COMBINING STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUNDS
Year Ended June 30, 2017

<u>Collections and Deposits</u>	Balance June 30, 2016	Increases	Decreases	Balance June 30, 2017
ASSETS				
Cash and investments	\$ 547,501	\$ 382,582	\$ 309,619	\$ 620,464
Total assets	\$ 547,501	\$ 382,582	\$ 309,619	\$ 620,464
LIABILITIES				
Accounts payable	\$ -	\$ 6,483	\$ -	\$ 6,483
Deposits and remittances due	547,501	376,099	309,619	613,981
Total liabilities	\$ 547,501	\$ 382,582	\$ 309,619	\$ 620,464
<u>Section 125 Plan</u>				
ASSETS , cash and investments	\$ 83,762	\$ 268,806	\$ 270,811	\$ 81,757
LIABILITIES , deposits and remittances due	\$ 83,762	\$ 268,806	\$ 270,811	\$ 81,757
<u>Combined Funds</u>				
ASSETS				
Cash and investments	\$ 631,263	\$ 651,388	\$ 580,431	\$ 702,221
LIABILITIES				
Accounts payable	\$ -	\$ 6,483	\$ -	\$ 6,483
Deposits and remittances due	631,263	644,905	580,430	695,738
Total liabilities	\$ 631,263	\$ 651,388	\$ 580,430	\$ 702,221

See accompanying independent auditor's report.

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**STATISTICAL SECTION
(UNAUDITED)**

**City of West Des Moines, Iowa
STATISTICAL SECTION
(UNAUDITED)**

The statistical section of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information presented in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

Contents	Page
<p>Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.</p>	102 - 107
<p>Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.</p>	108- 113
<p>Debt Capacity These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.</p>	114 - 118
<p>Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</p>	119 - 121
<p>Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</p>	122-123

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year. The City implemented GASB 34 in fiscal year 2003; schedules presenting government-wide information include information beginning in that year.

City of West Des Moines, Iowa
Schedule 1
Net Position By Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental activities:										
Net investment in capital assets	\$ 258,999,063	\$ 292,458,981	\$ 302,966,015	\$ 321,551,229	\$ 331,322,948	\$ 348,765,036	\$ 368,581,117	\$ 389,657,031	\$ 406,719,035	\$ 419,227,002
Restricted	38,811,985	27,163,903	30,280,778	36,114,937	39,407,570	30,254,780	26,436,390	29,398,389	27,215,947	27,059,457
Unrestricted	17,760,261	18,416,398	24,106,536	14,586,371	25,616,756	38,547,866	39,963,379	1,717,321	6,274,984	10,104,781
Total governmental activities net position	<u>\$ 315,571,309</u>	<u>\$ 338,039,282</u>	<u>\$ 357,353,329</u>	<u>\$ 372,252,537</u>	<u>\$ 396,347,274</u>	<u>\$ 417,567,682</u>	<u>\$ 434,980,886</u>	<u>\$ 420,772,741</u>	<u>\$ 440,209,966</u>	<u>\$ 456,391,240</u>
Business-type activities:										
Net investment in capital assets	\$ 58,746,219	\$ 62,493,646	\$ 64,376,299	\$ 66,624,832	\$ 71,785,215	\$ 76,661,562	\$ 78,214,604	\$ 82,858,647	\$ 88,977,720	\$ 105,417,468
Restricted	1,072,785	457,350	457,920	460,130	462,920	-	-	1,682,523	5,566,179	5,970,731
Unrestricted	27,590,768	32,824,759	36,611,269	39,240,141	40,765,024	42,576,460	46,257,356	46,692,784	42,988,298	40,272,120
Total business-type activities net position	<u>\$ 87,409,772</u>	<u>\$ 95,775,755</u>	<u>\$ 101,445,488</u>	<u>\$ 106,325,103</u>	<u>\$ 113,013,159</u>	<u>\$ 119,238,022</u>	<u>\$ 124,471,960</u>	<u>\$ 131,233,954</u>	<u>\$ 137,532,197</u>	<u>\$ 151,660,319</u>
Primary government:										
Net investment in capital assets	\$ 317,745,282	\$ 354,952,627	\$ 367,342,314	\$ 388,176,061	\$ 403,108,163	\$ 425,426,598	\$ 446,795,721	\$ 472,515,678	\$ 495,696,755	\$ 524,644,470
Restricted	39,884,770	27,621,253	30,738,698	36,575,067	39,870,490	30,254,780	26,436,390	31,080,912	32,782,126	33,030,188
Unrestricted	45,351,029	51,241,157	60,717,805	53,826,512	66,381,780	81,124,326	86,220,735	48,410,105	49,263,282	50,376,901
Total primary government net position	<u>\$ 402,981,081</u>	<u>\$ 433,815,037</u>	<u>\$ 458,798,817</u>	<u>\$ 478,577,640</u>	<u>\$ 509,360,433</u>	<u>\$ 536,805,704</u>	<u>\$ 559,452,846</u>	<u>\$ 552,006,695</u>	<u>\$ 577,742,163</u>	<u>\$ 608,051,559</u>

City of West Des Moines, Iowa

Schedule 2

Changes In Net Position

Last Ten Fiscal Years

(accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Expenses:										
Governmental activities:										
Public safety	\$ 20,342,187	\$ 21,770,283	\$ 23,683,353	\$ 23,683,157	\$ 24,796,973	\$ 24,700,994	\$ 26,053,563	\$ 26,908,642	\$ 27,553,472	\$ 30,993,743
Public works	11,837,435	13,375,100	10,511,602	14,401,577	9,522,787	10,742,899	12,356,926	12,866,884	24,317,064	16,035,288
Health and social services	1,037,464	1,092,443	1,113,846	1,119,049	1,191,055	1,152,757	1,114,334	1,221,187	1,234,763	1,251,049
Culture and recreation	9,022,443	9,308,507	9,355,663	9,644,825	9,526,437	9,495,234	10,109,588	11,107,595	10,498,272	9,878,532
Community and economic development	5,807,890	6,486,571	5,836,209	6,245,150	7,587,871	7,592,235	8,658,500	21,653,257	6,980,849	7,578,127
General government	4,794,526	4,966,906	5,425,921	5,590,913	5,712,265	6,199,838	6,651,611	6,952,173	9,081,229	8,953,162
Interest on long-term debt	5,621,912	5,253,741	4,551,673	5,050,716	3,652,748	3,450,029	3,742,960	2,345,067	3,091,773	3,322,213
Total governmental activities expenses	58,463,857	62,253,551	60,478,267	65,735,387	61,990,136	63,333,986	68,687,482	83,054,805	82,757,422	78,012,114
Business-type activities:										
Sanitary sewer	5,303,776	5,960,011	6,513,514	7,285,218	8,254,719	8,372,160	8,798,820	9,349,927	9,268,656	9,815,597
Storm Water	746,187	921,824	1,020,304	1,264,278	1,310,785	1,852,241	1,598,003	1,506,777	2,243,666	3,649,618
Solid waste	1,522,130	1,571,481	1,549,437	1,663,021	1,730,612	1,778,179	1,839,484	1,886,538	1,783,951	1,804,263
Total business-type activities expenses	7,572,093	8,453,316	9,083,255	10,212,517	11,296,116	12,002,580	12,236,307	12,743,242	13,296,273	15,269,478
Total primary government expenses	66,035,950	70,706,867	69,561,522	75,947,904	73,286,252	75,336,566	80,923,789	95,798,047	96,053,695	93,281,592
Program revenue:										
Governmental activities:										
Charges for services:										
Public safety	3,636,497	5,011,751	3,859,194	4,656,246	4,721,074	5,608,894	6,641,203	6,792,943	8,958,481	7,923,356
Public works	305,923	906,216	298,400	442,416	956,272	104,108	207,541	322,994	423,612	550,566
Health and social services	-	-	-	-	-	-	-	-	-	-
Culture and recreation	1,396,476	1,415,877	1,336,498	1,391,873	1,392,190	1,343,505	1,384,465	1,430,723	1,512,266	1,406,066
Community and economic development	832,464	905,019	485,277	437,296	411,260	579,364	871,234	1,062,029	2,292,604	2,029,627
General government	482,764	329,147	262,331	542,589	1,284,718	46,383	830,713	958,624	1,317,863	1,629,751
Operating grants and contributions:										
Public safety	1,963,806	2,901,377	2,863,503	2,542,721	2,663,420	2,469,593	2,490,415	3,130,192	3,432,717	1,578,849
Public works	4,431,681	4,330,498	4,666,008	5,039,619	5,350,804	5,504,499	5,660,623	6,057,014	7,427,481	8,120,086
Health and social services	267,588	268,305	304,591	277,529	648,841	226,484	237,948	254,880	272,635	98,356
Culture and recreation	175,825	121,134	172,253	140,754	130,592	177,360	137,992	108,902	106,576	53,909
Community and economic development	1,035,866	1,135,664	579,077	623,836	1,046,406	934,355	768,491	740,796	449,233	540,155
General government	202,436	492,351	310,950	332,379	1,116,997	336,938	359,569	377,422	120,000	-
Capital grants and contributions	273,984	5,390,380	4,187,992	8,029,691	7,125,936	2,704,041	3,781,649	8,443,062	10,552,433	5,173,579
Total governmental activities program revenue	15,005,310	23,207,719	19,326,074	24,456,949	26,848,510	20,035,524	23,371,843	29,679,581	36,865,901	29,104,300

City of West Des Moines, Iowa
Schedule 2 (continued):

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Business-type activities:										
Charges for services:										
Sanitary sewer	\$ 6,300,448	\$ 6,963,248	\$ 7,131,407	\$ 8,203,582	\$ 9,225,687	\$ 9,814,708	\$ 10,253,778	\$ 10,057,555	\$ 10,443,664	\$ 10,889,405
Storm water	1,515,326	1,793,470	2,071,169	2,111,487	2,156,738	2,165,281	2,201,450	2,257,315	2,458,867	2,397,491
Solid waste	1,647,104	1,662,222	1,679,223	1,709,893	1,772,291	1,762,412	1,797,486	1,817,392	1,847,148	1,877,166
Operating grants and contributions:										
Sanitary sewer	3,620,736	284,071	8,673	285	-	-	-	-	-	-
Storm water	-	-	-	37,882	-	-	-	-	-	-
Solid waste	-	-	-	75,000	-	-	-	-	-	-
Capital grants and contributions:										
Sanitary sewer	1,729,595	1,489,316	855,392	382,564	1,210,579	982,089	754,686	2,793,715	1,401,630	1,862,945
Storm Water	5,309,506	4,150,933	2,187,157	2,205,180	390,093	3,557,677	1,500,418	2,363,627	1,206,371	1,510,166
Solid waste	-	-	-	-	-	-	-	-	-	-
Total business-type activities program revenues	20,122,715	16,343,260	13,933,021	14,725,873	14,755,388	18,282,167	16,507,818	19,289,604	17,357,680	18,537,173
Total primary government program revenues	35,128,025	39,550,979	33,259,095	39,182,822	41,603,898	38,317,691	39,879,661	48,969,185	54,223,581	47,641,473
Net (expense) revenue:										
Governmental activities	(43,458,547)	(39,045,832)	(41,152,193)	(41,278,438)	(35,141,626)	(43,298,462)	(45,315,639)	(53,375,224)	(45,891,521)	(48,907,814)
Business-type activities	12,550,622	7,889,944	4,849,766	4,513,356	3,459,272	6,279,587	4,271,511	6,546,362	4,061,407	3,267,695
Total primary government net (expense) revenue	(30,907,925)	(31,155,888)	(36,302,427)	(36,765,082)	(31,682,354)	(37,018,875)	(41,044,128)	(46,828,862)	(41,830,114)	(45,640,119)
General revenues and other changes in net position:										
Governmental activities:										
Taxes:										
Property taxes	\$ 54,219,517	\$ 55,455,071	\$ 56,467,707	\$ 56,151,749	\$ 57,842,225	\$ 58,568,528	\$ 57,929,145	\$ 57,601,375	\$ 57,977,845	\$ 64,302,185
Hotel motel taxes	2,369,596	2,537,115	2,450,583	3,621,343	3,071,320	3,287,208	3,457,345	3,669,278	3,963,886	4,142,183
Other taxes	407,726	513,509	450,794	357,518	879,985	869,737	855,554	930,371	839,206	927,829
Unrestricted grants and contributions	596,981	1,280,674	1,007,460	1,116,368	-	945,655	961,742	2,424,385	3,975,812	5,278,449
Investment earnings	2,570,563	1,258,910	197,707	285,935	59,397	245,879	150,053	115,683	345,601	715,264
Miscellaneous	6,035	1,574	-	-	1,029,403	480,641	227,310	565,066	226,417	407,737
Transfers	4,254,284	466,952	(108,011)	29,784	(3,079,696)	121,222	(852,306)	(1,103,125)	(2,000,021)	(10,684,559)
Contribution to other government	-	-	-	(5,385,051)	-	-	-	-	-	-
Total governmental activities	64,424,702	61,513,805	60,466,240	56,177,646	59,802,634	64,518,870	62,728,843	64,203,033	65,328,746	65,089,088
Business-type activities:										
Investment earnings	1,046,340	942,991	711,956	396,043	149,088	66,498	110,121	90,111	236,815	175,868
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Transfers	(4,254,284)	(466,952)	108,011	(29,784)	3,079,696	(121,222)	852,306	1,103,125	2,000,021	10,684,559
Special Item: Contribution to Wastewater Reclamation Authority	-	-	-	-	-	-	-	-	-	-
Total business-type activities	(3,207,944)	476,039	819,967	366,259	3,228,784	(54,724)	962,427	1,193,236	2,236,836	10,860,427
Total primary government	61,216,758	61,989,844	61,286,207	56,543,905	63,031,418	64,464,146	63,691,270	65,396,269	67,565,582	75,949,515
Changes in net position:										
Governmental activities	20,966,155	22,467,973	19,314,047	14,899,208	24,661,008	21,220,408	17,413,204	10,827,809	19,437,225	16,181,274
Business-type activities	9,342,678	8,365,983	5,669,733	4,879,615	6,688,056	6,224,863	5,233,938	7,739,598	6,298,243	14,128,122
Total primary government	\$ 30,308,833	\$ 30,833,956	\$ 24,983,780	\$ 19,778,823	\$ 31,349,064	\$ 27,445,271	\$ 22,647,142	\$ 18,567,407	\$ 25,735,468	\$ 30,309,396

City of West Des Moines, Iowa
Schedule 3
Program Revenues by Function/Program
Last Ten Fiscal Years
(accrual basis of accounting)

Function / Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental activities:										
Public safety	\$ 5,657,755	\$ 8,265,790	\$ 6,724,657	\$ 7,401,727	\$ 7,384,494	\$ 8,078,487	\$ 9,140,818	\$ 9,926,613	\$ 13,185,869	\$ 9,935,158
Public works	4,872,142	10,092,139	8,875,090	12,572,431	13,433,012	8,124,895	7,233,022	9,241,752	17,487,104	13,353,278
Health and social services	267,588	268,305	304,591	277,529	648,841	226,484	237,948	254,880	272,635	98,356
Culture and recreation	1,574,227	1,552,178	1,508,751	1,650,898	1,522,782	1,520,865	1,891,722	1,625,403	1,740,593	1,459,975
Community and economic development	1,895,830	2,155,241	1,280,879	1,626,828	1,457,666	1,513,719	3,678,051	5,794,887	2,741,837	2,627,782
General government	737,768	874,066	632,106	927,536	2,401,715	571,074	1,190,282	2,836,046	1,437,863	1,629,751
Total governmental activities	<u>15,005,310</u>	<u>23,207,719</u>	<u>19,326,074</u>	<u>24,456,949</u>	<u>26,848,510</u>	<u>20,035,524</u>	<u>23,371,843</u>	<u>29,679,581</u>	<u>36,865,901</u>	<u>29,104,300</u>
Business-type activities:										
Sanitary sewer	11,650,779	8,736,635	7,995,472	8,586,431	10,436,266	10,796,797	11,008,464	12,851,270	11,845,294	12,752,350
Storm water	6,824,832	5,944,403	4,258,326	4,354,549	2,546,831	5,722,958	3,701,868	4,620,942	3,665,238	3,907,657
Solid waste	1,647,104	1,662,222	1,679,223	1,784,893	1,772,291	1,762,412	1,797,486	1,817,392	1,847,148	1,877,166
Total business-type activities	<u>18,475,611</u>	<u>14,681,038</u>	<u>12,253,798</u>	<u>12,940,980</u>	<u>12,983,097</u>	<u>18,282,167</u>	<u>16,507,818</u>	<u>19,289,604</u>	<u>17,357,680</u>	<u>18,537,173</u>
Total government	<u>\$ 33,480,921</u>	<u>\$ 37,888,757</u>	<u>\$ 31,579,872</u>	<u>\$ 37,397,929</u>	<u>\$ 39,831,607</u>	<u>\$ 38,317,691</u>	<u>\$ 39,879,661</u>	<u>\$ 48,969,185</u>	<u>\$ 54,223,581</u>	<u>\$ 47,641,473</u>

City of West Des Moines, IA
Schedule 4
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Fund:										
Reserved	\$ -	\$ -	\$ 4,950	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unreserved	12,303,137	15,733,356	14,890,544	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Assigned	N/A	N/A	N/A	\$ 4,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted	N/A	N/A	N/A	17,448,724	22,334,719	24,843,852	25,298,338	26,202,982	31,020,437	36,712,866
Nonspendable	N/A	N/A	N/A	-	147,108	-	-	535,023	535,023	-
Total General Fund	\$ 12,303,137	\$ 15,733,356	\$ 14,895,494	\$ 17,453,674	\$ 22,481,827	\$ 24,843,852	\$ 25,298,338	\$ 26,738,005	\$ 31,555,460	\$ 36,712,866
All Other Governmental Funds:										
Reserved	\$ 21,093,352	\$ 14,258,027	\$ 51,571,911	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unreserved, reported in:										
Special revenue funds	18,243,042	13,679,529	20,829,755	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Capital projects funds	(69,951)	(4,433,136)	(8,600,545)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Restricted for:										
Capital projects	N/A	N/A	N/A	\$ 10,794,471	\$ 25,810,078	\$ 18,323,593	\$ 18,186,504	\$ 49,225,848	\$ 34,625,993	\$ 38,724,528
Debt service	N/A	N/A	N/A	3,580,012	19,724,769	16,237,372	3,431,293	6,296,984	2,963,773	1,991,314
Urban renewal and development	N/A	N/A	N/A	3,957,336	4,244,492	4,979,438	5,107,567	5,579,040	6,665,816	6,107,167
Other purposes	N/A	N/A	N/A	17,783,118	5,761,817	5,625,357	5,338,145	5,218,426	5,547,731	5,562,172
Unassigned	N/A	N/A	N/A	(8,227,876)	-	(14,580)	-	-	(112,049)	(7,996,735)
Total all other governmental funds	\$ 39,266,443	\$ 23,504,420	\$ 63,801,121	\$ 27,887,061	\$ 55,541,156	\$ 45,151,180	\$ 32,063,509	\$ 66,320,298	\$ 49,691,264	\$ 44,388,446

City of West Des Moines, Iowa
Schedule 5
Changes In Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Revenues:										
Taxes	\$ 56,886,469	\$ 58,295,948	\$ 59,218,487	\$ 60,074,073	\$ 61,793,530	\$ 62,725,473	\$ 62,242,044	\$ 62,201,024	\$ 62,780,937	\$ 69,372,197
Special assessments	109,807	811,801	219,979	285,121	395,576	359,798	315,821	249,814	159,895	200,558
Licenses and permits	1,239,900	1,457,440	1,017,766	1,023,653	1,404,430	1,638,474	2,172,885	2,326,549	4,400,512	1,980,884
Intergovernmental	8,626,836	15,405,673	11,912,577	18,885,005	15,956,531	11,335,540	15,117,233	21,328,305	23,718,226	22,711,155
Charges for services	3,137,752	3,846,730	3,694,455	4,254,710	4,759,448	4,817,190	5,600,845	5,722,482	7,183,974	5,812,211
Use of money and property	2,409,358	1,066,751	142,076	247,705	110,219	231,123	241,391	224,398	439,378	674,954
Miscellaneous	2,664,929	2,982,979	1,732,625	1,833,998	2,049,561	2,045,588	2,072,539	2,060,383	2,194,102	3,660,421
Total revenues	75,075,051	83,867,322	77,937,965	86,604,265	86,469,295	83,153,186	87,762,758	94,112,955	100,877,024	104,412,380
Expenditures:										
Public safety	19,285,895	20,692,061	21,888,463	22,746,328	23,330,603	24,478,042	25,550,009	26,739,914	27,397,684	29,142,995
Public works	7,222,303	9,212,032	9,239,194	13,278,333	6,476,619	7,234,347	7,899,715	8,199,192	8,536,611	9,363,033
Health and social services	1,013,531	1,068,302	1,092,425	1,082,744	1,125,608	1,117,964	1,059,392	1,105,932	1,152,347	1,141,940
Culture and recreation	6,369,572	6,728,349	6,792,238	7,237,052	6,849,848	6,927,142	7,528,417	7,743,062	8,172,199	7,955,071
Community and economic development	5,721,841	6,434,853	5,718,922	6,195,337	7,387,617	7,497,883	8,539,842	21,691,199	6,821,846	7,367,319
General government	4,834,942	4,689,574	5,131,798	5,959,287	5,371,275	5,848,266	6,088,713	6,865,765	7,572,490	7,684,444
Capital outlay	18,015,390	20,783,005	17,970,097	16,919,978	14,975,786	16,238,960	13,670,433	19,115,297	54,187,611	39,190,028
Debt service:										
Principal	24,856,121	21,971,688	23,295,328	46,342,770	14,830,982	15,645,323	29,373,453	16,283,339	18,694,167	18,275,455
Interest	5,567,214	5,211,717	4,762,119	5,549,995	4,253,798	4,096,596	3,684,868	3,293,452	3,796,662	4,381,103
Bond issuance costs	214,830	-	-	-	-	-	-	-	-	-
Total expenditures	93,101,639	96,791,581	95,890,584	125,311,824	84,602,136	89,084,523	103,394,842	111,037,152	136,331,617	124,501,388
Excess (deficiency) of revenues over (under) expenditures	(18,026,588)	(12,924,259)	(17,952,619)	(38,707,559)	1,867,159	(5,931,337)	(15,632,084)	(16,924,197)	(35,454,593)	(20,089,008)
Other financing sources (uses):										
Issuance of long-term debt	20,070,000	-	54,965,000	4,963,424	40,385,000	72,950	4,385,000	51,255,000	23,080,000	18,543,214
Payments to escrow agent	-	-	-	-	(11,497,739)	(2,720,000)	-	-	-	-
Issuance of capital lease	-	336,466	-	832,032	-	850,000	-	-	-	-
Premium (discount) on long-term debt	-	-	2,929,609	(281)	3,204,245	-	108,907	1,795,889	2,497,042	1,062,083
Proceeds from sale of capital assets	17,155	26,618	23,633	-	21,300	88,605	11,358	403,959	60,293	71,011
Transfers In	49,246,479	42,499,110	84,593,346	21,031,612	27,886,566	25,755,270	45,661,770	27,012,339	25,124,899	26,401,678
Transfers Out	(45,387,300)	(42,269,739)	(85,100,130)	(21,475,108)	(28,618,012)	(26,143,439)	(47,168,136)	(27,846,534)	(27,119,220)	(26,134,390)
Total other financing sources (uses)	23,946,334	592,455	57,411,458	5,351,679	31,381,360	(2,096,614)	2,998,899	52,620,653	23,643,014	19,943,596
Net changes in fund balance	\$ 5,919,746	\$ (12,331,804)	\$ 39,458,839	\$ (33,355,880)	\$ 33,248,519	\$ (8,027,951)	\$ (12,633,185)	\$ 35,696,456	\$ (11,811,579)	\$ (145,412)
Debt service as a percentage of noncapital expenditures	37.8%	34.2%	35.1%	46.7%	24.9%	26.1%	36.7%	20.4%	24.0%	25.1%

City of West Des Moines, Iowa
Schedule 6
General Government Tax Revenues by Source
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Taxes (1)	Tax Increment Finance Revenue(TIF)	Cable Franchise	Hotel/ Motel Tax	Total
2008	\$ 37,961,238	\$ 16,258,279	\$ 297,356	\$ 2,369,596	\$ 56,886,469
2009	41,261,516	14,193,555	303,761	2,537,116	58,295,948
2010	43,597,288	12,870,419	300,198	2,450,583	59,218,487
2011	45,429,128	10,722,622	300,979	2,815,388	60,074,073
2012	46,202,311	12,219,161	300,737	2,974,428	61,793,530
2013	45,871,977	13,272,106	294,182	3,287,208	62,725,473
2014	47,675,917	10,822,378	286,404	3,457,345	62,242,044
2015	49,087,368	9,172,349	272,029	3,669,278	62,201,024
2016	49,217,965	9,323,812	275,273	3,963,886	62,780,936
2017	60,076,872	12,183,281	266,724	4,142,183	76,669,061
Change 2008-2017	58.26%	-25.06%	-10.30%	74.81%	34.78%

Source: City records:

(1) For the purposes of this schedule, Property Taxes includes miscellaneous Other City Taxes that are received in conjunction with the county's tax collections on behalf of the City. These miscellaneous taxes include Utility Tax Replacement / Excise Tax.

City of West Des Moines, Iowa
Schedule 7
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Valuation Date Jan. 1	Fiscal Year Collected	Residential Property	Multi-Residential Property	Commercial Property	Industrial Property	Utilities	Tax Increment	Total Assessed Value	Actual Taxable Value	Total Direct Tax Rate
2006	2008	\$ 2,936,360,174		\$ 1,713,854,952	\$ 21,505,125	\$ 69,692,494	\$ 527,883,468	\$ 5,269,296,213	\$ 3,594,665,835	\$12.05000
2007	2009	3,190,575,026		1,930,481,940	21,818,907	66,077,910	484,394,040	5,693,347,823	3,820,324,623	12.05000
2008	2010	3,373,591,777		1,971,150,188	21,850,279	74,240,564	444,502,202	5,885,335,010	3,979,630,063	12.05000
2009	2011	3,518,096,224		2,006,487,532	36,249,137	77,233,162	360,625,798	5,998,691,853	4,084,690,238	12.05000
2010	2012	3,596,162,970		1,978,387,072	35,461,977	80,033,040	413,950,068	6,103,995,127	4,205,957,596	12.05000
2011	2013	3,599,922,685		1,871,149,143	35,687,153	82,255,886	456,215,897	6,045,230,764	4,221,370,425	12.05000
2012	2014	3,660,465,036		1,933,557,882	37,269,222	84,371,549	394,337,882	6,110,001,571	4,323,503,805	12.05000
2013	2015	3,777,274,059		1,994,723,069	39,046,340	69,014,743	364,715,578	6,244,773,789	4,379,018,663	12.05000
2014	2016	3,762,282,445		2,183,517,561	39,763,958	78,806,498	344,791,179	6,409,161,641	4,403,448,240	12.00000
2015	2017	4,102,433,391	\$ 285,337,409	1,979,073,438	45,947,912	97,509,502	451,307,237	6,961,608,889	4,774,220,905	12.00000

Source: Polk, Dallas, Warren, and Madison County Auditor's Offices

Note: The tax rate collected by the City for properties in the Tax Increment Districts varies by district, ranging from a rate > the City's direct rate to a rate < the total rate for all overlapping governments

Note: Prior to FY 2017 Multi-Residential Property was included with Commercial Property and taxed at the same rate. Beginning in FY 2017 it's rollback percentage is 3.75% less than Commercial Property. The rollback percentage for Multi-Residential Property will decrease 3.75% per year until it is taxed at the same rate as Residential Property

City of West Des Moines, Iowa
Schedule 8
Direct and Overlapping Property Tax Rates – Per \$1,000 of Assessed Value
Last Ten Fiscal Years

Fiscal Year	City Direct Rates				Overlapping Rates					Total Direct & Overlapping Rates
	General Fund	Debt Service	Other Levies	Total Direct	School District	County	Community College	Regional Transit	State	
Polk County / Des Moines Community School District:										
2008	7.98419	2.06729	1.89852	11.95000	18.01713	10.17511	0.68688	0.27070	0.00400	41.10382
2009	7.94081	1.99881	2.11037	12.04999	17.93709	10.16218	0.60276	0.33240	0.00350	41.08792
2010	8.09676	2.00053	1.95271	12.05000	17.78888	10.12532	0.56386	0.33566	0.00350	40.86722
2011	8.08219	2.00055	1.96726	12.05000	17.64277	9.97134	0.56778	0.38095	0.00300	40.61584
2012	8.09998	2.00000	1.95002	12.05000	17.64347	10.05423	0.56008	0.38830	0.00340	40.69948
2013	8.10000	2.00000	1.95000	12.05000	18.34845	10.07059	0.58466	0.55300	0.00330	41.61000
2014	8.10000	2.00000	1.95000	12.05000	18.34842	10.25715	0.69120	0.63300	0.00330	41.98307
2015	8.10000	2.00000	1.95000	12.05000	18.14592	10.60460	0.65724	0.69800	0.00330	42.15906
2016	8.10000	1.95283	1.94717	12.00000	18.42809	10.84198	0.67574	0.76300	0.00330	42.71211
2017	8.10000	1.95000	1.95000	12.00000	18.50586	10.39630	0.72334	0.78300	0.00330	42.41180
Polk County / West Des Moines Community School District:										
2008	7.98419	2.06729	1.89852	11.95000	13.70060	10.17511	0.68688	0.27070	0.00400	36.78729
2009	7.94081	1.99881	2.11037	12.04999	13.70031	10.16218	0.60276	0.33240	0.00350	36.85114
2010	8.09676	2.00053	1.95271	12.05000	13.69179	10.12532	0.56386	0.33566	0.00350	36.77013
2011	8.08219	2.00055	1.96726	12.05000	13.64410	9.97134	0.56778	0.38095	0.00300	36.61717
2012	8.09998	2.00000	1.95002	12.05000	13.94266	10.05423	0.56008	0.38830	0.00340	36.99867
2013	8.10000	2.00000	1.95000	12.05000	13.30184	10.07059	0.58466	0.55300	0.00330	36.56339
2014	8.10000	2.00000	1.95000	12.05000	13.26452	10.25715	0.69120	0.63300	0.00330	36.89917
2015	8.10000	2.00000	1.95000	12.05000	13.26572	10.25715	0.69120	0.63300	0.00330	36.90037
2016	8.10000	1.95283	1.94717	12.00000	13.24189	10.84198	0.67574	0.76300	0.00330	37.52591
2017	8.10000	1.95000	1.95000	12.00000	13.26872	10.39630	0.72334	0.78300	0.00330	37.17466
Dallas County / Waukee Community School District:										
2008	7.94081	1.99881	2.11037	12.04999	17.80148	6.93669	0.60276	0.33240	0.00350	37.72682
2009	8.09676	2.00053	1.95271	12.05000	17.75814	6.33037	0.56386	0.33566	0.00350	37.04153
2010	8.08219	2.00055	1.96726	12.05000	17.80336	6.26394	0.56778	0.38095	0.00300	37.06903
2011	8.09998	2.00000	1.95002	12.05000	17.79315	5.72984	0.56008	0.38830	0.00340	36.52477
2012	8.10000	2.00000	1.95000	12.05000	17.80292	5.23877	0.59018	0.40300	0.00320	36.08807
2013	8.10000	2.00000	1.95000	12.05000	17.61083	5.25442	0.58466	0.55300	0.00330	36.05621
2014	8.10000	2.00000	1.95000	12.05000	16.57669	4.81190	0.69120	0.63300	0.00330	34.76609
2015	8.10000	2.00000	1.95000	12.05000	16.57427	4.79944	0.65721	0.69800	0.00330	34.78222
2016	8.10000	1.95283	1.94717	12.00000	16.69522	4.79841	0.67574	0.76300	0.00330	34.93567
2017	8.10000	1.95000	1.95000	12.00000	17.64874	4.92583	0.72334	0.78300	0.00330	36.08421

City of West Des Moines, Iowa
Schedule 8 (continued):

Fiscal Year	City Direct Rates				Overlapping Rates					Total Direct & Overlapping Rates
	General Fund	Debt Service	Other Levies	Total Direct	School District	County	Community College	Regional Transit	State	
Warren County / Norwalk Community School District :										
2008	7.94081	1.99881	2.11037	12.04999	21.03490	7.23323	0.60276	0.33240	0.00350	41.25678
2009	8.09676	2.00053	1.95271	12.05000	20.89092	6.89026	0.56386	0.33566	0.00350	40.73420
2010	8.08219	2.00055	1.96726	12.05000	20.56618	6.56329	0.56778	0.38095	0.00300	40.13120
2011	8.09998	2.00000	1.95002	12.05000	20.16885	6.36577	0.56008	0.38830	0.00340	39.53640
2012	8.10000	2.00000	1.95000	12.05000	20.01224	6.16492	0.59018	0.40300	0.00320	39.22354
2013	8.10000	2.00000	1.95000	12.05000	20.57095	6.16946	0.58466	0.55300	0.00330	39.93137
2014	8.10000	2.00000	1.95000	12.05000	19.80039	6.09558	0.69120	0.63300	0.00330	39.27347
2015	8.10000	2.00000	1.95000	12.05000	19.89589	6.09176	0.65724	0.69800	0.00330	39.39619
2016	8.10000	1.95283	1.94717	12.00000	20.61029	6.15660	0.67574	0.76300	0.00330	40.20893
2017	8.10000	1.95000	1.95000	12.00000	20.48322	6.22250	0.72334	0.78300	0.00330	40.21536
Madison County / Van Meter Community School District :										
*										
2012	8.10000	2.00000	1.95000	12.05000	18.23000	7.96054	0.59018	0.40300	0.00320	39.23692
2013	8.10000	2.00000	1.95000	12.05000	16.56006	8.65420	0.58466	0.55300	0.00330	38.40522
2014	8.10000	2.00000	1.95000	12.05000	16.00558	8.73622	0.69120	0.63300	0.00330	38.11930
2015	8.10000	2.00000	1.95000	12.05000	15.95771	8.59099	0.65724	0.69800	0.00330	37.95724
2016	8.10000	1.95283	1.94717	12.00000	15.95980	8.68862	0.67574	0.76300	0.00330	38.09046
2017	8.10000	1.95000	1.95000	12.00000	15.97798	9.20077	0.72334	0.78300	0.00330	38.68839
Madison County / Winterset Community School District :										
*										
2012	8.10000	2.00000	1.95000	12.05000	19.61273	7.96054	0.59018	0.40300	0.00320	40.61965
2013	8.10000	2.00000	1.95000	12.05000	19.43152	8.65420	0.58466	0.55300	0.00330	41.27668
2014	8.10000	2.00000	1.95000	12.05000	19.02607	8.59634	0.69120	0.63300	0.00330	40.99991
2015	8.10000	2.00000	1.95000	12.05000	18.49000	8.59099	0.65724	0.69800	0.00330	40.48953
2016	8.10000	1.95283	1.94717	12.00000	17.49000	8.68862	0.67574	0.76300	0.00330	39.62066
2017	8.10000	1.95000	1.95000	12.00000	17.49000	9.20070	0.72334	0.78300	0.00330	40.20034

Source: Polk, Dallas, Madison and Warren County Auditor's Offices

* City's corporate boundaries did not extend into Madison County prior to 2012

Note: State law limits the maximum tax rate for the General Fund to \$8.10 per thousand dollars of assessed valuation.

The limit does not include debt service or other special levies.

City of West Des Moines, Iowa
Schedule 9
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2017			2008		
	Assessed Value	Rank	Percentage of Total City Assessed Value	Assessed Value	Rank	Percentage of Total City Assessed Value
Wells Fargo Home Mortgage Inc	\$ 210,248,082	1	3.02%	\$ 184,167,340	1	3.50%
GPG Jordan Creek LLC	150,402,681	2	2.16%	154,186,230	2	2.93%
Microsoft Corporation	138,291,453	3	1.99%			
Valley West Mall LLC	60,885,000	4	0.87%	81,900,000	3	1.55%
MidAmerican Energy	51,766,667	5	0.74%			
Aviva Real Prperty Holdings LLC	49,445,163	6	0.71%			
Jordan Creek Town Center LLC	46,054,782	7	0.66%			
Regency West Office	38,788,200	8	0.56%			
IFBF Property Management	36,999,630	9	0.53%	44,061,100	6	0.84%
MRES West Glen Holdings LP	34,514,527	10	0.50%			
Mid-America Investment Company				56,580,000	4	1.07%
CCOP I LLC				48,196,430	5	0.91%
1776 Westlakes Parkway LC				31,000,000	7	0.59%
Dallas County Partners				27,284,360	8	0.52%
Hy-Vee Food Stores				22,971,900	9	0.44%
Three Fountains I LLC				19,872,500	10	0.38%
Total	<u>\$ 817,396,185</u>		<u>11.72%</u>	<u>\$670,219,860</u>		<u>12.72%</u>

Source: Polk, Dallas, Warren, and Madison County Assessor's Offices

City of West Des Moines, Iowa
Schedule 10
Property Tax Levies And Collections
Last Ten Fiscal Years
(Cash basis of accounting)

Fiscal Ended June 30th	Taxes Levied for the Tax Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years*	Total Collections	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2008	\$ 37,530,923	\$ 37,114,931	98.89%	\$ 9,940	\$ 37,124,871	98.92%
2009	40,783,461	40,697,806	99.79%		40,697,806	99.79%
2010	43,083,063	43,026,062	99.87%		43,026,062	99.87%
2011	45,147,267	45,015,780	99.71%		45,015,780	99.71%
2012	45,901,436	45,677,788	99.51%		45,677,788	99.51%
2013	45,810,651	45,418,689	99.14%		45,418,689	99.14%
2014	47,154,213	47,130,490	99.95%		47,130,490	99.95%
2015	48,523,258	48,427,111	99.80%		48,427,111	99.80%
2016	48,748,929	48,653,263	99.80%		48,653,263	99.80%
2017	52,096,862	52,078,945	99.97%		52,078,945	99.97%

*Due to the no availability of delinquent collection detail, the City has applied a policy of applying subsequent years collections to oldest levied tax year first

Source: City's certified budget for amt. levied; monthly tax statements from Polk, Dallas, Warren, and Madison County Treasurer's Offices.

City of West Des Moines, Iowa
Schedule 11
Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities				Business-type Activities			Total Primary Government	Total Debt Per Capita	Total Debt as a Percentage of Personal Income
	General Obligation Bonds	Tax Increment Financing Bonds	Capital Leases	Loans Payable & Installment Contracts	Financing Agreements	General Obligation Bonds	Revenue Bonds			
2008	\$123,125,000	\$ 5,890,000	\$ 183,019	\$ 256,737	\$ -	\$ -	\$ 2,912,000	\$ 132,366,756	\$ 2,395	5.63%
2009	107,185,000	-	387,451	238,829	-	-	2,545,000	110,356,280	1,949	4.64%
2010	141,822,308	-	285,637	240,327	-	-	2,164,000	144,512,272	2,509	5.79%
2011	101,081,101	-	978,328	4,307,341	-	-	1,771,000	108,137,770	1,842	4.08%
2012	119,400,616	-	760,022	3,230,493	-	-	1,364,000	124,755,131	2,104	4.50%
2013	101,834,010	-	559,497	2,833,646	-	-	-	105,227,153	1,707	3.63%
2014	77,725,762	-	282,867	1,586,823	-	-	-	79,595,452	1,254	2.66%
2015	113,962,258	-	109,527	1,416,822	-	-	-	115,488,607	1,788	3.69%
2016	120,494,464	-	-	1,651,754	-	-	-	122,146,218	1,905	4.15%
2017	120,541,507	-	-	1,879,513	-	-	-	122,421,020	1,896	3.93%

Note: Details regarding the City's outstanding debt may be found in the notes to the basic financial statements.

City of West Des Moines, Iowa
Schedule 12
Ratios of General Obligation Bonded Debt
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Tax Increment Financing Bonds	Gross Bonded Debt	Less: Amount Available in Debt Service	Net General Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
2008	\$ 123,125,000	\$ 5,890,000	\$ 129,015,000	\$ 6,255,047	\$ 122,759,953	0.02330 to 1	2,220.73
2009	107,185,000	-	107,185,000	3,994,661	103,190,339	0.01812 to 1	1,822.22
2010	141,822,308	-	141,822,308	37,115,667	104,706,641	0.01729 to 1	1,817.54
2011	101,081,101	-	101,081,101	3,580,012	97,501,089	0.01625 to 1	1,660.84
2012	119,400,616	-	119,400,616	3,591,183	115,809,433	0.01897 to 1	1,953.57
2013	101,834,010	-	101,834,010	3,497,034	98,336,976	0.01627 to 1	1,595.14
2014	77,725,762	-	77,725,762	3,431,293	74,294,469	0.01216 to 1	1,170.53
2015	113,962,258	-	113,962,258	6,296,984	107,665,274	0.01649 to 1	1,666.70
2016	120,494,464	-	120,494,464	2,963,773	117,530,691	0.01834 to 1	1,833.18
2017	120,541,507	-	120,541,507	1,991,314	118,550,193	0.01703 to 1	1,836.28

Note: Details regarding the City's outstanding debt may be found in the notes to the basic financial statements.

City of West Des Moines, Iowa
Schedule 13
Direct and Overlapping Governmental Activities Debt
For the Year Ended June 30, 2017

Governmental Unit	General Obligation Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Polk County	\$ 263,029,000	12.91%	\$ 33,957,044
Dallas County	11,205,000	33.74%	3,780,567
Warren County	329,703	0.36%	1,187
Madison County	810,000	0.02%	162
West Des Moines CSD	19,520,000	65.51%	12,787,552
Waukee CSD	90,980,000	47.23%	42,969,854
Des Moines Area Community College	76,105,000	11.26%	8,569,423
Norwalk CSD	33,445,000	1.27%	424,752
Winterset CSD	7,750,000	0.02%	1,550
Van Meter CSD	8,370,000	0.31%	25,947
Subtotal, overlapping debt			102,518,038
City Direct Debt			122,421,020
Total direct and overlapping debt			\$ 224,939,058

Sources: Official Bond Offering Statement and Finance officer for each government entity listed

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of West Des Moines. This process recognizes that, when considering the government's ability to issue and repay long-term debt the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

The percentage of an overlapping government's debt that is applicable to City of West Des Moines residents and businesses located within that particular government's jurisdiction is calculated based on the portion of that government's taxable value that lies within the boundaries of the city.

City of West Des Moines, Iowa
Schedule 14
Legal Debt Margin Information
Last Ten Fiscal Years

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Debt limit	\$ 263,464,811	\$ 284,667,391	\$ 294,266,751	\$ 299,934,593	\$ 305,199,756	\$ 302,261,538	\$ 305,500,079	\$ 312,238,689	\$ 320,461,851	\$ 348,080,444
Total net debt applicable to limit	129,454,756	107,811,280	139,415,964	103,985,669	123,391,131	105,227,152	79,595,451	110,786,349	115,741,755	116,009,513
Legal debt margin	\$ 134,010,055	\$ 176,856,111	\$ 154,850,787	\$ 195,948,924	\$ 181,808,625	\$ 197,034,386	\$ 225,904,628	\$ 201,452,340	\$ 204,720,096	\$ 232,070,931
Total net debt applicable to the limit as a percentage of debt limit	49.14%	37.87%	47.38%	34.67%	40.43%	34.81%	26.05%	35.48%	36.12%	33.33%

Legal Debt Margin Calculation for Fiscal Year 2017:

Total Assessed Value	\$ 6,961,608,889
Debt limit (5% of total assessed value)	\$ 348,080,444
Less: Debt applicable to limit	
General obligation bonds	114,130,000
TIF revenue bonds	-
Capital lease obligations	-
Note payable and installment contracts	1,879,513
Legal debt margin	<u>\$ 232,070,931</u>

City of West Des Moines, Iowa
Schedule 15
Pledged Revenue Coverage
Last Ten Fiscal Years

Sewer Revenue Bonds

Fiscal Year	Pledge Revenue*	Less: Operating Expenses	Net Available Revenue	Debt Service			Ratio of Coverage
				Principal	Interest	Total	
2008	\$ 7,336,709	\$ 2,447,237	\$ 4,889,472	\$ 655,000	\$ 109,260	\$ 764,260	6.40
2009	8,378,001	2,728,070	5,649,931	367,000	87,360	454,360	12.43
2010	7,830,313	3,128,894	4,701,419	381,000	76,350	457,350	10.28
2011	8,585,615	3,216,312	5,369,303	393,000	64,920	457,920	11.73
2012	9,079,154	3,908,020	5,171,134	407,000	53,130	460,130	11.24
2013	9,750,097	3,450,803	6,299,294	-	-	-	-
2014	10,356,470	3,576,901	6,779,569	-	-	-	-
2015	9,972,282	3,795,272	6,177,010	-	-	-	-
2016	10,660,901	3,654,104	7,006,797	-	-	-	-
2017	11,040,485	3,758,899	7,281,586	-	-	-	-

Notes:

* Pledged Revenues include operating revenue and investment earnings.
Operating expenses excluding depreciation and amortization expenses

City of West Des Moines, Iowa
Schedule 16
Demographic and Economic Statistics
Last Ten Fiscal Years

Calendar Year	Population	Personal Income	Per Capita Income	Unemployment Rate	Taxable Retail Sales
2008	55,279	\$ 2,349,689,174	\$ 42,506	2.7%	\$ 1,397,818,852
2009	56,629	2,379,097,548	42,012	4.3%	1,563,886,251
2010	57,609	2,495,852,316	43,324	4.4%	1,496,999,951
2011	58,706	2,649,401,780	45,130	4.5%	1,529,029,060
2012	59,281	2,771,564,593	46,753	3.8%	1,681,710,058
2013	61,648	2,901,216,528	47,061	3.4%	1,636,714,660
2014	63,471	2,987,008,731	47,061	3.2%	1,647,831,070
2015	64,598	3,131,969,432	48,484	3.3%	1,723,946,833
2016	64,113	2,942,914,926	45,902	2.8%	1,768,926,175
2017	64,560	3,118,635,360	48,306	2.4%	1,796,720,183

Sources: City of West Des Moines, Community & Economic Development Department; City Demographics. Per Capita Income is based on Metropolitan Des Moines/West Des Moines and based on figures from Bureau of Economic Analysis Bond Offering Statements prepared by an independent financial advisor, U.S. Census Bureau, and Iowa Dept. of Revenue Qtrly Retail Sales and Tax Data.

City of West Des Moines, Iowa
Schedule 17
Principal Employers
Current Year and Ten Years Ago

Employer	Type of Business	2017			2007		
		Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
Wells Fargo Home Mortgage & Credit Services	Financial Services	10,550	1	16.83%	4,246	1 & 4*	8.42%
West Des Moines Community School District	Education	1,235	2	1.97%	1,350	2	2.68%
Athene USA Corporation	Insurance	1,200	3	1.91%			
Hy-Vee Inc.	Grocery Stores	1,121	4	1.79%	759	6	1.51%
FBL Financial Group / Iowa Farm Bureau Insurance	Insurance / Financial Services	1,200	5	1.91%	1,160	3	2.30%
Universal Pediatrics	Home Health Care	945	6	1.51%			
The Iowa Clinic	Medical Services	884	7	1.41%			
Aureon	Recruiting	750	8	1.20%			
Iowa Realty Co., Inc.	Real Estate	625	9	1.00%			
Guide One Insurance Company	Insurance	590	10	0.94%	523	8	1.04%
Marsh Insurance	Insurance				1,031	5	2.04%
Iowa Foundation for Medical Care	Healthcare Management				645	7	1.28%
ADP National Service Center	Financial Services				520	9	1.03%
ITA Group	Performance Improvement				450	10	0.89%
All West Des Moines Employees		62,673		30.47%	50,423		21.19%

* In 2007 Wells Fargo Home Mortgage and Credit Services were counted separately. 3,177 were employed by the Home Mortgage division and 1,069 were employed by the Credit Services Division.

Source: Bond Offering Statements prepared by independent financial advisor and Economic Development Dept.

City of West Des Moines, Iowa
Schedule 18
Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Functions/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Community Enrichment:										
Human Services	12.00	12.00	12.25	12.25	12.25	12.25	13.25	13.25	13.25	13.25
Library	23.60	23.60	23.60	23.60	22.50	22.50	22.50	22.50	25.25	26.25
Parks & Recreation	25.50	25.75	25.75	25.75	25.00	25.00	25.00	26.00	26.00	26.00
Public Safety:										
Emergency Medical Services	39.25	45.25	45.25	47.25	51.25	30.25	30.25	33.75	40.75	41.25
Fire Department	51.00	51.00	51.00	51.00	50.00	50.00	51.00	57.00	57.00	59.50
Police Department	82.75	85.75	85.75	84.75	82.75	80.75	83.25	82.25	84.00	87.50
Westcom Dispatch*	-	-	-	-	-	20.00	20.00	21.00	24.00	29.00
Westpet Animal Control**	-	-	-	-	-	3.00	3.00	4.00	4.33	4.33
Public Services:										
Community & Economic Dev	-	5.50	5.50	5.50	4.50	4.50	4.50	4.50	4.50	4.50
Development Services	23.00	24.00	23.00	22.00	22.20	20.20	20.20	23.20	20.00	20.50
Engineering Services***	-	-	-	-	-	-	-	7.00	7.00	9.00
Public Works	74.00	68.00	68.00	67.00	67.80	64.80	63.80	57.80	62.00	62.00
Support Services:										
City Manager's Office	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
City Clerk****	-	-	-	-	-	1.00	1.00	1.00	1.33	1.33
Finance	9.50	9.50	9.50	9.75	9.75	8.75	9.00	8.75	9.09	9.09
Human Resources	4.50	4.50	4.50	4.50	4.00	4.00	4.50	4.50	4.50	5.50
Information Services	9.00	10.00	10.00	10.00	10.00	10.00	10.00	11.00	11.00	12.00
Legal	3.00	3.00	3.00	3.00	3.00	4.00	4.00	4.00	4.00	4.00
Total	361.10	371.85	371.10	370.35	369.00	365.00	369.25	385.50	402.00	419.00

Source: City Payroll records, Budget Summary Personnel

* Westcom Dispatch included with Emergency Medical Services prior to 2013.

** Westpet Animal Control included with Police Department prior to 2013.

*** Engineering Services Department created in 2015.

**** City Clerk Included with City Manager's Office prior to 2013.

City of West Des Moines, Iowa
Schedule 19
Operating Indicators by Department
Last Ten Fiscal Years

Function/Program:	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Emergency Medical Services										
Total ambulance calls	4,137	5,395	5,678	6,005	6,295	6,800	7,337	7,979	8,717	8,686
Fire Department										
Total incidents	2,476	2,756	2,539	2,638	2,513	2,554	2,881	2,982	3,431	3,397
Total estimated loss	\$ 1,211,950	\$ 991,000	\$ 990,400	\$ 2,012,250	\$ 1,693,070	\$ 1,107,070	\$ 1,022,067	\$ 1,467,625	\$ 1,951,025	\$ 7,401,799
Police Department										
Number of parking tickets issued	1,115	1,205	1,392	1,148	968	801	1,615	1,105	797	482
Percent of parking tickets paid	73.95%	78.81%	79.04%	82.14%	80.89%	77.21%	84.24%	80.36%	77.83%	76.76%
Calls for service	48,675	48,956	48,798	46,931	50,430	48,987	80,365	46,464	46,866	48,802
Case Reports	6,453	6,617	6,570	6,533	6,356	6,230	6,676	6,521	6,640	6,090
Fed UCR Part 1 Crimes	1,918	1,888	1,887	1,968	1,961	1,790	1,833	2,642	1,599	1,711
Development Services										
Total building permits issued	1,135	1,009	1,163	1,158	1,002	1,060	1,105	1,047	935	1,033
Total value of permits issued	\$252,906,667	\$380,668,062	\$133,491,107	\$297,239,849	\$227,758,147	\$237,701,490	\$404,077,538	\$471,952,558	\$1,256,576,333	\$ 288,664,683
Public Works										
Lane miles of streets per operator	25.00	27.00	28.00	28.00	28.00	28.00	28.00	30.08	24.59	30.11
Library										
Volumes in collection	164,456	172,718	180,188	180,308	178,509	195,915	179,755	148,942	130,648	147,726
Annual circulation	784,906	815,944	691,721	689,193	685,899	674,699	651,770	695,092	678,110	671,500
Parks & Recreation										
Aquatic Centers	2	2	2	2	2	2	2	2	2	2
Aquatic Center attendance	135,038	122,517	124,499	103,049	112,364	91,948	76,247	88,060	90,873	90,166
Rec program registrations	6,332	6,396	6,619	6,612	6,574	6,051	6,041	6,344	6,075	7,757
Total acres of parks maintained	1,278	1,238	1,238	1,238	1,239	1,239	1,269	1,275	1,275	1,282
Total miles of trails maintained	44	45	48	48	49	49	50	50	56	58

Source: City Departmental data

City of West Des Moines, Iowa
Schedule 20
Capital Asset Statistics by Department
Last Ten Fiscal Years

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Department:										
Police: Stations	1	1	1	1	1	1	1	1	1	1
Fire: Stations	5	5	5	5	5	5	5	5	5	5
Public Works:										
Streets (Miles):										
Paved	658	670	691	708	708	714	724	729	733	756
Unpaved	42	48	51	50	58	57	55	53	54	57
Wastewater (Miles):										
Storm Sewer	184	190	182	187	195	200	200	207	210	212
Sanitary Sewer	230	233	232	232	233	234	238	240	248	245
Parks & Recreation:										
Park Acreage	1,278	1,238	1,238	1,238	1,239	1,239	1,269	1,275	1,275	1,282
Parks	40	36	36	36	36	36	38	40	40	41
Parks with Playground Equipment	21	22	23	23	23	20	20	20	20	20
Miles of Trails	44	45	48	48	49	49	50	50	56	58
Baseball/Softball Diamonds	24	24	24	24	24	25	25	25	25	25
Horseshoe Courts	18	18	18	18	18	18	18	18	18	18
Sand Volleyball Courts	5	5	5	5	3	3	3	3	2	2
Soccer/Football Fields	21	21	21	21	21	21	20	20	20	20
Basketball Courts	13	13	13	14	14	14	15	15	17	17
Tennis Courts	11	11	11	12	12	12	13	13	13	15
Archery Ranges	-	-	-	-	-	-	-	-	1	1
Aquatic Centers	2	2	2	2	2	2	2	2	2	2
Wading Pools/Spray Grounds	1	1	1	1	1	1	2	2	2	2
Dog Parks	1	1	1	1	1	1	1	1	1	1
Parks and Recreation / Other:										
Cemetery acres	9	9	9	9	9	9	9	9	9	9
Library:										
Facilities	1	1	1	1	1	1	1	1	1	1
Volumes in collection	164,456	172,718	180,188	180,308	178,509	195,915	179,755	148,942	130,648	147,726

Source: Department capital asset records

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**INTERNAL CONTROLS
AND
COMPLIANCE SECTION**



Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and
Members of the City Council
City of West Des Moines, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Des Moines, Iowa, (City) as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated April 18, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and questioned costs, we identified a certain deficiency in internal control that we consider to be a material weakness and another deficiency in internal control that we consider to be a significant deficiency.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiency described in Part II of the accompanying schedule of findings and questioned costs as item 2017-A to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in Part II of the accompanying schedule of findings and questioned costs as item 2017-B to be a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance which are described in Part IV of the accompanying schedule of findings and questioned costs.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2017, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part IV of the accompanying schedule of findings and questioned costs. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to Findings

The City's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The image shows a handwritten signature in cursive script that reads "Eide Bailly LLP". To the right of the signature is a vertical yellow line.

Dubuque, Iowa
April 18, 2018



Independent Auditor's Report on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council
City of West Des Moines, Iowa

Report on Compliance for the Major Federal Program

We have audited the City of West Des Moines, Iowa's (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2017. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on the compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on the Major Federal Program

In our opinion, the City of West Des Moines, Iowa, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major Federal program for the year ended June 30, 2017.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Dubuque, Iowa
April 18, 2018

City of West Des Moines, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2017

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster Title</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development			
Direct program			
CDBG – Entitlement Grants Cluster			
Community Development Block			
Grants/Entitlement Grants	14.218		\$ 98,019
Pass-through program from			
Iowa Economic Development Authority			
Community Development Block Grants/ States Program and Non-Entitlement Grants in Hawaii	14.228	08-DRH-214	48,365
Direct program			
Supportive Housing Program	14.235		<u>25,064</u>
Total U.S. Department of Housing and Urban Development			<u>171,448</u>
U.S. Department of Justice			
Direct program			
Bulletproof Vest Partnership Program	16.607		1,776
Public Safety Partnership and Community Policing Grants	16.710		22,269
Equitable Sharing Program	16.922		<u>2,211</u>
Total U.S. Department of Justice			<u>26,256</u>

City of West Des Moines, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2017

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Transportation			
Pass-through program from			
Iowa Department of Transportation			
Highway Planning and Construction Cluster			
Highway Planning and Construction	20.205	HDP-8260(629)--71-25	\$ 163,007
Highway Planning and Construction	20.205	STP-U-8260(634)--70-77	453,759
Highway Planning and Construction	20.205	STP-U-8260(635)--70-77	500,000
Highway Planning and Construction	20.205	STP-U-8260(641)--70-77	760,561
Total Highway Planning and Construction Cluster			<u>1,877,327</u>
Iowa Department of Public Safety			
Highway Safety Cluster			
Alcohol Impaired Driving Counter- Measures Incentive Grants I	20.601	17-402-M0OP, Task 12	16,537
Alcohol Impaired Driving Counter- Measures Incentive Grants I	20.601	16-402-M0OP, Task 13	15,730
Alcohol Impaired Driving Counter- Measures Incentive Grants I	20.601	16-405d-M6OT, Task 60	735
Total Highway Safety Cluster			<u>33,002</u>
Total U.S. Department of Transportation			<u>1,910,329</u>
U.S. Environmental Protection Agency			
Pass-through program from			
Iowa Department of Natural Resources			
State Clean Diesel Grant Program	66.040	DS-97745501-2	<u>125,500</u>
U.S. Department of Health and Human Services			
Pass-through program from			
Iowa Department of Public Health			
Hospital Preparedness Program (HPP) and Public Health Emergency Preparedness (PHEP) Aligned Cooperative Agreements	93.074	PEHP Phase 2	19,212
Iowa Department of Human Rights			
Low-Income Home Energy Assistance	93.568	LIHEAP 17-12	6,000
Community Services Block Grant	93.569	CSBG 17-12	<u>6,000</u>
Total U.S. Department of Health and Human Services			<u>31,212</u>

City of West Des Moines, Iowa
 Schedule of Expenditures of Federal Awards
 Year Ended June 30, 2017

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster Title</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Federal Expenditures</u>
U.S. Office of National Drug Control Policy			
Pass-through program from			
Iowa Department of Public Safety			
High Intensity Drug Trafficking Areas			
Program	95.001	G16MW0002A	\$ 65,106
High Intensity Drug Trafficking Areas			
Program	95.001	G17MW0002A	<u>41,854</u>
Total U.S. Office of National Drug Control Policy			<u>106,960</u>
Total			<u>\$ 2,371,705</u>

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of West Des Moines, Iowa, and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance. The City received federal awards both directly from federal agencies and indirectly through pass-through entities. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient. There was no assistance provided to subrecipients during the year ended June 30, 2017.

Note 2 – Significant Accounting Policies

Governmental fund types account for the City’s federal grant activity. Therefore, expenditures in the schedule of expenditures of federal awards are recognized on the modified accrual basis – when they become a demand on current available financial resources. The City’s summary of significant accounting policies is presented in Note 1 in the City’s basic financial statements.

The City has not elected to use the 10% de minimis cost rate.

Part I: Summary of the Independent Auditor's Results:

Financial Statements

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	Yes
Significant deficiencies identified not considered to be material weaknesses	Yes
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Type of auditor's report issued on compliance for major program:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No
Identification of major program:	
<u>Name of Federal Program</u>	<u>CFDA Number</u>
Highway Planning & Construction	20.205
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	No

Part II: Findings Related to the Financial Statements:

Material Weakness

2017-A Material Audit Adjustments

Criteria – A properly designed system of internal control over financial reporting allows entities to initiate, authorize, record, process, and report financial data reliably in accordance with generally accepted accounting principles.

Condition – During the course of our engagement, we proposed material audit adjustments to unavailable revenue, revenue, capital asset, expense, and net position balances that were not identified as a result of the City’s existing internal controls and, therefore, could have resulted in a material misstatement of the City’s financial statements.

Cause – There is a limited number of office employees with varying levels of experience with the reporting requirements. This significantly limits the City’s review procedures.

Effect – The effect of this condition was financial data not in accordance with generally accepted accounting principles.

Recommendation – We recommend that City staff continue to receive relevant training and that additional review procedures be implemented.

Views of Responsible Officials – Agree with the finding.

Significant Deficiency

2017-B Bank Reconciliations

Criteria – A properly designed system of internal control over financial reporting allows entities to initiate, authorize, record, process, and report financial data reliably in accordance with generally accepted accounting principles.

Condition – The City’s bank reconciliation procedures were not performed in a timely manner.

Cause – Turnover within the Finance department prevented timely reconciliation.

Effect – The effect of this condition was the City’s general ledger cash balances may not have been accurately stated on a timely basis.

Recommendation – We recommend that City ensure bank reconciliations are performed completely and timely.

Views of Responsible Officials – Agree with the finding.

Part III: Findings and Questioned Costs for Federal Awards:

There were no federal findings and questioned costs to report.

Part IV: Other Findings Related to Required Statutory Reporting:

2017-IA-A Certified Budget – Disbursements during the year ended June 30, 2017, exceeded the amount budgeted in the debt service function. Chapter 384.20 of the Code of Iowa states, in part, “Public monies may not be expended or encumbered except under an annual or continuing appropriation.”

Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Views of Responsible Officials – The budget will be amended in the future, if applicable.

2017-IA-B Questionable Expenditures – We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979.

2017-IA-C Travel Expense – No expenditures of City money for travel expenses of spouses of City officials or employees were noted.

2017-IA-D Business Transactions – Business transactions between the City and City officials or employees are detailed as follows:

Name, Title, and Business Connection	Transaction Description	Amount
Rick Messerschmidt, City Council, Wife owns Embark IT, Inc.	Information Technology	\$ 51,612
Brian Ascheman, Police Officer, Father, Philip Ascheman, is a medical service provider	Medical	4,595
Greg Siembeida, Firefighter, Owner of Walnut Creek Promotions, Inc.	Uniform Supplies	2,789

According to Chapter 362.5 of the Code of Iowa, an officer or employee of a City shall not have an interest, direct or indirect, in a contract with that City. The provision does not apply to transactions that do not exceed a cumulative total purchase price of \$1,500 in a fiscal year or to contracts made by a city upon competitive bid. All of the transactions with Walnut Creek Promotions, Inc. were entered into through competitive bidding. \$40,362 of the transactions with Embark IT, Inc. were entered into through competitive bidding. The transactions with Philip Ascheman were not entered into through competitive bidding.

Part IV: Other Findings Related to Required Statutory Reporting: (continued)

2017-IA-E Bond Coverage – Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

2017-IA-F Council Minutes – No transactions were found that we believe should have been approved in the City Council minutes but were not.

Although minutes of City Council proceedings were published, they were normally not published within 15 days of the meeting as required by Chapter 372.13(6) of the Code of Iowa.

Recommendation – The City should take measures to publish Council minutes within 15 days of the meeting.

Views of Responsible Officials – The City’s practice is to publish Council meeting minutes immediately after approval by Council at the subsequent meeting, generally two weeks following. Minutes are made available to the public via the City’s website along with the upcoming meeting Council packet within two weeks, however they are generally considered to be a proposed version until acted upon by the Council.

2017-IA-G Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City’s investment policy were noted.

2017-IA-H Annual Urban Renewal Report – The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1. However, the City misrepresented the debt in its original submission.

Recommendation – The City should implement additional preparation and review procedures relating to the annual urban renewal report.

Views of Responsible Officials –The City will review all TIF reconciliations, internal cash flow models, and annual Urban Renewal reports with its financial advisors, as well with State and County officials, as needed to ensure accurate certifications and reports.

2017-IA-I Tax Increment Financing – Chapter 403.19 of the Code of Iowa provides a municipality shall certify indebtedness to the County Auditor. While performing audit procedures, we noted some amounts certified inaccurately.

Recommendation –The City should reconcile future TIF needs with the annual County TIF Reconciliation.

Views of Responsible Officials – The City will review all TIF reconciliations, internal cash flow models, and annual Urban Renewal reports with its financial advisors, as well with State and County officials, as needed to ensure accurate certifications and reports.