

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** October 4, 2021

**time:** 5:30 P.M.

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MAYOR ..... STEVEN K. GAER  
COUNCILMEMBER AT LARGE ..... RENEE HARDMAN  
COUNCILMEMBER AT LARGE ..... MATTHEW MCKINNEY  
COUNCILMEMBER 1<sup>ST</sup> WARD ..... KEVIN L. TREVILLYAN  
COUNCILMEMBER 2<sup>ND</sup> WARD ..... GREG HUDSON  
COUNCILMEMBER 3<sup>RD</sup> WARD ..... RUSS TRIMBLE

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

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### West Des Moines City Hall - City Council Chambers 4200 Mills Civic Parkway

*Members of the public wishing to participate telephonically, may do so by calling:  
515-207-8241, Enter Conference ID: 356 655 997#*

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**
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of September 20, 2021 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Apple Corps, L.P., d/b/a Applebee's Neighborhood Grill & Bar, 6190 Mills Civic Parkway - Class LC Liquor License with Sunday Sales - Renewal
    2. Master of None, LLC d/b/a Barn Town Brewing, 9500 University Avenue, Suite 1110 - Class BB Beer Permit with Sunday Sales and Outdoor Service - Renewal
    3. Frank's Divine Pie 8950 d/b/a El Guapo's Tequila + Taco, 8950 University Avenue, Suite 105 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
    4. Foundry Distilling Company, LLC d/b/a Foundry Distilling Company, 111 South 11th Street, Suite 100 - Class C Native Distilled Spirits License Expansion of Outdoor Service - October 30, 2021
    5. Kinseth Hospitality Company, Inc. d/b/a Holiday Inn Express & Suites, 240 Jordan Creek Parkway - Class LB Liquor License with Sunday Sales - Renewal

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6. Jethro's and Jaspers, Inc. d/b/a Jethro's Jambalaya, 9350 University Avenue - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
  7. Kum & Go, LC, d/b/a Kum & Go #532, 5901 Mills Civic Parkway, Building 2000 - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
  8. Kum & Go, LC, d/b/a Kum & Go #1097, 220 50<sup>th</sup> Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
  9. New York Style Pizza, Inc. d/b/a OPA! Italian & Greek Dining, 2800 University Avenue, Suite 450 - Class LC Liquor License with Sunday Sales - Renewal
  10. Riley Drive Entertainment I, Inc. d/b/a Tonic Bar, 5535 Mills Civic Parkway - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
- d. Motion - Approval of Extended Sound Permit - Nature Lodge Wedding, October 9, 2021
- e. Motion - Approval of Acknowledgment/Settlement Agreement - Violation of Tobacco Laws
- f. Motion - Approval to Sell Surplus City Equipment
- g. Motion - Approval of Contract Agreement - Snow Removal and Ice Control Services for Sidewalks and Crossing Guard Areas
- h. Motion - Approval of Change Orders
1. Holiday Park Little League Stormwater Pump Station Relocation, #1
  2. MidAmerican Energy RecPlex Audio/Video and Digital Signage, #2
  3. MidAmerican Energy RecPlex - General Construction, #23
- i. Resolution - Accept Work:
1. Digital Enterprise Network Segment 2 Arterial Conduit Deployment
  2. Digital Enterprise Conduit Deployment 2021 Multi-Family and Non-Residential Drop Installation, Phase 1
  3. Ginger West Tree Clearing - South Grand Prairie Parkway, Booneville Road, Grand Avenue, and Johnson Creek
- j. Resolution - Accept Public Improvements - Spring Crest Townhomes
- k. Resolution - Establish Consultation Meetings and Public Hearings:
1. Amendment #4 to the Historic West Des Moines Urban Renewal Area
  2. Amendment #5 to the Ashworth Corridor Urban Renewal Area
- l. Resolution - Approval and Acceptance of Parkland Dedication Agreement and Storm Water Facility Maintenance Agreement - Grand Ridge Plat 1
- m. Resolution - Approval and Acceptance of Property Interests:
1. SE County Line Road, Veterans Parkway to SE Soteria Avenue
  2. South Area Trunk Sewer Western Extension

- n. Resolution - Terminate Contract - Digital Enterprise Conduit Deployment Segment 3, Phase 3
- o. Proclamation - Global Engagement Day, October 4, 2021

**5. Old Business**

- a. Tallyn's Reach Parcel A and Parcel C, southeast corner of Mills Civic Parkway and South 91<sup>st</sup> Street - Amend the Planned Unit Development (PUD) to Designate and Regulate Neighborhood Commercial within Development Parcel C - Fareway Stores, Inc.
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Three Fountains Commercial, 4502 to 4900 University Avenue - Amend the Planned Unit Development (PUD) to Modify Building Setbacks and Signage Allowed within the PUD - Shoppes at Three Fountains, L.C.
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Amendment to City Code - Title 9 (Zoning) - Modify Regulations Pertaining to Penalties, Fences, and Canopies - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Jordan Ridge, northwest corner of Booneville Road and South Jordan Creek Parkway - Amend Comprehensive Plan Land Use Map to Designate Office, Single Family, Medium Density Residential, and Open Space Land Uses - Robert F. Etzel Living Trust and Jordan Ridge, LLC
  - 1. Resolution - Approval of Comprehensive Plan Amendment
- b. West Des Moines/Cumming Annexation Moratorium and Subdivision Review Agreement - City Initiated (Continued from September 7, 2021)
  - 1. Resolution - Approval of Agreement
- c. Conveyance of Underground Electric Easement to MidAmerican Energy - South 41<sup>st</sup> Street and Mills Civic Parkway HAWK Beacon - City Initiated
  - 1. Resolution - Approval of Conveyance of Property
- d. Grand Avenue West Segment 4 Sewer Extension - City Initiated
  - 1. Resolution - Approval of Acquisition of Agricultural Property
- e. Grand Avenue, South Grand Prairie Parkway to South 115<sup>th</sup> Street - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract

- f. SE County Line Road, SE Soteria Avenue to Veterans Parkway - 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. Village on Jordan Creek Parkway Plat 1, southwest corner of Jordan Creek Parkway and Ashworth Road - Approval of Final Plat to Create Three Lots for Future Development, One Outlot and One Street Lot - Civil Engineering Consultants
    - 1. Resolution - Approval and Release of Final Plat
  
  - b. SE Adams Street Elevated Water Storage, 2184 SE Adams Street - Approval of Site Plan to Allow Construction of a 195-foot-tall Elevated Water Storage Structure - West Des Moines Water Works
    - 1. Resolution - Approval of Site Plan
  
- 8. Receive, File and/or Refer**
  
- 9. Other Matters**
  
- 10. Executive Session**
  - a. Pending/Threatened Litigation

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.

September 20, 2021

West Des Moines City Council Proceedings  
Monday, September 20, 2021

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, September 20, 2021 at 5:30 PM. Council members present were: R. Hardman, G. Hudson, M. McKinney, K. Trevillyan and R. Trimble.

City Clerk Ryan Jacobson stated staff is recommending the agenda be amended to remove the council workshop on the conduit network update.

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

Vote 21-457: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 2. Public Forum

Ed Bowden, 6220 Brookview Drive, expressed concerns regarding the quality of the restoration work done on his property by one of the contractors for the conduit network project.

Troy Zeleznik, 2512 Meadow Lane, commended the Public Services Department for doing a really good job responding to his concerns and removing the non-conforming trees and weeds that had been growing on a City-owned drainage channel parcel near the intersection of 27<sup>th</sup> Street and Meadow Lane.

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

Richard Leopold, Director of Polk County Conservation, presented information regarding the Polk County Water and Land Legacy bond referendum, which will be on the ballot during the upcoming November 2<sup>nd</sup> election.

Gregory Benson Allen, Commander of VFW Post 8879, reported the post will celebrate its 75<sup>th</sup> anniversary next year, and he presented information on the ongoing programs and planned events for VFW Post 8879.

Council member McKinney reported the City of West Des Moines won the competition for bringing the largest number of participants to the Battle of the Burbs 5K/10K run, and he presented the championship belt to Mayor Gaer.

Council member Trimble reported the Finance and Administration Subcommittee met and discussed the recommendations of the Human Services Financial and Operational Assessment

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and the proposed calendar for the FY 2022-2023 budget process.

Council member Hudson reported Illumifest will be held on the City Hall campus on Saturday, September 25th and the Raccoon River Rally will be held at Raccoon River Park on Saturday, October 2nd. He also reported he attended a meeting of the Community Compliance Subcommittee, where discussion was held on dumpsters without enclosures in the Valley Junction Business District.

Council member Hardman reported she attended the first responders' breakfast hosted by the West Des Moines Chamber of Commerce, and it was a fantastic event. She also attended a ribbon cutting ceremony for AM Training Institute.

City Manager Tom Hadden introduced Audrey Kennis, who has been hired as the City's first Diversity, Equity, and Inclusion Director.

Audrey Kennis, Diversity, Equity, and Inclusion Director, thanked the City for this opportunity and expressed excitement to work with the Mayor, Council, and staff, as they strive to ensure the City's policies, practices and procedures meet the diversity needs of our community.

Mayor Gaer stated a letter was received earlier today from Mediacom objecting to Items 4(k)1 and 4(k)2.

On Item 4. Consent Agenda.

Council members pulled Items 4(j)3, 4(k)1, and 4(k)2 for discussion. It was moved by Trimble, second by Hardman to approve the consent agenda as amended.

- a. Approval of Minutes of September 7, 2021 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
  1. WDM Sports, LLC d/b/a 1908 Draught House, 196 South 50<sup>th</sup> Street - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
  2. Master of None, LLC d/b/a Barn Town Brewing, 9500 University Avenue, Suite 1110 - Class BB Beer Permit with Sunday Sales and Outdoor Service - Renewal
  3. Costco Wholesale Corporation d/b/a Costco Wholesale #788, 7205 Mills Civic Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
  4. Embassy Club West, LLC, d/b/a Embassy West - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges – Renewal
  5. G.O.C.C. Investments, LLC, d/b/a Glen Oaks Country Club, 1401 Glen Oaks Drive - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal

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6. Fall Foods, Inc., d/b/a Godfathers Pizza, 5919 Ashworth Road - Class B Beer Permit with Sunday Sales - Renewal
  7. TenX Adventures 2, LLC d/b/a The Hall, 111 South 11<sup>th</sup> Street - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
  8. Envision Homes, LLC d/b/a Heart of Iowa Marketplace, 211 5<sup>th</sup> Street - Class B Native Wine Permit with Sunday Sales - Renewal
  9. Ingersoll Liquor & Beverage Co., d/b/a Ingersoll Wine Merchants, 1300 50<sup>th</sup> Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
  10. Butterface, LLC d/b/a The Keg Stand, 3530 Westown Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
  11. Ohana Inc. d/b/a Ohana Steakhouse, 2900 University Avenue, Suite A - Class LC Liquor License with Sunday Sales - Renewal
  12. Pots and Shots, LLC d/b/a Pots and Shots, 9500 University Avenue, Suite 1101 – Class LC Liquor License with Sunday Sales - New
  13. Bowl New England, Inc. d/b/a Spare Time Des Moines, 340 Jordan Creek Parkway - Class LC Liquor License with Sunday Sales - New
  14. International Event Center, Inc., d/b/a Val Air, 301 Ashworth Road - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
  15. Your Private Bartender, LLC d/b/a Your Private Bar, 1701 25<sup>th</sup> Street (Events Center West) - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
- d. Approval of Tobacco Permit
- e. Approval of Extended Sound Permits:
1. Dowling Catholic High School Homecoming Dance
  2. Key Wedding, 4310 Oakwood Lane
  3. Larson Wedding, 2320 SE 11<sup>th</sup> Street
- f. Approval of Contract Agreements:
1. Snow Removal and Ice Control Services - MidAmerican Energy RecPlex
  2. Snow Removal and Ice Control Services - Valley Junction Business District
- g. Approval of Professional Services Agreements:
1. 2021 Concrete Trail Renovation Project
  2. Delati ITS, LLC
  3. Tello ITS Solutions, LLC
- h. Approval of Grant Project Cooperative Agreement - 2021 Derecho Community Forestry Grant Program
- i. Approval of Interfund Transfers
- j. Order Construction:
1. 2021 Sewer Cleaning and Televising Program
  2. 8<sup>th</sup> Street Reinforced Concrete Box (RCB) Repairs
- l. Accept Work - Raccoon River Park Exterior Lighting Improvements
- m. Approval of Proposals from MidAmerican Energy Company for Underground Electrical Service:

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1. Holiday Park Little League Stormwater Pump Station Relocation
2. Parks Maintenance Facility Demolition
- n. Establish Public Hearings Regarding the Final Design, Site Selection and Consideration of Acquiring Agricultural Property:
  1. Grand Avenue West Segment 3 Sewer Extension
  2. South Service Area Segment 4 and 10 Sewers
- o. Approval and Acceptance of Storm Water Management Facility Maintenance Agreement and Sanitary Sewer Easement - Ginger West Plat 1
- p. Approval and Acceptance of Property Interests:
  1. SE County Line Road, Veterans Parkway to SE Soteria Avenue
  2. Ginger West

Vote 21-458: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 4(j)3 Order Construction - Railroad Park Restrooms

Council member Trevillyan stated he is glad to see this project moving forward. He inquired if the public art could be incorporated into the construction of the original building, as opposed to being added at a later date.

Sally Ortgies, Parks and Recreation Director, reported the Historic West Des Moines Steering Committee recommended the project move forward without the artwork, so the artwork could be added at a later date. If the art was incorporated into the brick work, it would be required to go through a review process with the Public Art Advisory Commission, which would delay the construction of the entire project. She also stated there is no budget for artwork with this project.

Ralph Haskins, 729 5th Street, stated his vision was that the Public Art Advisory Commission and Historic West Des Moines Steering Committee could work together to come up with artwork imagery that would represent something of historical significance to Valley Junction, possibly in the form of limestone relief sections. He suggested the project could be constructed with cutout insets for the limestone relief artwork to be inserted into at a later date.

It was moved by Trevillyan, second by McKinney to approve Item 4(j)3 Order Construction - Railroad Park Restrooms.

Vote 21-459: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 4(k)1 Award Contract - On-Call Fiber Optic Conduit Network Drop Installation Services and Item 4(k)2 Award Contract - On-Call Fiber Optic Conduit Network Repair and Maintenance Services



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

It was moved by Hudson, second by Trimble to approve Item 4(k)1 Award Contract - On-Call Fiber Optic Conduit Network Drop Installation Services and Item 4(k)2 Award Contract - On-Call Fiber Optic Conduit Network Repair and Maintenance Services.

Vote 21-460: Hardman, Hudson, Trevillyan, Trimble ... 4 yes  
McKinney ... 1 abstain due to potential conflict of interest

Motion carried.

On Item 5(a) Jordan Creek Business Park, north side of Village View Drive between South 60th Street and South 64th Street - Amend the Jordan Creek Business Park Specific Plan Ordinance to Designate and Regulate High Density Residential within Development Parcel C, initiated by Todd Rueter

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

Vote 21-461: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Hudson to approve the third reading of the ordinance and adopt the ordinance in final form.

Vote 21-462: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 5(b) Holiday Park Baseball Improvements, Phase 6A - Maintenance Building Renovation, initiated by the City of West Des Moines

It was moved by Hardman, second by McKinney to adopt Resolution - Award Contract.

Vote 21-463: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(a) Mayor Gaer indicated this was the time and place for a public hearing to consider Tallyn's Reach Parcel A and Parcel C, southeast corner of Mills Civic Parkway and South 91st Street - Amend Comprehensive Plan Land Use Map and Amend the Planned Unit Development (PUD) to Designate and Regulate Neighborhood Commercial within Development Parcel C, initiated by Fareway Stores, Inc. He asked for the date the notice was published and the City Clerk indicated the notice was published on September 3, 2021 in the Des Moines Register.

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Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 6-0, with one member absent, the Plan and Zoning Commission recommended City Council approval of the comprehensive plan amendment and PUD amendment. Additionally, two correspondences were received and included with the council communication

Mayor Gaer asked if there were any public comments.

Marilyn Mueller, 8820 Mills Civic Parkway, expressed concerns about potential light pollution from the store parking lot, and she suggested there be restrictions on how the property is lit. She also expressed concerns about the store parking lot being a massive amount of concrete, and she suggested that trees be required throughout the property.

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

It was moved by Trevillyan, second by McKinney to adopt Resolution - Approval of Comprehensive Plan Amendment.

Vote 21-464: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

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

Vote 21-465: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 21-466: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

Mayor Gaer stated, due to a potential conflict of interest related to Item 6(b), Mayor Pro tem McKinney will preside over this portion of the meeting.

On Item 6(b) Mayor Pro tem McKinney indicated this was the time and place for a public hearing to consider Three Fountains Commercial, 4502 to 4900 University Avenue - Amend the Planned Unit Development (PUD) to Modify Building Setbacks and Signage Allowed within the PUD, initiated by Shoppes at Three Fountains, L.C. He asked for the date the notice was published and the City Clerk indicated the notice was published on September 3, 2021 in the Des Moines Register. Mayor Pro tem McKinney asked if any written comments had been received.

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The City Clerk stated on a vote of 5-0, with one member abstaining and one member absent, the Plan and Zoning Commission recommended City Council approval of the PUD amendment.

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

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

Vote 21-467: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Council member Hudson inquired if staff anticipated any traffic issues with this drive-thru line being close to the Chick-fil-A, which frequently gets a long line of cars in its drive-thru line.

Brian Hemesath, City Engineer, responded staff conducted a traffic study for this development and determined that there will be sufficient space for queueing with the drive-thru.

Vote 21-468: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

Mayor Gaer resumed presiding over the meeting.

On Item 6(c) Mayor Gaer indicated this was the time and place for a public hearing to consider Amendment to City Code - Title 9 (Zoning) - Modify Regulations Pertaining to Penalties, Fences, and Canopies, 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 September 3, 2021 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 5-1, with one member absent, 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 McKinney, second by Hardman to consider the first reading of the ordinance.

Vote 21-469: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

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It was moved by McKinney, second by Hardman to approve the first reading of the ordinance.

Vote 21-470: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Conveyance of Permanent Easements for the Great Western Trail to Warren County, 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 September 3, 2021 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 McKinney, second by Hudson to adopt Resolution - Approval of Conveyance of Permanent Easements.

Vote 21-471: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(e) Mayor Gaer indicated this was the time and place for a public hearing to consider Crossroads Park Parking Lot and Water Quality 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 September 10, 2021 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 McKinney to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Concrete Connection.

Council member Hudson inquired if this project will help mitigate the flooding concerns within the townhome development north of Crossroads Park.

Sally Ortgies, Parks and Recreation Director, stated the water quality improvements in this project are expected to help the situation, as the intention is to collect as much water as possible within the park and keep it in the park.

Vote 21-472: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

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On Item 7(a) Grand Ridge Plat 1, west end of Grand Ridge Drive - Approval of Final Plat to Create Seven Lots for Single-Family Development, One Outlot and One Public Street Lot, initiated by Lowry Company, LLC

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

Vote 21-473: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 7(b) Microsoft Ginger East, east of Veterans Parkway at SE Maffitt Lake Road - Approval of Site Plan to Allow Construction of an approx. 250,000 sq. ft. Data Center Building, initiated by Microsoft Corporation

It was moved by Hudson, second by McKinney 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 21-474: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 8(a) Mindy Moore Resignation - Bicycle Advisory Commission - Received and Filed

On Item 8(b) Matthew Olson Resignation - Library Board of Trustees - Received and Filed

On Item 9 - Other Matters

City Manager Tom Hadden reported the "Sunday Supper in Our Town" fundraiser for West Des Moines Human Services will be held on Sunday, September 26th.

The meeting was adjourned at 7:01 p.m.

Respectfully submitted,

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Ryan T. Jacobson, CMC  
City Clerk

ATTEST:

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Steven K. Gaer, Mayor

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

**ITEM:** Motion – Approval of Bill Lists

**DATE:** October 4, 2021


**FINANCIAL IMPACT:** Section 1-10-3(b) of the West Des Moines City Code provides that no disbursement shall be made from a fund unless such disbursement is authorized by law, ordinance or resolution, was properly budgeted, and supported by a claim approved by the City Council. 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 staff, are, with this agenda item, being submitted to the City Council for approval:

Regular Bi-Weekly Claims	10/04/2021	\$ 3,116,634.22
EFT Claims	10/04/2021	\$ 3,217,383.75
Control Pay	10/04/2021	\$ 94,883.72
Microsoft Escrow Checks	10/04/2021	\$ 0.00
Microsoft Escrow EFT	10/04/2021	\$ 0.00
End of Month & Off-Cycle	09/08/2021 to 10/17/2021	\$ 317,018.71

**RECOMMENDATION:** Move to approve Bill Lists as presented.

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

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	
Date Reviewed	
Recommendation	

City of West Des Moines, IA

# City Council Report

Bank Account: WB VENDOR DISB - WB Vendor Disbursement  
 Batch Date: 10/04/2021

Type	Date	Number	Source	Payee Name	Transaction Amount
<b>Bank Account: WB VENDOR DISB - WB Vendor Disbursement</b>					
Check	10/04/2021	322381	Accounts Payable	ABSOLUTE CONCRETE CONSTRUCTION INC	155,014.06
Check	10/04/2021	322382	Accounts Payable	ADVANCED TRAFFIC CONTROL INC	130,188.05
Check	10/04/2021	322383	Accounts Payable	AGRILAND FS INC	301.00
Check	10/04/2021	322384	Accounts Payable	AIKIN , LINDSEY	503.83
Check	10/04/2021	322385	Accounts Payable	ALLEGRA MARKETING SERVICES	757.50
Check	10/04/2021	322386	Accounts Payable	AMERICAN SECURITY LLC	10,060.77
Check	10/04/2021	322387	Accounts Payable	AT&T MOBILITY	8,907.07
Check	10/04/2021	322388	Accounts Payable	BARRON EQUIPMENT COMPANY INC	1,030.26
Check	10/04/2021	322389	Accounts Payable	BDC GROUP INC	82,537.59
Check	10/04/2021	322390	Accounts Payable	BELLER DISTRIBUTING, LLC	3,218.66
Check	10/04/2021	322391	Accounts Payable	BENEFIT COORDINATORS OF AMERICA LLC-BENEFITSCAPE	7,450.00
Check	10/04/2021	322392	Accounts Payable	BOETGER LAWNSCAPES LLC	14,863.87
Check	10/04/2021	322393	Accounts Payable	BONNIE'S BARRICADES	262.00
Check	10/04/2021	322394	Accounts Payable	BOUND TREE MEDICAL LLC	1,630.99
Check	10/04/2021	322395	Accounts Payable	BUELOW , LISA	96.00
Check	10/04/2021	322396	Accounts Payable	CAMPBELL , MEREDITH	96.00
Check	10/04/2021	322397	Accounts Payable	CAPITAL LANDSCAPING	4,100.00
Check	10/04/2021	322398	Accounts Payable	CAPITOL CITY CONSTRUCTION CO	8,600.00
Check	10/04/2021	322399	Accounts Payable	CAPPEL'S ACE HARDWARE	215.51
Check	10/04/2021	322400	Accounts Payable	CERTIFIED LABORATORIES	158.05
Check	10/04/2021	322401	Accounts Payable	CHAD TORSTENSON EMS MEDIC	3,000.00
Check	10/04/2021	322402	Accounts Payable	CINTAS CORP FIRST AID & SAFETY	1,288.56
Check	10/04/2021	322403	Accounts Payable	CIT CHARTERS INC	3,354.42
Check	10/04/2021	322404	Accounts Payable	COMISKEY GLASS	2,360.00
Check	10/04/2021	322405	Accounts Payable	CONCRETE TECHNOLOGIES INC	602,444.57
Check	10/04/2021	322406	Accounts Payable	CONSTRUCTION & AGGREGATE PRODUCTS INC	227.04
Check	10/04/2021	322407	Accounts Payable	CONTRACT SPECIALTY	424.00
Check	10/04/2021	322408	Accounts Payable	CORELL CONTRACTOR INC	242,604.15
Check	10/04/2021	322409	Accounts Payable	CTI READY MIX LLC	8,372.50
Check	10/04/2021	322410	Accounts Payable	CUSTOM AWARDS & EMBROIDERY INC	46.00
Check	10/04/2021	322411	Accounts Payable	DAVIS BROWN LAW FIRM	609.50
Check	10/04/2021	322412	Accounts Payable	DE LAGE LANDEN	320.00

City of West Des Moines, IA

# City Council Report

Bank Account: WB VENDOR DISB - WB Vendor Disbursement  
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Type	Date	Number Source	Payee Name	Transaction Amount
Check	10/04/2021	322413	DRAKE UNIVERSITY	1,436.80
Check	10/04/2021	322414	EARL MAY SEED AND NURSERY	428.67
Check	10/04/2021	322415	EXTERIOR SHEET METAL INC	239.35
Check	10/04/2021	322416	FACTORY MOTOR PARTS COMPANY	640.71
Check	10/04/2021	322417	FEDEX	67.37
Check	10/04/2021	322418	FERGUSON, JULIE	192.00
Check	10/04/2021	322419	FIRE SERVICE TRAINING BUREAU	111.00
Check	10/04/2021	322420	GAUGHAN, ANTHONY	1,433.65
Check	10/04/2021	322421	GILGE, DANNY	54.00
Check	10/04/2021	322422	GOSS, SAMANTHA	1,000.00
Check	10/04/2021	322423	GREAT OUTDOORS FOUNDATION	6,250.00
Check	10/04/2021	322424	GRIMES ASPHALT & PAVING	491.40
Check	10/04/2021	322425	GUARDIAN TRACKING LLC	1,834.00
Check	10/04/2021	322426	HANSEN, CLINT	500.00
Check	10/04/2021	322427	HAYSTACKID LLC	90,891.77
Check	10/04/2021	322428	HDR ENGINEERING INC	221,591.19
Check	10/04/2021	322429	HEALEY, DR HOLLY	1,000.00
Check	10/04/2021	322430	HI TOUCH BUSINESS SERVICES LLC	552.57
Check	10/04/2021	322431	HILBERT, CHRISTINE	300.00
Check	10/04/2021	322432	HY VEE INC	135.13
Check	10/04/2021	322433	I KNOW A GUY TRAINING & CONSULTING LLC	1,500.00
Check	10/04/2021	322434	INCENTIVE SERVICES INC	447.73
Check	10/04/2021	322435	INTERSTATE ALL BATTERY CENTER	2,678.70
Check	10/04/2021	322436	IOWA CTS CLEANERS LLC	150.00
Check	10/04/2021	322437	IOWA DEPARTMENT OF TRANSPORTATION	3,829.84
Check	10/04/2021	322438	IOWA DIVISION OF LABOR SVCS	520.00
Check	10/04/2021	322439	IOWA LACROSSE ASSOCIATION	750.00
Check	10/04/2021	322440	IOWA POND GUY LLC	450.00
Check	10/04/2021	322441	IOWA SIGNAL INC	28,467.90
Check	10/04/2021	322442	IOWA SPORTS TURF	22,385.00
Check	10/04/2021	322443	IOWA WESTERN COMMUNITY COLLEGE	7,495.00
Check	10/04/2021	322444	IOWA WILD HOCKEY	197.00
Check	10/04/2021	322445	J&K CONTRACTING LLC	24,662.53
Check	10/04/2021	322446	JCG LAND SERVICES INC	41,911.48



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Type	Date	Number	Source	Payee Name	Transaction Amount
Check	10/04/2021	322447	Accounts Payable	JOHNSON BROTHERS OF IOWA INC	3,000.00
Check	10/04/2021	322448	Accounts Payable	JOHNSON CONTROLS FIRE PROTECTION LP- IL	1,753.81
Check	10/04/2021	322449	Accounts Payable	JORDAN CREEK ANIMAL HOSPITAL	18.74
Check	10/04/2021	322450	Accounts Payable	JUNIOR RUGBY COMPANY	357.00
Check	10/04/2021	322451	Accounts Payable	KALDENBERG'S PBS LANDSCAPING	838.06
Check	10/04/2021	322452	Accounts Payable	KLOCKE'S EMERGENCY VEHICLES	55.64
Check	10/04/2021	322453	Accounts Payable	LA CROSSE SEED LLC	282.00
Check	10/04/2021	322454	Accounts Payable	LANGUAGE LINE SERVICES	878.27
Check	10/04/2021	322455	Accounts Payable	LEADS ONLINE LLC	4,077.00
Check	10/04/2021	322456	Accounts Payable	LIBERTY TIRE RECYCLING LLC	714.22
Check	10/04/2021	322457	Accounts Payable	LINK ASSOCIATES	1,360.00
Check	10/04/2021	322458	Accounts Payable	LOWE'S HOME CENTER INC	622.39
Check	10/04/2021	322459	Accounts Payable	LT LEON ASSOCIATES, INC	4,250.00
Check	10/04/2021	322460	Accounts Payable	LUTKENHAUS , REBECCA	1,163.35
Check	10/04/2021	322461	Accounts Payable	MARTIN'S FLAG COMPANY LLC	71.20
Check	10/04/2021	322462	Accounts Payable	MCFARLAND CLINIC PC	153.00
Check	10/04/2021	322463	Accounts Payable	MEDIACOM	10.82
Check	10/04/2021	322464	Accounts Payable	MENARDS- CLIVE	363.67
Check	10/04/2021	322465	Accounts Payable	MERRITT COMPANY INC	3,045.00
Check	10/04/2021	322466	Accounts Payable	MID IOWA OCCUPATIONAL TESTING	215.00
Check	10/04/2021	322467	Accounts Payable	MIDWEST ALARM SERVICES	540.72
Check	10/04/2021	322468	Accounts Payable	MINTURN INC	190,112.81
Check	10/04/2021	322469	Accounts Payable	MNM CONCRETE SPECIALIST	5,780.00
Check	10/04/2021	322470	Accounts Payable	MOEN , JASON	56.00
Check	10/04/2021	322471	Accounts Payable	MTI DISTRIBUTING, INC.	12.96
Check	10/04/2021	322472	Accounts Payable	MUMO SYSTEMS LLC	3,500.00
Check	10/04/2021	322473	Accounts Payable	MUNCH , ELIJAH	420.00
Check	10/04/2021	322474	Accounts Payable	MUNICIPAL PIPE TOOL CO INC	51,408.49
Check	10/04/2021	322475	Accounts Payable	NORTHERN TOOL & EQUIPMENT	73.15
Check	10/04/2021	322476	Accounts Payable	O'HARE , RYAN	675.00
Check	10/04/2021	322477	Accounts Payable	OBERFOELL , STEPHANIE	168.00
Check	10/04/2021	322478	Accounts Payable	OLSSON ASSOCIATES INC	303,266.00
Check	10/04/2021	322479	Accounts Payable	ON DECK SPORTS	5,305.65
Check	10/04/2021	322480	Accounts Payable	ON TRACK CONSTRUCTION LLC	142,333.95

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Type	Date	Number	Source	Payee Name	Transaction Amount
Check	10/04/2021	322481	Accounts Payable	PEPSI BEVERAGES COMPANY	182.00
Check	10/04/2021	322482	Accounts Payable	PITTMAN, SUE	150.00
Check	10/04/2021	322483	Accounts Payable	POLK COUNTY RECORDER	213.00
Check	10/04/2021	322484	Accounts Payable	POWERANTZ, MARIE S	70.30
Check	10/04/2021	322485	Accounts Payable	POWERPLAN	2,210.98
Check	10/04/2021	322486	Accounts Payable	RAY O'HERRON CO INC	154.69
Check	10/04/2021	322487	Accounts Payable	RDG PLANNING & DESIGN	3,810.00
Check	10/04/2021	322488	Accounts Payable	REITER, BAILEE	250.00
Check	10/04/2021	322489	Accounts Payable	RJ LAWN & LANDSCAPE	835.00
Check	10/04/2021	322490	Accounts Payable	ROBERT HALF TECHNOLOGY	6,061.38
Check	10/04/2021	322491	Accounts Payable	ROEMMICH, BENJAMIN	118.00
Check	10/04/2021	322492	Accounts Payable	SCHHEELS ALL SPORTS INC	3,714.23
Check	10/04/2021	322493	Accounts Payable	SEH INC	20,100.28
Check	10/04/2021	322494	Accounts Payable	SHEKAR ENGINEERING PLC	31,520.26
Check	10/04/2021	322495	Accounts Payable	SHORTELL, WANDA J	118.50
Check	10/04/2021	322496	Accounts Payable	SOLIS CONCRETE	200.00
Check	10/04/2021	322497	Accounts Payable	SOUTHWEST POLK WATER SERVICE INC	20.00
Check	10/04/2021	322498	Accounts Payable	SPIEGEL & MCDIARMID LLP	46,560.40
Check	10/04/2021	322499	Accounts Payable	STAPLES CONTRACT & COMMERCIAL LLC	3,360.52
Check	10/04/2021	322500	Accounts Payable	STATE HYGIENIC LAB	123.00
Check	10/04/2021	322501	Accounts Payable	STEINBERGER, JAMES	54.00
Check	10/04/2021	322502	Accounts Payable	STEW HANSEN DODGE CITY JEEP	59.40
Check	10/04/2021	322503	Accounts Payable	STOREY-KENWORTHY CO	96,005.70
Check	10/04/2021	322504	Accounts Payable	SYMMETRY ENERGY SOLUTIONS LLC	2,502.24
Check	10/04/2021	322505	Accounts Payable	TD&I CABLE MAINTENANCE INC	1,140.00
Check	10/04/2021	322506	Accounts Payable	TEKSYSTEMS INC	5,724.00
Check	10/04/2021	322507	Accounts Payable	THE UNDERGROUND COMPANY	21,892.36
Check	10/04/2021	322508	Accounts Payable	TRAFFIC CONTROL CORP	16,590.00
Check	10/04/2021	322509	Accounts Payable	TREE DOCTOR LLC	1,690.00
Check	10/04/2021	322510	Accounts Payable	TRIZETTO PROVIDER SOLUTIONS	381.76
Check	10/04/2021	322511	Accounts Payable	TRUE TIME RACING SERVICES	247.00
Check	10/04/2021	322512	Accounts Payable	TRUE VALUE & V&S VARIETY STORE	105.88
Check	10/04/2021	322513	Accounts Payable	UNITED PARCEL SERVICE	22.05
Check	10/04/2021	322514	Accounts Payable	UNITED VOLLEYBALL SUPPLY LLC	4,950.10

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Type	Date	Number	Source	Payee Name	Transaction Amount
Check	10/04/2021	322515	Accounts Payable	UNITYPOINT CLINIC- OCCUPATIONAL MEDICINE	462.00
Check	10/04/2021	322516	Accounts Payable	US POSTAL SERVICE	1,065.00
Check	10/04/2021	322517	Accounts Payable	VALLEY POOL & HOT TUBS INC	56.10
Check	10/04/2021	322518	Accounts Payable	VAN MAANEN ELECTRIC INC	202,780.02
Check	10/04/2021	322519	Accounts Payable	VAN WALL EQUIPMENT	819.23
Check	10/04/2021	322520	Accounts Payable	VANDERPOOL CONSTRUCTION INC	10,083.17
Check	10/04/2021	322521	Accounts Payable	VAUDT MD , CORY	1,000.00
Check	10/04/2021	322522	Accounts Payable	VEENSTRA & KIMM INC	42,948.51
Check	10/04/2021	322523	Accounts Payable	VERIZON WIRELESS	5,247.08
Check	10/04/2021	322524	Accounts Payable	VETTER EQUIPMENT	78.25
Check	10/04/2021	322525	Accounts Payable	VISION CUSTOM SIGNS & GRAPHICS	185.90
Check	10/04/2021	322526	Accounts Payable	VISION SERVICE PLAN	658.49
Check	10/04/2021	322527	Accounts Payable	VIVID IMPRESSIONS INC	103.40
Check	10/04/2021	322528	Accounts Payable	WEATHERTAP PRO	1,104.60
Check	10/04/2021	322529	Accounts Payable	WEX BANK	3,739.46
Check	10/04/2021	322530	Accounts Payable	WITMER PUBLIC SAFETY GROUP	183.96
Check	10/04/2021	322531	Accounts Payable	ZOLL MEDICAL- NY	1,352.00
Check	10/04/2021	322532	Accounts Payable	BOWEN , GARY	5,696.00
Check	10/04/2021	322533	Accounts Payable	MELENDEZ , HUNTER	1,350.00
Check	10/04/2021	322534	Accounts Payable	BEECHER , JEREMY	5,985.00
Check	10/04/2021	322535	Accounts Payable	LINDA KAY JUCKETTE REVOCABLE TRUST	66,045.00
Check	10/04/2021	322536	Accounts Payable	SECRETARY OF STATE	30.00
Check	10/04/2021	322537	Accounts Payable	CIGNA	684.00
Check	10/04/2021	322538	Accounts Payable	CENTURYLINK	159.98
Check	10/04/2021	322539	Accounts Payable	GRANITE TELECOMMUNICATIONS LLC	3,768.48
Check	10/04/2021	322540	Accounts Payable	KUM & GO LC	504.95
Check	10/04/2021	322541	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322542	Accounts Payable	MIDAMERICAN ENERGY	361.33
Check	10/04/2021	322543	Accounts Payable	MIDAMERICAN ENERGY	53.27
Check	10/04/2021	322544	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322545	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322546	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322547	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322548	Accounts Payable	MIDAMERICAN ENERGY	11.90

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Type	Date	Number	Source	Payee Name	Transaction Amount
Check	10/04/2021	322549	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322550	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322551	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322552	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322553	Accounts Payable	MIDAMERICAN ENERGY	11.01
Check	10/04/2021	322554	Accounts Payable	MIDAMERICAN ENERGY	11.01
Check	10/04/2021	322555	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322556	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322557	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322558	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322559	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322560	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322561	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322562	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322563	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322564	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322565	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322566	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322567	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322568	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322569	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322570	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322571	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322572	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322573	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322574	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322575	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322576	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322577	Accounts Payable	MIDAMERICAN ENERGY	11.90
Check	10/04/2021	322578	Accounts Payable	MIDAMERICAN- DM-WDM TL	37.00
Check	10/04/2021	322579	Accounts Payable	MIDAMERICAN- DM-WDM TL	42.00
Check	10/04/2021	322580	Accounts Payable	MIDAMERICAN-CLIVE-WDM TL	648.55
Check	10/04/2021	322581	Accounts Payable	RON SMITH & ASSOCIATES	1,200.00
Check	10/04/2021	322582	Accounts Payable	LUNA, ALEJANDRA	151.30
EFT	10/04/2021	6866	Accounts Payable	A TECH INC	296.85

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Type	Date	Number	Source	Payee Name	Transaction Amount
EFT	10/04/2021	6867	Accounts Payable	ACCUJET LLC	2,622.40
EFT	10/04/2021	6868	Accounts Payable	AECOM TECHNICAL SERVICES INC	322.22
EFT	10/04/2021	6869	Accounts Payable	ALL MAKES OFFICE INTERIORS	1,328.94
EFT	10/04/2021	6870	Accounts Payable	ALLIANCE CONSTRUCTION GROUP LLC	340,300.83
EFT	10/04/2021	6871	Accounts Payable	ARNOLD MOTOR SUPPLY LLP	270.51
EFT	10/04/2021	6872	Accounts Payable	AUTOMATIC DOOR GROUP INC	135.00
EFT	10/04/2021	6873	Accounts Payable	BAUER BUILT	28.00
EFT	10/04/2021	6874	Accounts Payable	BECKER ARENA PRODUCTS INC	248,807.22
EFT	10/04/2021	6875	Accounts Payable	BOLTON & MENK INC	5,509.00
EFT	10/04/2021	6876	Accounts Payable	BOOT BARN INC	576.51
EFT	10/04/2021	6877	Accounts Payable	CALIPER CORPORATION	1,500.00
EFT	10/04/2021	6878	Accounts Payable	CDW GOVERNMENT INC	4,580.00
EFT	10/04/2021	6879	Accounts Payable	CIVIL DESIGN ADVANTAGE LLC	37,306.73
EFT	10/04/2021	6880	Accounts Payable	COMMUNICATION DATA LINK LLC	810,506.80
EFT	10/04/2021	6881	Accounts Payable	CONLEY GROUP INC	3,780.00
EFT	10/04/2021	6882	Accounts Payable	CONTRACTOR SALES AND SERVICE LLC	637.50
EFT	10/04/2021	6883	Accounts Payable	CONVERGENT TECHNOLOGIES LLC	5,992.00
EFT	10/04/2021	6884	Accounts Payable	DELATITTS LLC	3,463.69
EFT	10/04/2021	6885	Accounts Payable	DES MOINES ASPHALT & PAVING	236,808.74
EFT	10/04/2021	6886	Accounts Payable	ELLIOTT , SHANNA	469.68
EFT	10/04/2021	6887	Accounts Payable	EMC RISK SERVICES	5,303.69
EFT	10/04/2021	6888	Accounts Payable	ENTENMANN ROVIN CO	483.25
EFT	10/04/2021	6889	Accounts Payable	EXELA TECHNOLOGIES COMPANY	12,493.94
EFT	10/04/2021	6890	Accounts Payable	FOTH INFRASTRUCTURE & ENVIRONMENT LLC	3,611.88
EFT	10/04/2021	6891	Accounts Payable	HAHN , JENNIFER	12,492.01
EFT	10/04/2021	6892	Accounts Payable	HAMILTON MEDICAL INC	1,142.47
EFT	10/04/2021	6893	Accounts Payable	HOME INC	12,432.00
EFT	10/04/2021	6894	Accounts Payable	HR GREEN CO	18,324.04
EFT	10/04/2021	6895	Accounts Payable	IOWA INTERSTATE RAILROAD LTD	3,097.85
EFT	10/04/2021	6896	Accounts Payable	ISG	3,723.12
EFT	10/04/2021	6897	Accounts Payable	JEFFREY L BRUCE & COMPANY LLC	6,668.50
EFT	10/04/2021	6898	Accounts Payable	JEO CONSULTING GROUP INC	13,081.25
EFT	10/04/2021	6899	Accounts Payable	LA DUE , PATRICIA	43.13
EFT	10/04/2021	6900	Accounts Payable	M&M COMMERCIAL CLEANING	5,940.00

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EFT	10/04/2021	6901	Accounts Payable	MANDI , DEVIN	30.00
EFT	10/04/2021	6902	Accounts Payable	MARTIN BROTHERS	1,522.72
EFT	10/04/2021	6903	Accounts Payable	MCANINCH CORPORATION	157,988.19
EFT	10/04/2021	6904	Accounts Payable	MCCUBBIN , COURTNEY	152.00
EFT	10/04/2021	6905	Accounts Payable	MIDWEST WHEEL	288.98
EFT	10/04/2021	6906	Accounts Payable	MITCHELL , RANDY	96.00
EFT	10/04/2021	6907	Accounts Payable	MSTS- RED WING BUSINESS ADVANTAGE- WDM	216.74
EFT	10/04/2021	6908	Accounts Payable	NEWCOM TECHNOLOGIES INC	400,540.36
EFT	10/04/2021	6909	Accounts Payable	NINTH BRAIN SUITE LLC	433.00
EFT	10/04/2021	6910	Accounts Payable	NORTHLAND PRODUCTS- NORSOLV SYSTEMS	168.55
EFT	10/04/2021	6911	Accounts Payable	ONENECK IT SOLUTIONS LLC	2,500.56
EFT	10/04/2021	6912	Accounts Payable	PILLAR INC	51,685.50
EFT	10/04/2021	6913	Accounts Payable	R&R SPECIALTIES OF WISCONSIN INC	2,924.00
EFT	10/04/2021	6914	Accounts Payable	RASMUSSEN , MATT	54.00
EFT	10/04/2021	6915	Accounts Payable	RELIABLE MAINTENANCE	46,394.76
EFT	10/04/2021	6916	Accounts Payable	RENEWABLE ENERGY GROUP INC	20,294.00
EFT	10/04/2021	6917	Accounts Payable	RLM UNDERGROUND LLC	214,264.14
EFT	10/04/2021	6918	Accounts Payable	ROGNES CORPORATION	412,072.40
EFT	10/04/2021	6919	Accounts Payable	ROTO-ROOTER	93.00
EFT	10/04/2021	6920	Accounts Payable	RW EXCAVATING SOLUTIONS LC	59,423.83
EFT	10/04/2021	6921	Accounts Payable	SHIELDS , CHARLES	96.00
EFT	10/04/2021	6922	Accounts Payable	SHIVE-HATTERY INC	11,164.76
EFT	10/04/2021	6923	Accounts Payable	STIVERS FORD	526.27
EFT	10/04/2021	6924	Accounts Payable	TELLO ITS LLC	5,910.25
EFT	10/04/2021	6925	Accounts Payable	WEST DES MOINES WATER WORKS	24,463.99
WB VENDOR DISB WB Vendor Disbursement Totals:					\$6,334,017.97

Transactions: 262

Checks: 202 \$3,116,634.22  
EFTs: 60 \$3,217,383.75

City of West Des Moines, IA  
**City Council Report**  
 Bank Account: WB CONTROLPAY - WB ControlPay  
 Batch Date: 10/04/2021

Type	Date	Number	Source	Payee Name	Transaction Amount
<b>Bank Account: WB CONTROLPAY - WB ControlPay</b>					
EFT	10/04/2021	6641	Accounts Payable	ARAMARK UNIFORM SERVICES	1,856.38
EFT	10/04/2021	6642	Accounts Payable	ARROW STAGE LINES	1,312.00
EFT	10/04/2021	6643	Accounts Payable	ARROWHEAD FORENSICS	437.93
EFT	10/04/2021	6644	Accounts Payable	BSN SPORTS LLC	1,189.05
EFT	10/04/2021	6645	Accounts Payable	CAPITAL CITY EQUIPMENT	2,248.44
EFT	10/04/2021	6646	Accounts Payable	CAPITAL SANITARY SUPPLY CO INC	3,675.85
EFT	10/04/2021	6647	Accounts Payable	CHRISTIAN EDWARDS PRINT & GRAPHICS	281.00
EFT	10/04/2021	6648	Accounts Payable	CLIVE POWER EQUIPMENT	72.40
EFT	10/04/2021	6649	Accounts Payable	COMPETITIVE EDGE	1,557.46
EFT	10/04/2021	6650	Accounts Payable	CORE AND MAIN LP	75.00
EFT	10/04/2021	6651	Accounts Payable	CORN STATES METAL FABRICATORS INC	3,310.00
EFT	10/04/2021	6652	Accounts Payable	DES MOINES REGISTER MEDIA	3,607.75
EFT	10/04/2021	6653	Accounts Payable	ELECTRIC PUMP INC	647.00
EFT	10/04/2021	6654	Accounts Payable	ELECTRONIC ENGINEERING	6,901.61
EFT	10/04/2021	6655	Accounts Payable	FAST SIGNS INC	415.68
EFT	10/04/2021	6656	Accounts Payable	GALLS LLC	353.68
EFT	10/04/2021	6657	Accounts Payable	IRON MOUNTAIN	77.08
EFT	10/04/2021	6658	Accounts Payable	JERICO SERVICES	18,160.55
EFT	10/04/2021	6659	Accounts Payable	LOCUTION SYSTEMS INC	16,493.00
EFT	10/04/2021	6660	Accounts Payable	LOGAN CONTRACTORS SUPPLY INC	585.75
EFT	10/04/2021	6661	Accounts Payable	MUNICIPAL SUPPLY INC	8,998.00
EFT	10/04/2021	6662	Accounts Payable	O'REILLY AUTOMOTIVE INC	76.11
EFT	10/04/2021	6663	Accounts Payable	PRAXAIR	4,454.16
EFT	10/04/2021	6664	Accounts Payable	PROCTOR MECHANICAL CORP	176.34
EFT	10/04/2021	6665	Accounts Payable	SNYDER & ASSOCIATES	1,600.00
EFT	10/04/2021	6666	Accounts Payable	STRAUSS SECURITY SOLUTIONS- SEI	145.00
EFT	10/04/2021	6667	Accounts Payable	SWANK MOTION PICTURES INC	350.00
EFT	10/04/2021	6668	Accounts Payable	TEAM SERVICES	10,786.07
EFT	10/04/2021	6669	Accounts Payable	THOMSON REUTERS-WEST PAYMENT	496.99
EFT	10/04/2021	6670	Accounts Payable	ULINE INC	3,528.43
EFT	10/04/2021	6671	Accounts Payable	VAISALA INC	1,000.00
EFT	10/04/2021	6672	Accounts Payable	WATERLOO TENT & TARP CO	15.01

City of West Des Moines, IA

# City Council Report

Bank Account: WB CONTROLPAY - WB ControlPay

Batch Date: 10/04/2021

Type	Date	Number	Source	Payee Name	Transaction Amount
WB CONTROLPAY WB ControlPay Totals:					\$94,883.72

EFTs:

32

Transactions: 32



# Payment Register

From Payment Date: 09/08/2021 - To Payment Date: 10/17/2021

Number	Date	Payee Name	Transaction Amount
60	10/01/2021	WEST BANK	\$1,604.16
61	10/01/2021	WEST BANK	\$28,187.61
273	09/30/2021	ISOLVED BENEFIT SERVICES- WDM	\$10,344.68
274	09/30/2021	ISOLVED BENEFIT SERVICES- WDM	\$8,230.23
6860	09/30/2021	DELTA DENTAL OF IOWA	\$7,183.32
6861	09/30/2021	DELTA DENTAL OF IOWA	\$9,838.71
6862	09/30/2021	WELLMARK BLUE CROSS	\$113,770.33
6863	09/30/2021	WELLMARK BLUE CROSS	\$129,344.67
6864	09/30/2021	UMB BANK NA	\$300.00
6865	09/30/2021	UMB BANK NA	\$300.00
200332	09/16/2021	CHAPEL RIDGE WEST I	\$397.00
200333	09/16/2021	COLONIAL VILLAGE APARTMENTS	\$500.00
200334	09/16/2021	DOUGLAS WOODS APARTMENTS	\$3,090.00
200335	09/16/2021	JPJ INVESTMENTS LLC	\$625.00
200336	09/16/2021	NORWALK VILLAGE COOPERATIVE HOUSING ASSOCIATION	\$298.00
200337	09/16/2021	SWIFT PROPERTIES LLC	\$815.00
200338	09/16/2021	SWIFT PROPERTIES LLC	\$500.00
200339	09/23/2021	GINGER LTD	\$600.00
200340	09/23/2021	R & R INVESTORS LTD- CCVI LLC	\$225.00
200341	09/23/2021	WILLOW BEND APARTMENTS I	\$830.00
200342	09/27/2021	KOECH, ELJAH	\$35.00
			317,018.71

CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION

ITEM: Approval of Liquor Licenses

DATE: October 4, 2021

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. Apple Corps, L.P., d/b/a Applebee's Neighborhood Grill & Bar, 6190 Mills Civic Parkway - Class LC Liquor License with Sunday Sales - Renewal
2. Master of None, LLC d/b/a Barn Town Brewing, 9500 University Avenue, Suite 1110 - Class BB Beer Permit with Sunday Sales and Outdoor Service - Renewal
3. Frank's Divine Pie 8950 d/b/a El Guapo's Tequila + Taco, 8950 University Avenue, Suite 105 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
4. Foundry Distilling Company, LLC d/b/a Foundry Distilling Company, 111 South 11th Street, Suite 100 - Class C Native Distilled Spirits License Expansion of Outdoor Service - October 30, 2021
5. Kinseth Hospitality Company, Inc. d/b/a Holiday Inn Express & Suites, 240 Jordan Creek Parkway - Class LB Liquor License with Sunday Sales - Renewal
6. Jethro's and Jaspers, Inc. d/b/a Jethro's Jambalaya, 9350 University Avenue - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
7. Kum & Go, LC, d/b/a Kum & Go #532, 5901 Mills Civic Parkway, Building 2000 - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
8. Kum & Go, LC, d/b/a Kum & Go #1097, 220 50th Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
9. New York Style Pizza, Inc. d/b/a OPA! Italian & Greek Dining, 2800 University Avenue, Suite 450 - Class LC Liquor License with Sunday Sales - Renewal
10. Riley Drive Entertainment I, Inc. d/b/a Tonic Bar, 5535 Mills Civic Parkway - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal

OUTSTANDING ISSUES (if any): None

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

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

**STAFF REVIEWS**

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

CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION

**ITEM:** Approval of Extended Sound Permit  
Raccoon River Park Nature Lodge  
Wallace Wedding

**DATE:** October 4, 2021

**FINANCIAL IMPACT:** None

**BACKGROUND:**

On June 28, 2010, the City Council approved several amendments to the Noise Control Ordinance including the provision that City Council approval is required for any sound permit issued for an event going past 10:00 P.M.

Rebecca Foster submitted a sound permit application to cover a wedding at the Raccoon River Park Nature Lodge scheduled for Saturday, October 9, with music lasting until 11:00 p.m.

This sound permit request was forwarded to the West Des Moines Police Department for their review and they have no objections to this request. As this request is being proposed to end at 11:00 p.m., City staff is forwarding this to the City Council for review and approval.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Motion - Approval of Extended Sound Permit Request for Wedding at the Raccoon River Park Nature Lodge

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

**STAFF REVIEWS**

Department Director	Ryan T. Jacobson, City Clerk
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	
Date Reviewed	

**SOUND PERMIT FEES**  
 ❖ 1-48 hrs event = \$22.00  
 ❖ 2-7 days event = \$44.00  
 ❖ Multiple events in one calendar year = \$82.50

*The City Council  
 MUST approve any  
 sound permit request  
 that extends past ten  
 o'clock (10:00) P.M.*

*Permit applications received less than two (2) weeks before the event MAY NOT be processed by the City in time for the event.*

**CITY OF WEST DES MOINES  
 SOUND PERMIT  
 For the Amplification of a Live Performance**

\*Denotes required field

Date 9/28/21 Fee Received: \_\_\_\_\_ Permit No. \_\_\_\_\_

\*Applicant's Name: Wallace wedding \*Phone No. 515-901-9272

\*Applicant's Complete Address (include city/state/zip): Rebecca Foster

\*Applicant's E-mail Address: szibermom91@gmail.com

Have you, the applicant, ever been cited for a violation of the West Des Moines Noise Ordinance? Y/N  
 If yes, explain: \_\_\_\_\_

\*Property owner name: City

\*Property owner address: RRNL

I, the undersigned, hereby acknowledge and certify that I am the record fee title holder of the property for which this sound permit is requested, and I hereby consent to this application for a sound permit, for the amplification of a live performance, as described on this application.

\*Signature \_\_\_\_\_ Date \_\_\_\_\_

Address of proposed activity: \_\_\_\_\_  
 (If in a City park, include name of park)

Describe proposed activity, including time(s), date(s), and number of people attending: \_\_\_\_\_  
Oct 9th 2:30-11

How will the parking for this event be handled? parking lot

*\*Please refer to Page 2, Paragraph J of this application form regarding wattage requirements for the proposed sound equipment as a sound permit may not be deemed necessary.\**

**\*Attach an 8½" x 11½" sketch plan of the proposed layout of the sound amplification equipment, including the orientation to and approximate distances from the adjoining properties.**

Have the adjoining property owners/residents been notified of the event for which this permit is requested? Y/N  
 If so, please list addresses notified (attach additional sheets if necessary): NA

Describe what measures will be taken, if any, to minimize the effects of this performance on surrounding property owners. NA

Provide any additional information that pertains to this application for a Sound Permit.

**APPLICANT'S CERTIFICATION** - I hereby certify under penalty of perjury that the statements furnished including the drawing, present all information required for this application, and that the facts, statements and information presented are true and correct, and based upon my personal knowledge. I hereby acknowledge my obligation to comply with the West Des Moines Municipal Code as it pertains to this activity and to obtain any and all necessary City, County, State and Federal permits, approvals and/or clearances, if applicable. Further, I hereby certify that I have read, understand and have received a copy of the conditions for the operation of the Sound Permit, and hereby agree to comply with such conditions. I also understand that should I fail to comply with the agreed upon conditions, my permit may be immediately revoked and that all other applicable penalties, including criminal prosecution may be pursued.

  
\*Applicant's Signature

9/28/21  
Date

**FOR STAFF USE ONLY**

**APPROVAL OF SOUND PERMIT**

Approved by: \_\_\_\_\_

Date:

City Council Approval Date:

This sound permit is approved subject to the following exhibits and conditions.

Exhibits:

Conditions:

Expiration Date:

**DENIAL OF SOUND PERMIT**

Denied by: \_\_\_\_\_

Date:

This sound permit is denied based upon the following findings.

Findings:

Copies of this permit have been distributed to the following departments:

- |  |  |
|--|--|
| <input type="checkbox"/> Development Services Department | <input type="checkbox"/> Police Department               |
| <input type="checkbox"/> City Clerk's Office             | <input type="checkbox"/> Parks and Recreation Department |

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

**ITEM:** Motion - Approval of Acknowledgment / Settlement Agreement  
for a First Violation of Tobacco Laws

**DATE:** October 4, 2021

**FINANCIAL IMPACT:** \$600.00 (positive impact to City)

**BACKGROUND:**

Pursuant to state law, a \$300.00 civil penalty is assessed against a tobacco permittee who sells tobacco products to a person less than 18 years of age at their respective places of business.

On or about the date referenced on attached Exhibit "A", employees of the permittees, also referenced on Exhibit "A", was cited for selling tobacco products to persons under 18 years of age. The City of West Des Moines Legal Department sent a notice of the violation to the permittees. Since that time, said permittees acknowledged the order and returned payment of the fine for its tobacco violation.

**RECOMMENDATION:**

It is recommended that the City Council approve the Acknowledgment / Settlement Agreement and accept payment of the fine regarding the above-referenced violations of tobacco laws.

**Lead Staff Member:** Jessica Spoden, Assistant City Attorney *JDS*

**STAFF REVIEWS**

Department Director	Richard Scieszinski, City Attorney
Appropriations/Finance	<i>TS</i>
Legal	
Agenda Acceptance	<i>AP</i>

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**EXHIBIT "A"**

<u>Licensee</u>	<u>D/B/A</u>	<u>Date of Violation</u>	<u>#Violation</u>
Kum & Go, LC	Kum & Go #3035 7265 Vista Drive West Des Moines, IA 50266	06/02/2021	1 <sup>st</sup> (minors) – paid \$300 civil penalty
Riley Drive Entertainment I, Inc.	Tonic Bar 5535 Mills Civic Parkway, Suite 105 West Des Moines, IA 50266	06/03/2021	1 <sup>st</sup> (minors) – paid \$300 civil penalty

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

**DATE: October 4, 2021**

**ITEM:**

Motion - Approval to Sell Surplus City Equipment

**FINANCIAL IMPACT:**

Approximate revenue to the General Fund of \$6,000.

**BACKGROUND:**

On April 30, 2012, City Council approved a Disposal of Surplus Property Policy and retention of GovDeals.com for disposal of excess City property.

Public Services has accumulated and inventoried a list of the following surplus items to be sold by auction on GovDeals.com:

**APPROXIMATE VALUE \$6,000.00**

1	2014 Ford Taurus Interceptor - Unit 576B – VIN #1FAHP2MTOEG100845
---	---

**RECOMMENDATION:**

City Council Approve:

- Motion authorizing the Department of Public Services to proceed with the on-line sale of accumulated surplus City equipment.

**Lead Staff Member: Rian Rasmussen, Fleet Manager**



<b>Department Director</b>	Bret Hodne, Public Services Director <i>RBH</i>
<b>Appropriations/Finance</b>	Tim Stiles, Finance Director <i>TS</i>
<b>Legal</b>	
<b>Agenda Acceptance</b>	<i>RA</i>

PUBLICATION(S) (if applicable)		SUBCOMMITTEE REVIEW (if applicable)		
<b>Published In</b>		<b>Committee</b>	<b>Public Services Council</b>	
<b>Dates(s) Published</b>		<b>Date Reviewed</b>	9/27/2021	
		<b>Recommendation</b>	<b>Yes</b>	<b>No</b>
				<b>Split</b>



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

**DATE: October 4, 2021**

**ITEM:**

Motion – Approval of Contract Agreement  
Snow Removal & Ice Control Services for City-maintained Sidewalks & Crossing Guard Areas  
Reliable Property Services

**FINANCIAL IMPACT:**

This is a contract for snow removal and ice control services for City-maintained sidewalks and crossing guard areas. While dependent upon the severity of the winter, estimated costs are foreseeable to be approximately \$75,000 but could potentially be greater due to the number and severity of snow events for the 2021-2022 season. The City requested proposals for these services and there were two (2) proposals submitted. The contract has been awarded to Reliable Property Services of Iowa.

**BACKGROUND:**

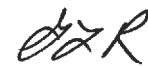
This contract agreement will provide the City with planned and emergency snow removal operations on City-maintained sidewalks and crossing guard areas. The initial term of this contract shall be effective for one year from the date of execution. The City has the option to renew the contract on an annual basis with a mutually agreeable increase in cost based on the CPI-W in April of the renewing year. This contract will allow the City to maintain the expected level of service during winter storm events.

**OUTSTANDING ISSUES:** None



**RECOMMENDATION:**

- City Council approve the contract agreement with Reliable Property Services of Iowa.

**Lead Staff Member: Gary L. Rank, Public Services Superintendent**



**STAFF REVIEWS**

Department Director	Bret Hodne, Public Services Director	
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	Public Works		
Date Reviewed	September 27, 2021		
Recommendation	Yes	No	Split




**2021 Proposal Tabulation  
Sidewalk & Crossing Guard Snow Removal & Ice  
Control Services  
City of West Des Moines**

	<b>Contractor No. 1</b>	<b>Contractor No. 2</b>
	Reliable Property Services 1850 SE Destination Dr. #A Grimes, IA 50111	Fit Outdoor Solutions, LLC PO Box 65921 West Des Moines, IA 50265
<b>Proposal Item</b>	<b>Cost Per Event</b>	<b>Cost Per Event</b>
<b>Sidewalks</b>		
Flat Rate up to 3" Snowfall	\$3,264.00	\$4,750.00
Flat Rate 3.1" to 6" Snowfall	\$4,243.00	\$6,175.00
Flat Rate 6.1" to 9" Snowfall	\$5,516.00	\$8,025.00
Flat Rate 9.1" to 12" Snowfall	\$55.00 / Hour	\$10,500.00
12.1+" Snowfall	See Hourly Rate Chart Below	See Hourly Rate Chart Below
<b>School Crossing Guard Areas</b>		
Flat Rate up to 3" Snowfall	\$382.00	\$400.00
Flat Rate 3.1" to 6" Snowfall	\$618.00	\$600.00
Flat Rate 6.1" to 9" Snowfall	\$808.00	\$900.00
Flat Rate 9.1" to 12" Snowfall	\$60.00 / Hour	\$1,300.00
12.1+" Snowfall	See Hourly Rate Chart Below	See Hourly Rate Chart Below

*Hourly Rates: This section only applicable to greater than a twelve point one (12.1) inches of snowfall as well as extra work authorized by the City in writing during the term of the Agreement. Rate shall include all labor, equipment, materials, and*

<b>Proposal Item</b>	<b>Unit Cost Per Hour</b>	<b>Unit Cost Per Hour</b>
Laborer with snow shovel	\$55.00	\$60.00
Laborer with snow blower	\$60.00	\$60.00
Laborer with deicer application by hand	\$45.00 / Bag	Included Below
Driver & pickup with plow (3/4 ton / 1 ton)	\$90.00	\$90.00
Operator & front-end loader	\$250.00	\$275.00
Operator & skid steer with pusher or blower	\$125.00	\$130.00
Driver with salt spreading unit	\$250.00 / Ton	\$3.50 / Gallon Applied (Brine)
Salt - Per 50 lb. Bag	\$45.00	\$50.00 Applied
Salt - Per Ton	\$250.00	\$275.00 Applied

I hereby certify that this is a true tabulation of proposals received on September 15, 2021, by the City of West Des Moines, IA 50265.

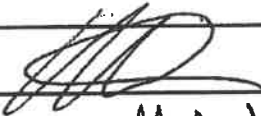
  
 Gary Rank  
 Public Services Superintendent  
 City of West Des Moines

  
 Date



**CITY OF WEST DES MOINES**  
4200 Mills Civic Parkway  
PO Box 65320  
West Des Moines, IA 50265-0320

**CONTRACT AGREEMENT**

<b>Company/Contractor:</b> Reliable Property Services of Iowa 1850 SE Destination Dr. #A Grimes, IA 50111	<b>Department:</b> Department of Public Services 8850 Grand Avenue West Des Moines, IA 50266
<b>Contract Terms:</b> Effective September 15, 2021 to September 14, 2022	
<b>Contract Number: 2022-27</b> <b>Payable: 30 Days</b>	
<b>Annual Cost: See Below</b>	
<b><u>DESCRIPTION OF ITEMS CONTRACTED:</u></b>  Contract Agreement for providing snow removal and ice control services on City maintained sidewalks and crossing guard areas in West Des Moines. The Contractor shall furnish all labor, equipment, materials, and products needed for the services per the contract terms and conditions.  Pricing for services for the 2021-2022 season are listed on Exhibit A.	
<b>Authorized Signature:</b>	
<b>Authorized Name &amp; Title (Printed):</b>	Michael Welker Branch Manager
<b>Date:</b>	9/16/21

*Internal Use Only*  
Budget Code: 100.200.225.5250.427

Exhibit A  
2021-2022 Contract Pricing

Sidewalks	Cost Per Event
Flat Rate up to 3" Snowfall	\$3,264.00
Flat Rate 3.1" to 6" Snowfall	\$4,243.00
Flat Rate 6.1" to 9" Snowfall	\$5,516.00
Flat Rate 9.1" to 12" Snowfall	\$55.00 / Hour
12.1+" Snowfall	See Hourly Rate Chart Below

School Crossing Guard Areas	Cost Per Event
Flat Rate up to 3" Snowfall	\$382.00
Flat Rate 3.1" to 6" Snowfall	\$618.00
Flat Rate 6.1" to 9" Snowfall	\$808.00
Flat Rate 9.1" to 12" Snowfall	\$60.00 / Hour
12.1+" Snowfall	See Hourly Rate Chart Below

*Hourly Rates: This section only applicable to greater than a twelve point one (12.1) inches of snowfall as well as extra work authorized by the City in writing during the term of the Agreement. Rate shall include all labor, equipment, materials, and products.*

	Unit Cost Per Hour
Laborer with snow shovel	\$55.00
Laborer with snow blower	\$60.00
Laborer with deicer application by hand	\$45.00 / Bag
Driver & pickup with plow (3/4 ton / 1 ton)	\$90.00
Operator & front-end loader	\$250.00
Operator & skid steer with pusher or blower	\$125.00
Driver with salt spreading unit	\$250.00 / Ton
Salt - Per 50 lb. Bag	\$45.00
Salt - Per Ton	\$250.00

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

**DATE: October 4, 2021**

**ITEM:**

Motion – Approving Change Order #1  
Holiday Park Little League Stormwater Pump Station Relocation

**FINANCIAL IMPACT:**

Contract Summary:

<b>Description</b>	<b>Amount</b>	<b>Date Approved</b>	<b>Remarks</b>
Construction Contract	\$704,301.00	March 15, 2021	
Change Order #1	\$34,505.00	Pending	Electrical accommodations
<b>Total</b>	<b>\$738,806.00</b>		

Costs for these change order items will be paid from account no. 660.000.000.5250.490 with the ultimate funding intended to come from Stormwater Revenue.

**BACKGROUND:**

The project consists of relocation of an existing stormwater pump station located within the Holiday Park Little League southeasterly to a location within the former Parks Maintenance Facility site. Relocation is necessary due to historical maintenance issues and current logistics of the existing stormwater pump station.

Change order #1 includes additional costs to install conduit from the southeast corner of 14th Street nearest the Holiday Park entrance to the west side of the relocated Holiday Park Little League Stormwater Pump Station to accommodate the extension of single-phase and 3-phase electric. Work will also include the installation of a new single-phase transformer, conduit and wiring necessary to reinstate the existing electrical service for the existing maintenance building that remains onsite, extension of electrical service to an existing single-phase transformer within Holiday Park, and all necessary permitting of the work. City Staff recommends approval of Change Order #1.

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:

- Motion Approving Change Order #1 for the Holiday Park Little League Stormwater Pump Station Relocation.

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

**STAFF REVIEWS**

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

**PUBLICATION(S) (if applicable)**

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee			
Date Reviewed			
Recommendation	Yes	No	Split



**CITY OF WEST DES MOINES**

Engineering Services  
 4200 Mills Civic Parkway, Suite 2D  
 West Des Moines, IA 50265-0320  
 (515) 222-3475 Fax (515) 273-0603

**CHANGE ORDER**

Distribution:  
 Owner   X    
 Engineer   X    
 Contractor   X    
 Other       

Contractor: **Corell Contractors, Inc.**  
**1300 Lincoln Street**  
**West Des Moines, Iowa 50265**

Project Title	Holiday Park Little League Stormwater Pump Station Relocation	
WDM Project File Number	0510-047-2019	
Purchase Order Number	2021-0000052	
Orig. Contract Amount & Date	\$704,301.00	March 15, 2021
Change Order Number	1	
Date	October 4, 2021	

**THE CONTRACT IS CHANGED AS FOLLOWS: CO 1.01:** This lump sum change order includes all costs for labor, materials, and equipment to install a single phase transformer and 1 - 2" conduit from the existing power pole on E. 14th Street to the new single phase transformer, install 2-4" conduits from the new power pole to be installed on E. 14th Street by MidAmerican Energy to the new 3-phase transformer, install 1-2" conduit and wiring from the new single phase transformer to the existing meter socket on the northwest corner of the Parks Building and install a ground wire and ground rod, and install 1-2" conduit from the new single phase transformer to the existing transformer in Holiday Park. All conduit is to be directional drilled. Change order cost also includes preparing and submitting all electrical service and application permits for approval and associated permit fees.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01	Install Single Phase Transformer and Conduits to 3-Phase Transformer, Single Phase Transformer, Existing Single Phase Transformer and Service Connection to Parks Building Meter	LS	34505	1	\$34,505.00
					\$0.00
<b>TOTAL</b>					<b>\$34,505.00</b>

**CHANGE ORDER SUMMARY**

The Original Contract Sum was	\$704,301.00
Net Change by previously authorized Change Orders	\$0.00
The Contract Sum prior to This Change Order was	\$704,301.00
The Contract Sum will be revised by this Change Order in the amount of	\$34,505.00
<b>The new Contract Sum including this Change Order will be</b>	<b>\$738,806.00</b>
Aggregate Change Order as a percent of Original Contract (if greater than 10% of the original contract, Council Subcommittee recommendation and all signatures through the full Council are required)	4.90%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER**

<b>Contractor:</b> Corell Contractor Inc.	<b>Recommended By:</b> Veenstra & Kimm, inc.	<b>Checked By:</b> City of West Des Moines
Signature: _____	Signature: <u>Bob Veenstra</u> <small>Bob Veenstra (Sep 27, 2021 07:50 CD)</small>	Signature: _____
Name: aaron carlson	Name: Bob Veenstra	Name: Brian Hemesath
Title: Project Manager	Title: Project Manager	Title: City Engineer
Date: Sep 27, 2021	Date: Sep 27, 2021	Date: Sep 27, 2021

**Owner: City of West Des Moines**

<input type="checkbox"/> <b>I</b>	\$24,999.99 City Engineer ( ≤ 10% original contract)	x _____	Date _____
<input type="checkbox"/> <b>IV</b>	\$25,000 to \$50,000 City Council approved or ratified at Council		Date _____

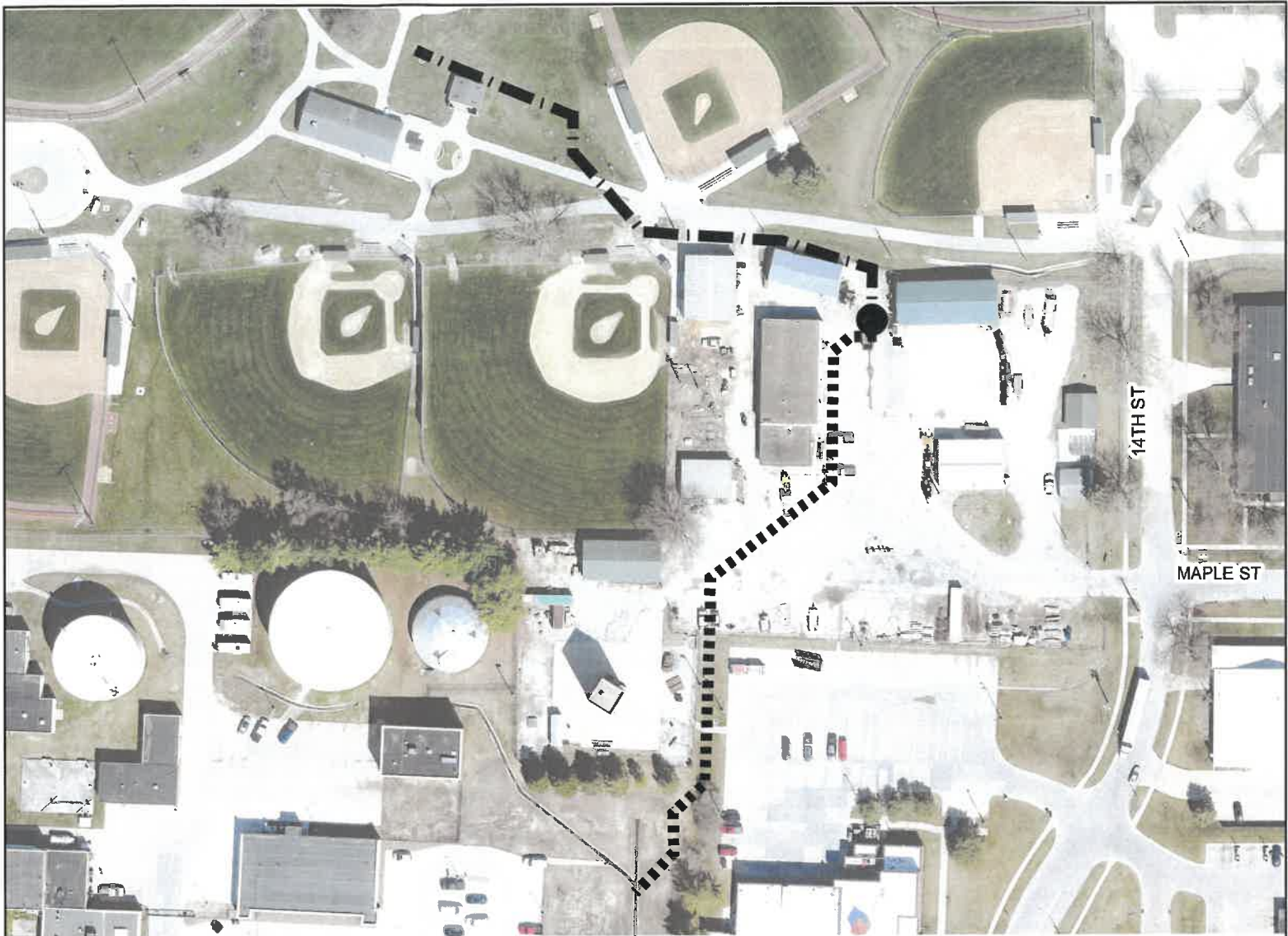


**Signature:** *Clint Carpenter*

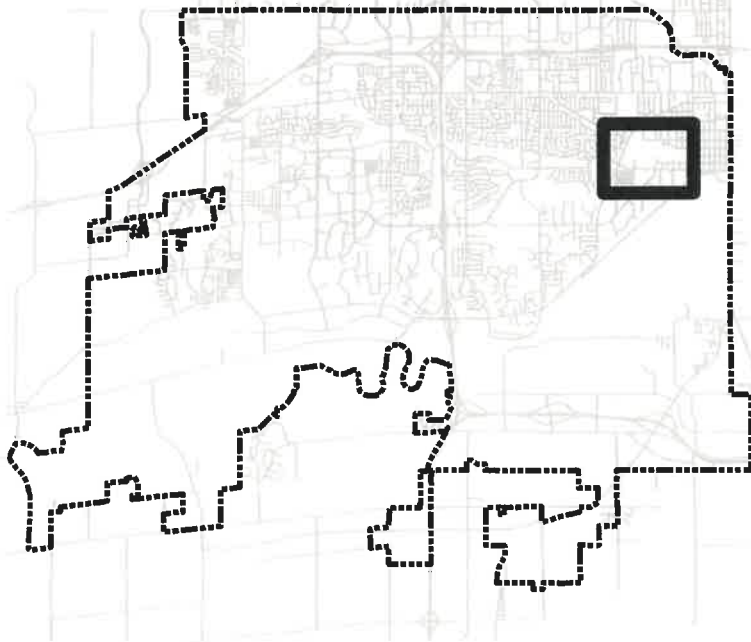
**Email:** Clint.Carpenter@wdm.iowa.gov

**Signature:**   
Jason Schlickbernd (Sep 27, 2021 09:45 CDT)





**Email:** jason.schlickbernd@wdm.iowa.gov



**VICINITY MAP**



**LEGEND**

- PROJECT LOCATION 
- PUMP STATION 
- GRAVITY SEWER 
- FORCEMAIN 



PROJECT:

**Holiday Park Little League Pump Station Relocation**

LOCATION:

**Exhibit "A"**

DRAWN BY: JDR

DATE: 3/11/2021

PROJECT NUMBER/NAME: 0510-047-2019

SHT. 1 of 1

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

DATE: October 4, 2021

**ITEM:** Motion – Approval of Change Order #2 – MidAmerican Energy Company RecPlex Audio/Video and Digital Signage

**FINANCIAL IMPACT:**

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	\$614,508.66	September 8, 2020	
Change Order #1	\$132,301.35	April 19, 2021	
Change Order #2	\$31,344.94	Pending	

**BACKGROUND:** A contract was awarded on September 8, 2020 to furnish and install the audio/video and digital signage at the MidAmerican Energy Company RecPlex. Change Order #1 finalized the areas of the project that were still in the design phase including the RP Grill, Mezzanine and NW concessions menu boards, Mezzanine seating displays, and finalized commons event and CCTV screens. Digital media players, software licenses and controllers are all included in the design. Change Order #1 also included adjustments to control pads in the south court and batting cage areas and one control pad in the commons area. City Staff worked with Shive-Hattery to incorporate all final plan designs into the modifications made in Change Order #1. At the time the original construction contract was awarded there were still significant alterations taking place that were unknown until final plans had been completed.

Change Order #2 accounts for work delays and extended lift rentals due to project delays beyond CTI's control. Additional costs associated for labor and coordination based on delays from other contractors are also included

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:**

City Council Adopt:

- Motion Approving Change Order #2 for MidAmerican Energy Company RecPlex - Audio/Video and Digital Signage

**Lead Staff Member:** Ryan Penning, Superintendent of 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	N/A
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split



**CITY OF WEST DES MOINES**

Department of Parks and Recreation  
 4200 Mills Civic Parkway, Ste 1b  
 West Des Moines, IA 50265-0320  
 (515) 222-3444 Fax (515) 222-3459

**CHANGE ORDER**

Distribution:  
 Owner   
 Engineer   
 Contractor   
 Owner's Rep

Contractor: **Conference Technologies Incorporated**  
 333 SW 9th Street  
 Des Moines, IA 50309

Project Title	MidAmerican Energy Company RecPlex General Construction	
WDM Project File Number	0510-055-2018	
Purchase Order Number	2021-00000255	
Orig. Contract Amount & Date	\$614,508.66	September 8, 2020
Change Order Number	2	
Date	September 22, 2021	

**THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes work delays including: additional coordination meetings, inefficiencies due to other trades not being completed and lack of access to fieldhouse, additional lift charges, additional project management time and storage fees.**

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1,01B	Work delays and extended lift rentals due to project delays beyond CTI's control	LS	\$31,344.94	1.0	\$31,344.94
<b>TOTAL</b>					<b>\$31,344.94</b>

**CHANGE ORDER SUMMARY**

The Original Contract Sum was	\$614,508.66
Net Change by previously authorized Change Orders	\$132,301.35
The Contract Sum prior to This Change Order was	\$746,810.01
The Contract Sum will be revised by this Change Order in the amount of	\$31,344.94
<b>The new Contract Sum including this Change Order will be</b>	<b>\$778,154.95</b>
Aggregate Change Order as a percent of Original Contract (if greater than 10% of the original contract, Council Subcommittee recommendation and all signatures through the full Council are required)	26.63%
The Contract Time will be changed by	0
The date of Substantial Completion as of the date of this Change Order therefore is	September 30, 2021

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER**

<b>Contractor:</b> Conference Technologies Incorporated	<b>Recommended By:</b> Shive-Hattery	<b>Checked By:</b> City of West Des Moines
<b>Signature:</b> <i>Kenny Rumbaugh</i>	<b>Signature:</b> <i>Karen Hardisty</i>	<b>Signature:</b> <i>Sally Ortgies</i>
<b>Name:</b> Kenny Rumbaugh	<b>Name:</b> Karen Hardisty, PE, SE	<b>Name:</b> Sally Ortgies, PLA
<b>Title:</b> Design Consultant	<b>Title:</b> Project Manager	<b>Title:</b> Director of Parks and Recreation
<b>Date:</b> 9/22/2021	<b>Date:</b> 9/22/2021	<b>Date:</b>

<b>Owner:</b> City of West Des Moines		<b>Date:</b> 9/24/21
<input checked="" type="checkbox"/> <b>IV</b> \$24,999.99 City Engineer ( ≤ 10% original contract)		
<input checked="" type="checkbox"/> <b>IV</b> \$25,000 to \$50,000 City Council approved or ratified at Council		<b>Date:</b> _____



# CHANGE ORDER

**City of West Des Moines**

**RecPlex Change Order**

**DATE**

Monday, August 16, 2021

**PREPARED BY**

Kenny Rumbaugh

Design Specialist

# Change Order

## Baker Technologies

**Proposal Number:** J20100129

**CO Number:** 11

**Proposal Date:** 8/16/2021

**Prepared for:** City of West Des Moines

**Attn:** Shayne Ratcliff

**Phone:** (515) 440-4775

**Email:** shayne.ratcliff@wdm.iowa.gov

**Prepared by:** Kenny Rumbaugh

**Phone:** 515-280-9800

**Email:** krumbaugh@conferencetech.com

## Scope of Work

### Description of Change

This change order accounts for work delays and extended lift rentals due to project delays beyond CTI's control.

- Repeated meetings/walk throughs with Shive to determine pathways
- Repeated coordination meetings with Shive to ensure pathways are installed
- There are still pathways not in place that we discussed with Shive during our walk-through in April
- Inefficiencies due to pathways not being installed in a timely manner
- Inefficiencies due to other trades not being completed in certain areas
- Inefficiencies due to delays in being able to access the fieldhouse due to excessive mud and then turf install
- Additional lift rental charges caused by delays
- Additional project management time due to construction delays
- Additional storage fees due to extended project duration

## Totals

Description	Price
Services Total	\$31,344.94
Subtotal	\$31,344.94
Tax	\$0.00
<b>Total</b>	<b>\$31,344.94</b>



# Change Order Acceptance

## Notice of Acceptance

I hereby agree to the listed changes to the original scope of work. Original contract terms and conditions remain in effect. Shipping and handling fee are estimated and will be billed as an actual charge. State and local taxes will be incurred as applicable.

Please return this signed and dated acceptance to Kenny Rumbaugh for change order work to commence. Form can be emailed to [krumbaugh@conferencetech.com](mailto:krumbaugh@conferencetech.com) or faxed to (855) 329-2844. Thank you.

### Bill to

City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, IA 50265

### Ship to

City of West Des Moines  
6500 Grand Ave  
West Des Moines, IA 50266

## Total

**J20100129 – \$31,344.94**

## Agreed and Accepted by:

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
CTI Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



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

**DATE: October 4, 2021**

**ITEM:**

Motion – Approving Change Order #23  
MidAmerican Energy RecPlex – General Construction

**FINANCIAL IMPACT:**

Contract Summary:

<b>Description</b>	<b>Amount</b>	<b>Date Approved</b>	<b>Remarks</b>
Construction Contract	\$16,900,000.00	April 6, 2020	
Change Order #1	\$28,932.51	July 6, 2020	Structural revs & excavation
Change Order #2	\$192,472.51	August 3, 2020	Design modifications
Change Order #3	\$97,803.33	August 17, 2020	Design modifications
Change Order #4	\$340,154.86	September 8, 2020	Design modifications
Change Order #5	\$488,728.46	October 5, 2020	Miscellaneous
Change Order #6	\$232,533.01	October 19, 2020	Miscellaneous
Change Order #7	\$130,151.48	November 2, 2020	Miscellaneous
Change Order #8	\$273,851.35	November 16, 2020	Miscellaneous
Change Order #9	\$118,239.83	December 7, 2020	Miscellaneous
Change Order #10	\$175,795.81	December 21, 2020	Miscellaneous
Change Order #11	\$10,521.00	January 4, 2021	Miscellaneous
Change Order #12	\$143,981.62	February 1, 2021	Miscellaneous
Change Order #13	\$254,274.39	February 15, 2021	Miscellaneous
Change Order #14	\$31,327.71	March 1, 2021	Miscellaneous
Change Order #15	\$12,462.00	March 15, 2021	Miscellaneous
Change Order #16	\$43,959.27	April 5, 2021	Miscellaneous
Change Order #17	\$63,625.53	April 19, 2021	Miscellaneous
Change Order #18	\$20,793.00	May 3, 2021	Miscellaneous
Change Order #19	\$75,891.00	May 17, 2021	Miscellaneous
Change Order #20	\$79,439.82	June 7, 2021	Miscellaneous
Change Order #21	\$18,714.00	June 21, 2021	Miscellaneous
Change Order #22	\$37,069.45	July 6, 2021	Miscellaneous
Change Order #23	\$10,427.00	Pending	Miscellaneous
<b>Total</b>	<b>\$19,781,148.94</b>		

Costs for these change order items will be paid from account no. 692.400.700.5250.490 with the ultimate funding proposed from General Obligation Bonds backed by Local Option Sales Taxes.

**BACKGROUND:**

The project consists of the General Construction of the MidAmerican Energy RecPlex including mechanical, electrical, plumbing, and fire protection. The Grand Opening of the MidAmerican Energy RecPlex is scheduled for October 3, 2021 and will include donor recognition and a ribbon cutting ceremony.

Change Order #23 includes additional costs for adding channels to the sides and sills of all window

openings where blinds were installed to protect the edges of the blinds and increase effectiveness of the blinds. City Staff recommends approval of Change Order #23.

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:

- Motion Approving Change Order #23 for MidAmerican Energy RecPlex – General Construction.

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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			
Date Reviewed			
Recommendation	Yes	No	Split



**CITY OF WEST DES MOINES**

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

**CHANGE ORDER**

Distribution:  
 Owner  X   
 Engineer  X   
 Contractor  X   
 Owner's Rep  X

Contractor: **ATO Building, LLC**  
**201 S 84th Street**  
**Lincoln, NE 68510**

Project Title	MidAmerican Energy Company RecPlex General Construction	
WDM Project File Number	0510-055-2018	
Purchase Order Number	2020-0000841	
Orig. Contract Amount & Date	\$16,900,000.00	April 6, 2020
Change Order Number	23	
Date	July 19, 2021	

**THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes changes made wherever there are black out blinds adding channels to the side and sills of the openings to protect the edges of the blinds and increase effectiveness.**

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01W	Side and sill channels at blinds	LS	\$10,427.00	1.0	\$10,427.00
<b>TOTAL</b>					<b>\$10,427.00</b>

CHANGE ORDER SUMMARY	
The Original Contract Sum was	\$16,900,000.00
Net Change by previously authorized Change Orders	\$2,870,721.94
The Contract Sum prior to This Change Order was	\$19,770,721.94
The Contract Sum will be revised by this Change Order in the amount of	\$10,427.00
<b>The new Contract Sum including this Change Order will be</b>	<b>\$19,781,148.94</b>
Aggregate Change Order as a percent of Original Contract (if greater than 10% of the original contract, Council Subcommittee recommendation and all signatures through the full Council are required)	17.05%
The Contract Time will be changed by	0
The date of Substantial Completion as of the date of this Change Order therefore is	November 13, 2020

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER**

See Attached AIA Forms for Signatures

**Owner: City of West Des Moines**

<input type="checkbox"/> ≤ \$24,999.99 City Engineer ( ≤ 10% original contract)	x _____	Date _____
<input type="checkbox"/> ≥ \$25,000 to \$50,000 City Council approved or ratified at Council		Date _____



# AIA Document G701™ – 2017

## Change Order

**PROJECT:** (Name and address)  
MidAmerican Rec Plex BP4  
West Des Moines

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: April 6, 2020

**CHANGE ORDER INFORMATION:**  
Change Order Number: 023  
Date: July 19, 2021

**OWNER:** (Name and address)  
City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, Iowa 50265

**ARCHITECT:** (Name and address)  
Shive-Hattery, Inc.  
4125 Westown Parkway, Suite 100  
West Des Moines, Iowa 50266

**CONTRACTOR:** (Name and address)  
ATO Builders, LLC  
201 South 84th Street, Suite F  
Lincoln, Nebraska 68510

**THE CONTRACT IS CHANGED AS FOLLOWS:**

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

RCO-171 - City of West Des Moines - Add Side and Sill Channels to Window Shades: \$10,427.00

Total: \$10,427.00

The original Contract Sum was	\$	16,900,000.00
The net change by previously authorized Change Orders	\$	2,870,721.94
The Contract Sum prior to this Change Order was	\$	19,770,721.94
The Contract Sum will be increased by this Change Order in the amount of	\$	10,427.00
The new Contract Sum including this Change Order will be	\$	19,781,148.94

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be the same.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Shive-Hattery, Inc.  
ARCHITECT (Firm name)

ATO Builders, LLC  
CONTRACTOR (Firm name)

City of West Des Moines  
OWNER (Firm name)







SIGNATURE

SIGNATURE

SIGNATURE

James Moore, Architect  
PRINTED NAME AND TITLE

Craig Thurston Director of Construction  
PRINTED NAME AND TITLE

Brian Hemesath, City Engineer  
PRINTED NAME AND TITLE

07/16/2021

7/16/2021

9/21/2021

DATE

DATE

DATE



204 East 25th Street Suite 3  
Kearney, NE 68847  
844-447-3286

**CHANGE ORDER REQUEST**

**TITLE:** Add Side & Sill Channels to Window Shades  
Per Submittal Review  
**DATE:** 6/21/2021  
**PROJECT:** Mid America Energy Rec Plex BP 4  
**PROJECT #:** ATO 19919

**TO:** City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, IA 50265  
**CONTRACT or PO#** BP 4 General Construction  
**COST CODE** 10.000  
**CHANGE ORDER # (RCO)** 171

**AMOUNT OF CHANGE ORDER:** \$10,427.00

**DESCRIPTION:**  
Add side & Sill Channels to Window Shades per Submittal Review

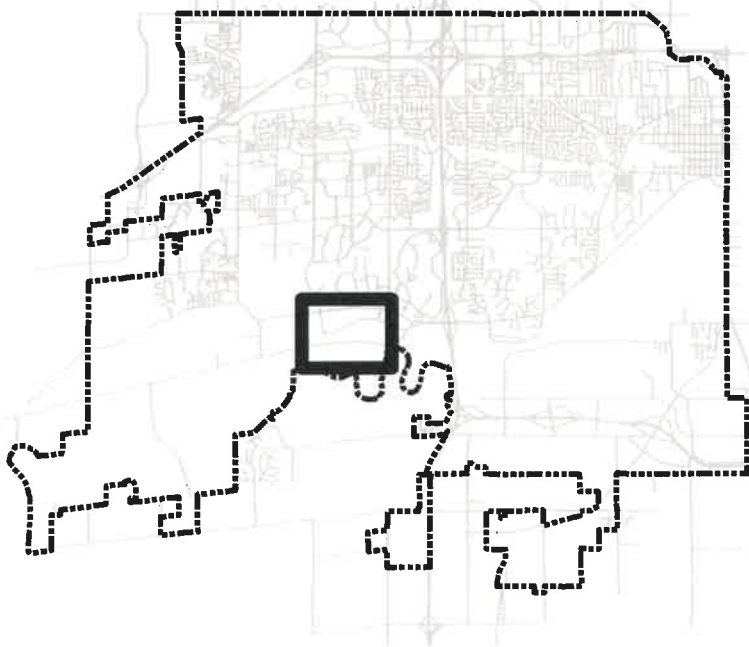
**COST BREAKDOWN**

Window Shade Material & Labor	\$8,083.00
ATO Supervision/Admin	\$1,396.00
ATO Builders P/O (10%)	\$948.00
<b>TOTAL</b>	<b>\$10,427.00</b>

**BY:** Craig Thurston Director of Construction  
ATO Builders, LLC



**VICINITY MAP**



**LEGEND**

PROJECT LOCATION



PROJECT:

**MidAmerican Energy RecPlex**

LOCATION:

**Exhibit "A"**

DRAWN BY: JDR

DATE: 1/16/2019

PROJECT NUMBER/NAME: 0510-055-2018

SHT. 1 of 1

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

**DATE: October 4, 2021**

**ITEM:**

Resolution - Accepting Work  
Digital Enterprise Network Segment 2 Arterial Conduit Deployment  
0510-058-2020

**FINANCIAL IMPACT:**

The total construction cost for the Digital Enterprise Network Segment 2 Arterial Conduit Deployment was \$843,802.15 which was paid from account no. 670.000.000.5250.490 with ultimate funding intended to come from General Obligation Bonds. The original cost of the project was \$711,111.11. There were three (3) Change Orders on the project that totaled \$132,691.04.

**BACKGROUND:**

TD&I Cable Maintenance, Inc. was working under an agreement dated January 19, 2021, for construction services for the Digital Enterprise Network Segment 2 Arterial Conduit Deployment. Work on this project includes the installation of a multi-user fiber conduit network within public right-of-way to support the connection of every residence and business wishing to connect. The project involved installation of City provided vaults and conduit. This project also involved supplying and installing tracer wire, test stations and other ancillary items required for a complete and functional conduit network for the future installation of fiber optic cables.

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 Digital Enterprise Network Segment 2 Arterial Conduit Deployment.

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split

## **RESOLUTION ACCEPTING WORK**

**WHEREAS**, on January 19, 2021, the City Council entered into a contract with TD&I Cable Maintenance, Inc. of Lakeland, Minnesota, for the following described public improvement:

**Digital Enterprise Network Segment 2 Arterial Conduit Deployment  
Project No. 0510-058-2020**

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 October 4, 2021; 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 \$843,802.15 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of \$43,330.11, 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 **4th** day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk





ENGINEERING SERVICES  
 4200 Mills Civic Parkway, Suite 2D  
 PO Box 65320  
 West Des Moines, IA 50265-0320  
 (515) 222-3475 Fax (515) 273-0602

**PAY REQUEST**

Contractor: **TD&I Cable Maintenance, Inc.**  
**PO Box 266**  
**Lakeland, MN. 55043**  
**(715) 690-2220**

Project Title	<b>SEGMENT 2 ARTERIAL CONDUIT DEPLOYMENT</b>	
WDM Project File Number	<b>0510-058-2020</b>	
Purchase Order Number		
Orig. Contract Amount & Date	<b>\$711,111.11</b>	<b>01/19/21</b>
Estimated Completion Date	<b>09/01/21</b>	
Pay Period End Date	<b>9/24/21</b>	
Pay Request Number	<b>Retainage</b>	
Date	<b>09/27/21</b>	

BID ITEMS							
Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
1	TRAFFIC CONTROL	LS	1.00	\$15,000.00	\$15,000.00	1.00	\$15,000.00
2	SURVEY	LS	1.00	\$25,000.00	\$25,000.00	1.00	\$25,000.00
3	AS-BUILDING	LS	1.00	\$15,000.00	\$15,000.00	1.00	\$15,000.00
4	EROSION CONTROL	LS	1.00	\$12,500.00	\$12,500.00	1.00	\$12,500.00
5	CONDUIT, FINISH & INSTALL 7-WAY MICRODUCT	LF	26,170	\$13.70	\$358,529.00	26,013.00	\$356,378.10
6	CONDUIT, FINISH & INSTALL 1.5" ORANGE	LF	20,754	\$1.95	\$40,470.30	17,820.00	\$34,749.00
7	CONDUIT, FINISH & INSTALL 1.5" BLUE	LF	20,754	\$1.95	\$40,470.30	18,387.00	\$35,854.65
8	CONDUIT, FINISH & INSTALL 1.0" BLUE STRIPE	LF	72836.00	\$1.68	\$122,364.48	72,620.00	\$122,001.60
9	VAULT, FURNISH & INSTALL, EXTRA LARGE VAULT	EACH	1.00	\$1,666.00	\$1,666.00	1.00	\$1,666.00
10	VAULT, INSTALL ONLY, LARGE RECTANGULAR VAULT	EACH	25	\$666.00	\$16,650.00	23.00	\$15,318.00
11	VAULT, INSTALL ONLY, LARGE ROUND VAULT	EACH	50	\$666.00	\$33,300.00	48.00	\$31,968.00
12	VAULT, INSTALL ONLY, MEDIUM ROUND VAULT	EACH	12	\$566.00	\$6,792.00	14.00	\$7,924.00
13	EQUIPMENT, FURNISH & INSTALL, TEST STATION	EACH	65	\$166.00	\$10,790.00	65.00	\$10,790.00
14	CABLE, FURNISH & INSTALL, TRACER WIRE	LF	26170	\$0.39	\$10,206.30	26,013.00	\$10,145.07
15	CONDUIT INSTALL AT HIGH PRESSURE PETROLEUM PIPELI	LS	1.00	\$2,372.73	\$2,372.73	1.00	\$2,372.73
CO1.1	COMPOST, SEEDING, & HYDROMULCH	LS	1.00	\$98,600.00	\$98,600.00	1.00	\$98,600.00
CO1.2	REMOBILIZATION FOR VAULT INSTALLATION	EACH	52.00	\$330.00	\$17,160.00	52.00	\$17,160.00
CO1.3	CONDUIT, FINISH & INSTALL 1.5" GREEN FOR PROJECT 2-1	LF	2800.00	\$6.25	\$17,500.00	2,800.00	\$17,500.00
CO2.1	TEST STATION, RETROFIT	EACH	65	\$195.00	\$12,675.00	65.00	\$12,675.00
CO3.1	REMOVE AND REPLACE VAULT	LS	1	\$1,200.00	\$1,200.00	1.00	\$1,200.00
<b>TOTAL</b>					<b>\$857,046.11</b>		<b>\$843,802.15</b>

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
			\$0.00
			\$0.00
<b>TOTAL</b>			<b>\$0.00</b>

PAY REQUEST SUMMARY		
	Total Approved	Total Completed
Contract Price	\$711,111.11	\$843,802.15
Approved Change Order 1	\$133,260.00	
Approved Change Order 2	(\$1,768.96)	
Approved Change Order 3	\$1,200.00	
Revised Contract Price	\$843,802.15	\$843,802.15
	Materials Stored	\$0.00
	Retainage (5%)	\$0.00
	Total Earned Less Retainage	\$843,802.15
Total Previously Approved (list each)	Pay Request 1 06-05-2021	\$688,502.15
	Pay Request 2 W.E. 08-06-2021	\$110,295.00
	Pay Request 3 W.E. 08-31-2021	\$1,674.89
	Pay Request 4	
	Pay Request 5	
	Pay Request 6	
	Total Previously Approved	\$800,472.04
	Amount Due This Request	<b>\$43,330.11</b>
	Percent Complete	100%
	Percent of Contract Period Utilized	110%

The amount **\$43,330.11** is recommended for approval for payment in accordance with the terms of the Contract

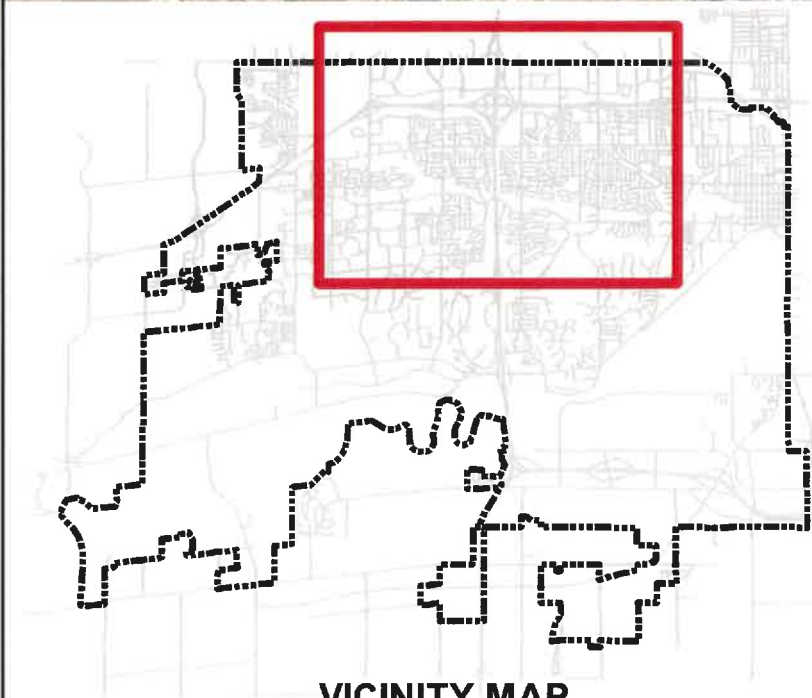
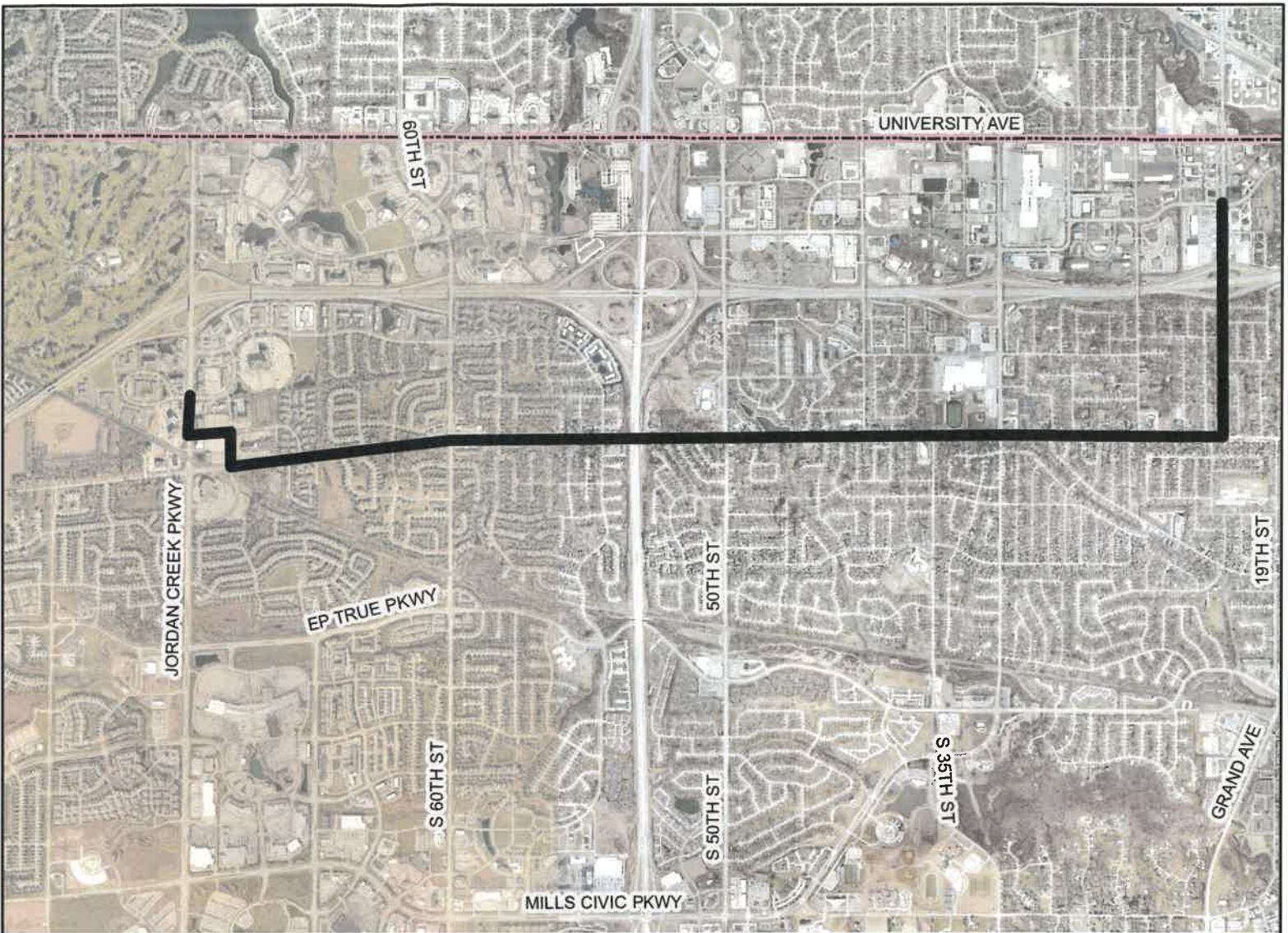
Contractor: TD&I Cable Maintenance	Recommended By: HDR Engineering, Inc.	Checked By: <i>KS</i> City of West Des Moines
Signature: <i>Spencer Pannhoff</i>	Signature: <i>Tony Taylor</i> <small>TONY TAYLOR, P.E., S.E., S.D., S.E.C., S.E.C.D.</small>	Signature: <i>Brian Hemesath</i>
Name: Spencer Pannhoff	Name: Tony Taylor	Name: Brian Hemesath
Title: Director	Title: Project Manager	Title: City Engineer
Date: Sep 27, 2021	Date: Sep 27, 2021	Date: Sep 27, 2021

**Signature:**   
Sand, Kelly (Sent: 27, 2021 14:12 CDT)

**Email:** [kelly.sand@wdm.iowa.gov](mailto:kelly.sand@wdm.iowa.gov)

**Signature:** 

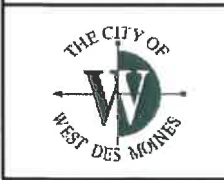
**Email:** [ben.mcalister@wdm.iowa.gov](mailto:ben.mcalister@wdm.iowa.gov)



**VICINITY MAP**

**LEGEND**

PROJECT LOCATION 



PROJECT:	<b>West Des Moines Digital Enterprise Segment 2 Arterial Conduit Deployment</b>		
LOCATION:	<b>Exhibit "A"</b>		
DRAWN BY: BJM	DATE: 12/16/2020	PROJECT NUMBER/NAME: 0510-058-2020	SHT. 1 of 1

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

**4(i)2**

**DATE: October 4, 2021**

**ITEM:**

Resolution - Accepting Work  
West Des Moines Digital Enterprise 2021 Multi-Family and Non-Residential Drops Phase 1  
0510-019-2021

**FINANCIAL IMPACT:**

The total construction cost for the West Des Moines Digital Enterprise 2021 Multi-Family and Non-Residential Drops Phase 1 was \$86,881.67 which was paid from account no. 670.000.000.5250.490 with ultimate funding intended to come from General Obligation Bonds. The original cost of the project was \$92,666.18. There was one (1) Change Order on the project that totaled (\$5,784.51).

**BACKGROUND:**

BDC Group, Inc. was working under an agreement dated May 3, 2021, for construction services for the West Des Moines Digital Enterprise 2021 Multi-Family and Non-Residential Drops Phase 1. Work on this project includes the installation of a multi-user fiber conduit network from public right-of-way onto privately-owned properties as specified within the plans. This project involved supplying and installing conduit, tracer wire, test stations and other ancillary items required for a complete and functional conduit network for future installation of fiber optic cables. This is the first in a series of projects to construct drop conduit on multi-family and non-residential properties.

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 West Des Moines Digital Enterprise 2021 Multi-Family and Non-Residential Drops Phase 1.

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split

## RESOLUTION ACCEPTING WORK

**WHEREAS**, on May 3, 2021, the City Council entered into a contract with BDC Group, Inc. of Cedar Rapids, Iowa, for the following described public improvement:

**West Des Moines Digital Enterprise 2021 Multi-Family and Non-Residential Drops Phase 1  
Project No. 0510-019-2021**

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 October 4, 2021; 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 \$86,881.67 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of \$4,344.08, 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 **4th** day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk



ENGINEERING SERVICES  
 4200 Mills Civic Parkway, Suite 2D  
 PO Box 65320  
 West Des Moines, IA 50265-0320  
 (515) 222-3475 Fax (515) 273-0602

**PAY REQUEST**

CITY OF  
 West Des Moines

Contractor: **BDC Group Inc.**  
 1525 Kelsien Dr.  
 Hiawatha, IA 52233  
<http://www.bdcgroupinc.com/>  
 Office Number 319-389-3282

Project Title	Digital Enterprise 2021 Multi-Family and Non-Residential Drops - Phase 1	
WDM Project File Number	0510-019-2021	
Purchase Order Number	2021-00000736	
Orig. Contract Amount & Date	\$92,666.18	05/03/21
Estimated Completion Date	07/30/21	
Pay Period End Date	9/17/21	
Pay Request Number	2	
Date	09/24/21	

BID ITEMS							
Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
1	Traffic Control	LS	1.00	\$3,041.75	\$3,041.75	1.00	\$3,041.75
2	Survey	LS	1.00	\$3,041.75	\$3,041.75	1.00	\$3,041.75
3	As-Building	LS	1.00	\$2,380.50	\$2,380.50	1.00	\$2,380.50
4	Erosion Control	LS	1.00	\$4,364.25	\$4,364.25	1.00	\$4,364.25
5	Conduit, Furnish & Install, 1.5" Brown	LF	7,553.00	\$6.93	\$52,342.29	7,376.00	\$51,115.68
6	Vault, install Only, Small Round Vault	EA	6.00	\$473.90	\$2,843.40	16.00	\$7,582.40
7	Vault, install Only, Large Rectangular Vault	EA	2.00	\$925.75	\$1,851.50	2.00	\$1,851.50
8	Vault, install Only, Medium Round Vault	EA	1.00	\$529.00	\$529.00	0.00	\$0.00
9	Cable, Furnish & Install, Tracer Wire	LF	6,941.00	\$0.64	\$4,442.24	6,661.00	\$4,263.04
10	Vault, Furnish & Install, Small Rectangular Vault	EA	10.00	\$573.97	\$5,739.70	0.00	\$0.00
11	Enclosure, Furnish & Install, Metal Junction Box	EA	3.00	\$287.86	\$863.58	30.00	\$8,635.80
12	Enclosure, Furnish & Install, Polycarbonate Junction Box	EA	27.00	\$320.29	\$8,647.83	0.00	\$0.00
13	Conduit, Furnish & Install, 1.5" Galvanized Rigid Conduit	LF	10.00	\$52.94	\$529.40	0.00	\$0.00
14	Conduit, Furnish & Install, 1.5" PVC Conduit	LF	112.00	\$6.05	\$677.60	100.00	\$605.00
15	Conduit, Furnish & Install, 1.5" EMT Conduit	LF	51.00	\$26.89	\$1,371.39	0.00	\$0.00
<b>TOTAL</b>					<b>\$92,666.18</b>		<b>\$86,881.67</b>

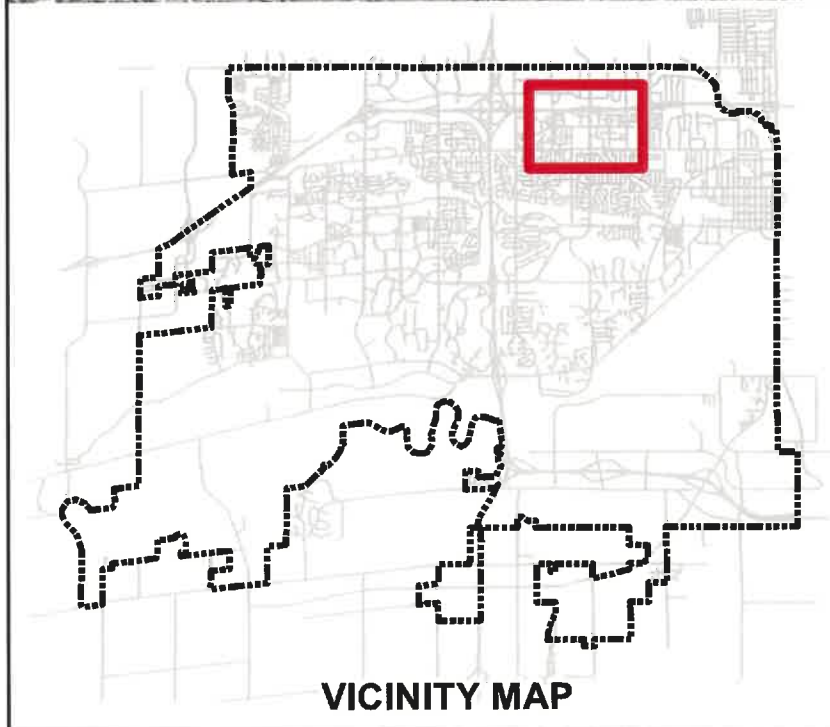
MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
			\$0.00
			\$0.00
<b>TOTAL</b>			<b>\$0.00</b>

PAY REQUEST SUMMARY		
	Total Approved	Total Completed
Contract Price	\$92,666.18	\$86,881.67
Approved Final Change Order 1	-\$5,784.51	
Revised Contract Price	\$86,881.67	\$86,881.67
	Materials Stored	\$0.00
	Retainage (5%)	\$0.00
	Total Earned Less Retainage	\$86,881.67
Total Previously Approved (list each)	Pay Request 1	\$82,537.59
	Pay Request 2	\$0.00
	Pay Request 3	
	Pay Request 4	
	Pay Request 5	
	Pay Request 6	
	Total Previously Approved	\$82,537.59
	Amount Due This Request	<b>\$4,344.08</b>
	Percent Complete	100%
	Percent of Contract Period Utilized	156%

The amount **\$4,344.08** is recommended for approval for payment in accordance with the terms of the Contract

Contractor:	Recommended By: OLSSON	Checked By: City of West Des Moines
Signature:	Signature: <i>Ryan Meints</i>	Signature:
Name:	Name: Ryan Meints	Name:
Title:	Title: Project Manager	Title:
Date:	Date: Sep 27, 2021	Date:





**VICINITY MAP**

**LEGEND**

PROJECT LOCATION



**PROJECT: West Des Moines Digital Enterprise Conduit Deployment  
Multi-Family and Non-Residential Drops - Phase 1**

**LOCATION: Exhibit "A"**

DRAWN BY: BJM

DATE: 3/29/2021

PROJECT NUMBER/NAME: 0510-019-2021

SHT. 1 of 1

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

**DATE: October 4, 2021**

**ITEM:**

Resolution - Accepting Work  
Ginger West Tree Clearing – Bid Package #1  
South Grand Prairie Parkway, Booneville Road, Grand Avenue & Johnson Creek

**FINANCIAL IMPACT:**

The total construction cost for the Ginger West Tree Clearing – Bid Package #1 was \$149,941.77 which was paid from account no. 500.000.000.5250.490 with ultimate funding intended to come from Road Use Tax. The original cost of the project was \$199,005.50. There were two (2) Change Orders on the project that totaled (\$40,063.73). Liquidated damages in the amount of \$9,000.00 were retained on the project due to the inability of the Contractor to meet the final completion date.

**BACKGROUND:**

Keokuk Contractors, Inc. was working under an agreement dated March 1, 2021 for construction services for the Ginger West Tree Clearing – Bid Package #1. Work on this project included tree clearing for the City’s various construction projects associated with Microsoft’s Ginger West development located just west of South Grand Prairie Parkway between Booneville Road and Raccoon River Drive.

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 Ginger West Tree Clearing – Bid Package #1.

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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			
Date Reviewed			
Recommendation	Yes	No	Split

## RESOLUTION ACCEPTING WORK

**WHEREAS**, on March 1, 2021, the City Council entered into a contract with Keokuk Contractors, Inc. of Keokuk, Iowa, for the following described public improvement:

**Ginger West Tree Clearing – Bid Package #1  
Project No. 0510-011-2021**

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 October 4, 2021; 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 \$149,941.77 as shown in said report, and that the Finance Director is hereby authorized to make payment to the Contractor in the amount of \$7,947.09, 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 4th day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk



ENGINEERING SERVICES  
 4200 Mills Civic Parkway, Suite 2D  
 PO Box 65320  
 West Des Moines, IA 50265-0320  
 (515) 222-3475 Fax (515) 273-0602

**RETAINAGE**

Contractor: **Keokuk Contractors, INC**  
**853 Johnson Street Road**  
**Keokuk Iowa, 52632**





Project Title	<b>Ginger West Tree Clearing - Bid Package #1 South Grand Prairie Parkway, Booneville Road, Grand Ave &amp; Johnston Creek</b>	
WDM Project File Number	<b>0510-011-2021</b>	
Purchase Order Number	<b>2021-00000560</b>	
Orig. Contract Amount & Date	<b>\$199,005.50</b>	<b>03/01/21</b>
Estimated Completion Date	<b>06/14/21</b>	
Pay Period End Date	<b>9/17/21</b>	
Pay Request Number	<b>Retainage</b>	
Date	<b>11/01/21</b>	

BID ITEMS							
Item No.	Description	Unit	Est. Qty	Unit Price	Extended Price	Quantity Completed	Value Completed
1	CLEARING & GRUBBING, TYPE 1	AC	24.30	\$3,385.00	\$82,255.50	24.30	\$82,255.50
2	CLEARING & GRUBBING, TYPE 2	AC	13.00	\$2,500.00	\$32,500.00	13.00	\$32,500.00
3	TEMPORARY TRAFFIC CONTROL	LS	1.00	\$6,100.00	\$6,100.00	1.00	\$6,100.00
4	SEEDING, FERTILIZING, AND MULCHING, TYPE 5	AC	35.50	\$650.00	\$23,075.00	35.50	\$23,075.00
5	SWPPP PREPARATION	LS	1.00	\$1,000.00	\$1,000.00	1.00	\$1,000.00
6	SWPPP MANAGEMENT	LS	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00
7	FILTER SOCKS, 9 IN.	LF	6,500.00	\$1.40	\$9,100.00	6,500.00	\$9,100.00
8	FILTER SOCKS, REMOVALS	LF	6,500.00	\$0.20	\$1,300.00	6,500.00	\$1,300.00
9	SILT FENCE OR SILT FENCE DITCH CHECK	LF	6,500.00	\$2.00	\$13,000.00	6,500.00	\$13,000.00
10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	3,250.00	\$0.10	\$325.00	3,250.00	\$325.00
11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	6,500.00	\$0.10	\$650.00	6,500.00	\$650.00
12	GRANULAR SURFACING - ROAD AND MAINTENANCE	TON	1,500.00	\$18.80	\$28,200.00	1,500.00	\$28,200.00
CHANGE ORDER #2							
1	CLEARING & GRUBBING, TYPE 1	AC	0.50	\$3,385.00	\$1,692.50	0.50	\$1,692.50
4	SEEDING, FERTILIZING, AND MULCHING, TYPE 5	AC	(34.70)	\$650.00	-\$22,555.00	(34.70)	-\$22,555.00
7	FILTER SOCKS, 9 IN.	LF	(5,517.00)	\$1.40	-\$7,723.80	(5,517.00)	-\$7,723.80
8	FILTER SOCKS, REMOVALS	LF	(6,500.00)	\$0.20	-\$1,300.00	(6,500.00)	-\$1,300.00
9	SILT FENCE OR SILT FENCE DITCH CHECK	LF	(4,663.00)	\$2.00	-\$9,326.00	(4,663.00)	-\$9,326.00
10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	(3,250.00)	\$0.10	-\$325.00	(3,250.00)	-\$325.00
11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	(6,178.00)	\$0.10	-\$617.80	(6,178.00)	-\$617.80
12	GRANULAR SURFACING - ROAD AND MAINTENANCE	TON	4.86	\$18.80	\$91.37	4.86	\$91.37
<b>TOTAL</b>					<b>\$158,941.77</b>		<b>\$158,941.77</b>

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
			\$0.00
			\$0.00
<b>TOTAL</b>			<b>\$0.00</b>

PAY REQUEST SUMMARY		
	Total Approved	Total Completed
Contract Price	\$199,005.50	\$158,941.77
Approved Change Order 1	\$0.00	
Approved Change Order 2	(\$40,063.73)	
Revised Contract Price	\$158,941.77	\$158,941.77
Materials Stored		\$0.00
Retainage (0%)		
Liquidated Damages		\$9,000.00
Total Earned Less Retainage and Liquidated Damages		\$149,941.77
Total Previously Approved (list each)	Pay Request 1	\$31,427.19
	Pay Request 2	\$56,922.73
	Pay Request 3	\$13,752.20
	Pay Request 4	\$7,616.91
	Pay Request 5	\$13,548.47
	Pay Request 6	\$18,727.18
	Total Previously Approved	
Amount Due This Request		<b>\$7,947.09</b>
Percent Complete		100%
Percent of Contract Period Utilized		100%

The amount **\$7,947.09** is recommended for approval for payment in accordance with the terms of the Contract

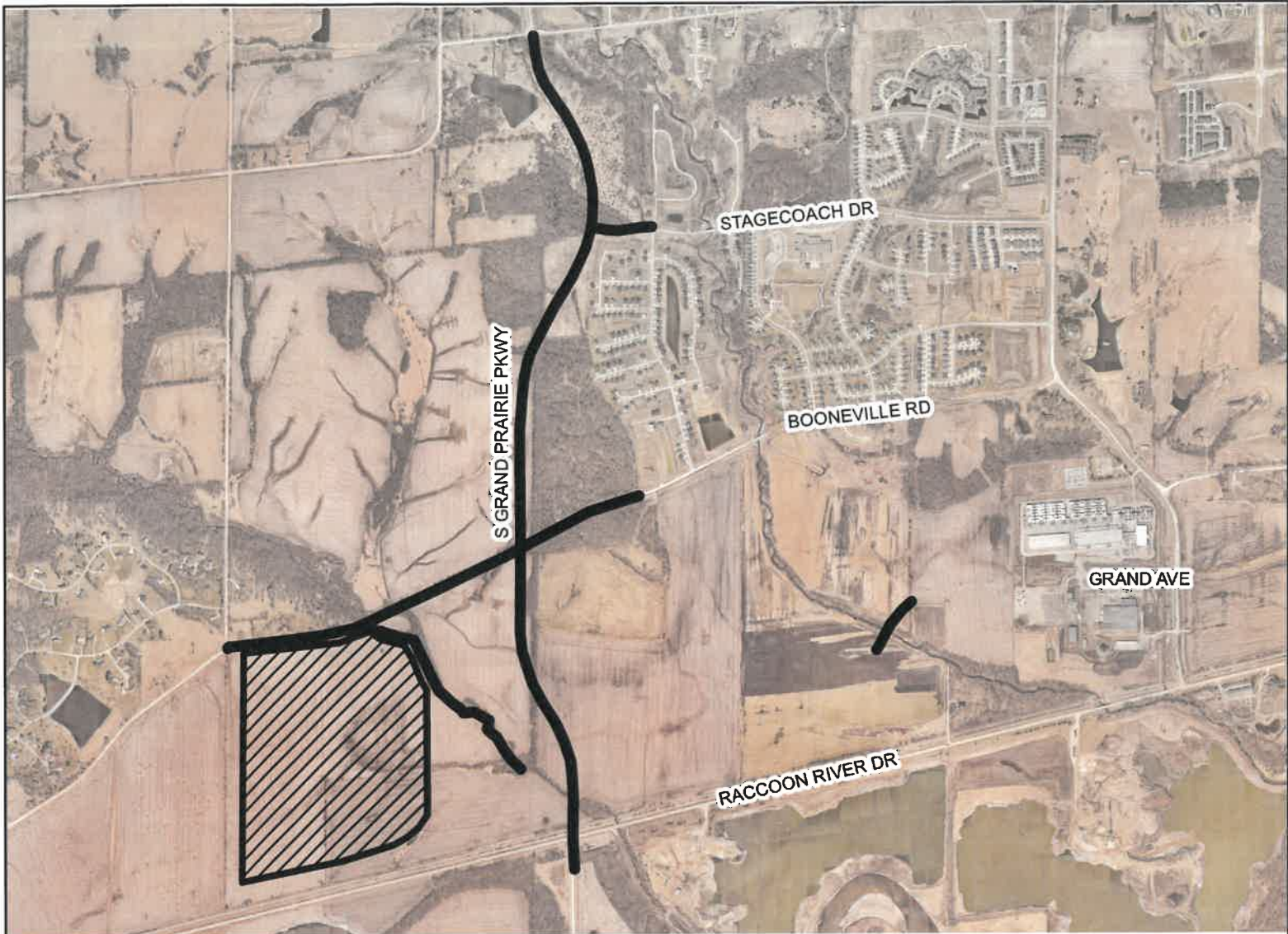
<b>Contractor:</b> Keokuk Contractors, Inc. <b>Signature:</b>  <b>Name:</b> Bob Roy <b>Title:</b> Project Manager <b>Date:</b> Sep 22, 2021	<b>Recommended By:</b> Shive-Hattery <b>Signature:</b>  <b>Name:</b> Patrick Watts <b>Title:</b> Civil Engineer <b>Date:</b> Sep 21, 2021	<b>Checked By:</b>  City of West Des Moines <b>Signature:</b>  <b>Name:</b> Brian Hemesath <b>Title:</b> City Engineer <b>Date:</b> Sep 22, 2021
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**Signature:** *Clint Carpenter*

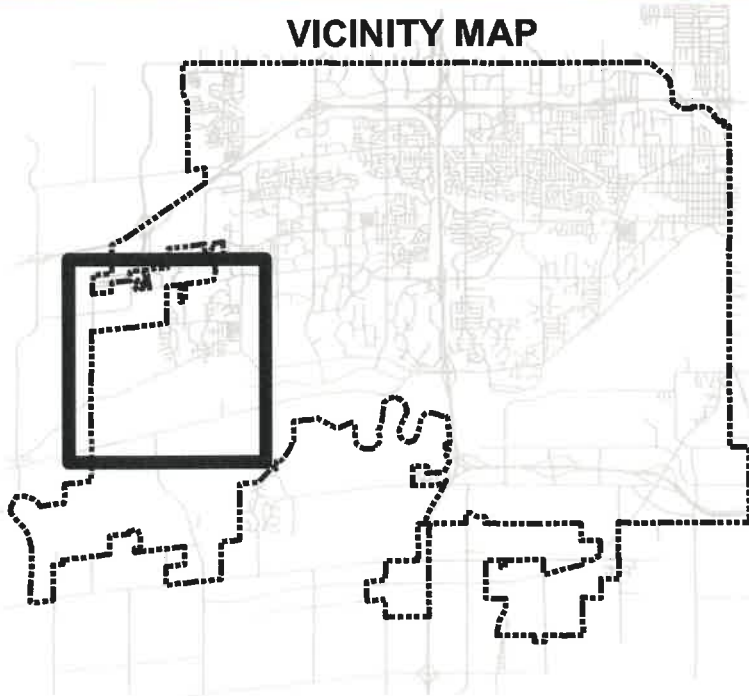
**Email:** Clint.Carpenter@wdm.iowa.gov

**Signature:**   
Jason Schlickbernd (Sep 22, 2021 10:14 CDT)

**Email:** jason.schlickbernd@wdm.iowa.gov



**VICINITY MAP**

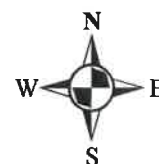


**LEGEND**

PROJECT LOCATION



GINGER WEST



PROJECT:

**Ginger West Tree Clearing**

LOCATION:

**Exhibit "A"**

DRAWN BY: JDR

DATE: 1/25/2021

PROJECT NUMBER/NAME: 0510-011-2021

SHT. 1 of 1

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

**DATE: October 4, 2021**

**ITEM:**

Resolution - Accepting Public Improvements  
Spring Crest Townhomes

**FINANCIAL IMPACT:**

None at this time. The City will assume ownership of the public improvements, along with associated maintenance.

**BACKGROUND:**

Thorpe Water Development Co. has substantially completed the installation of sanitary sewer associated with Spring Crest Townhomes in accordance with the plans prepared by Abaci Consulting, Inc., 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 Spring Crest Townhomes.

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split



## **RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS**

**WHEREAS**, a Preliminary Plat for Spring Crest Townhomes was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on August 3, 2020; and

**WHEREAS**, a Final Plat for Spring Crest Townhomes was submitted for review by the City Council of West Des Moines, Iowa, on September 8, 2020 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 Spring Crest Townhomes at their meeting on September 8, 2020 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; and

**WHEREAS**, on July 9, 2020 the Construction Plans were approved by the West Des Moines City Engineer, said improvements being described as follows:

### **Spring Crest Townhomes**

therefore,

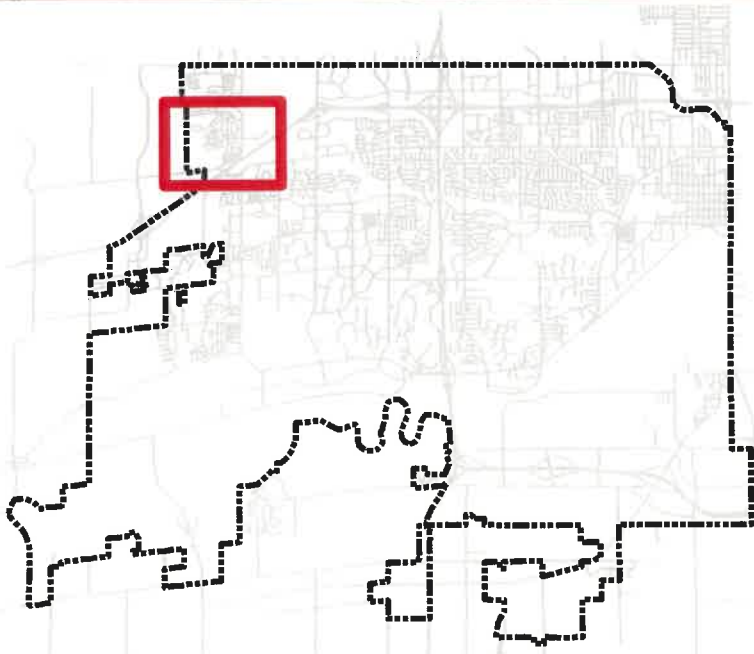
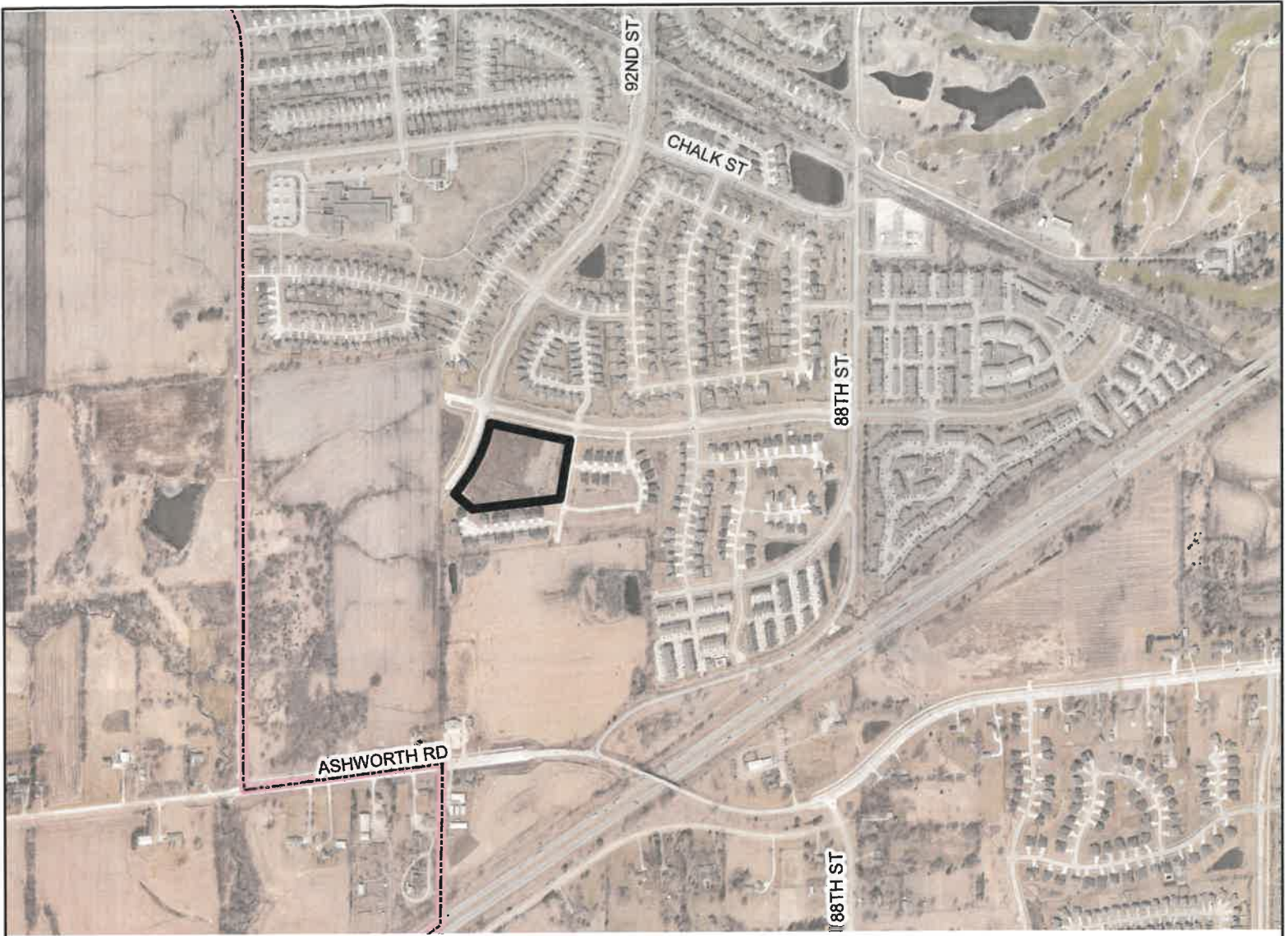
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, the public sanitary sewer improvements for the Spring Crest Townhomes are hereby accepted and are hereby released.

**PASSED AND APPROVED** this 4th day of October, 2021.

\_\_\_\_\_  
Steven K Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk



**VICINITY MAP**

**LEGEND**

PROJECT LOCATION 



PROJECT:			
<b>Spring Crest Townhomes Public Improvements</b>			
LOCATION:			
<b>Exhibit "A"</b>			
DRAWN BY: BJM	DATE: 9/27/2021	PROJECT NUMBER/NAME: Spring Crest Townhomes	SHT. 1 of 1

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

**4(k)1**

**ITEM:** Setting Dates for Consultation Meeting and Public Hearing for Amendment No. 4 to Historic West Des Moines Urban Renewal Plan - City Initiated

**DATE:** October 4, 2021

**RESOLUTION:** Establish Consultation Meeting and Public Hearing date for Historic West Des Moines Urban Renewal Plan Amendment No. 4

**FINANCIAL IMPACT:** It is anticipated that the City will commit to issuing property tax rebates not to exceed \$212,318.32 under the Property Tax Rebate program. This is a change from \$155,000 in the previous amendment.

**BACKGROUND:** The Historic West Des Moines Urban Renewal Plan (Plan) was adopted by City Council Resolution on April 3, 2017. The TIF Ordinance was later amended on June 12, 2017, to correct the legal description, removing a split parcel, as required by law. The Urban Renewal Plan was amended for a 3<sup>rd</sup> time on May 17, 2021, to add three development projects (Taxium, L.L.C, First National Bank and Junction Development Catalyst) to the plan.

This amendment is being requested by the developer. They would like an amendment to the minimum assessment agreement from \$2,240,000 from \$1,662,000. Because of clear issues within the supply chain, they now have had the ability to better refine the project costs.

**OUTSTANDING ISSUES:** There are no outstanding issues regarding this proposed amendment.

**RECOMMENDATION:** Staff recommends that the City Council approve a resolution setting October 13, 2021, as the Consultation Meeting and November 1, 2021, as the public hearing date for Amendment No.4 to the Historic West Des Moines Urban Renewal Plan.

**Lead Staff Member:** J. Bradley Munford, Business Development Coordinator

**STAFF REVIEWS**

Department Director	Clyde E. Evans, Director, Community and Economic Development
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	N/A
Dates(s) Published	N/A

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	F&A		
Date Reviewed	September 8, 2021		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

**ATTACHMENTS:** Exhibit I Proposed Amendment No. 4 to the Historic West Des Moines Urban Renewal Plan  
Exhibit II Resolution

**AMENDMENT NO. 4**

**to the**

**HISTORIC WEST DES MOINES  
URBAN RENEWAL PLAN**

**for the**

**HISTORIC WEST DES MOINES  
URBAN RENEWAL AREA**

**WEST DES MOINES, IOWA**

**Original Area - 2017**  
**Amendment No. 1 - 2019**  
**Amendment No. 2 - 2020**  
**Amendment No. 3 – 2021**  
**Amendment No. 4 - 2021**

**Amendment No. 4**  
**to the**

**Historic West Des Moines Urban Renewal Plan  
for the  
Historic West Des Moines Urban Renewal Area  
City of West Des Moines, Iowa**

**INTRODUCTION AND HISTORY**

The Historic West Des Moines Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Historic West Des Moines Urban Renewal Area (“Area” or “Urban Renewal Area”) adopted in April 2017, was amended in 2019, 2020, and earlier in 2021. The Urban Renewal Plan is being further amended by the adoption of this Amendment No. 4 to the Plan (“Amendment” or “Amendment No. 4”) to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

**DEVELOPMENT PLAN**

The Urban Renewal Plan, as amended, and this Amendment are in conformity with the West Des Moines Comprehensive Plan, adopted September 20, 2010, which is the City of West Des Moines’ (“City’s”) general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan, as amended.

**UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT**

Numerous projects were previously approved for the Urban Renewal Area and are continuing. With the adoption of this Amendment No. 4, the City is updating the description of the following urban renewal project which was originally approved in Amendment No. 3 the Plan.

A. *Junction Development Catalyst, LLC (or related entities)*: The proposed urban renewal project anticipates Junction Development Catalyst, LLC (or a related entity) constructing a three-story, mixed-use building with 4,200 square feet of first floor commercial space and 11 upper floor apartments affordable to LMI individuals or families. Construction is expected to be substantially completed by September 1, 2022. It is estimated that total construction costs for the buildings will exceed \$2,640,000. The City expects to make annual grants to Junction Development Catalyst, LLC in the form of rebates of incremental taxes generated by the project, over period of not to exceed five (5) years. The cost of such grants shall not exceed \$212,318.32 and will be subject to the terms and conditions of a detailed development agreement.

**FINANCIAL DATA**

1.	July 1, 2021 constitutional debt limit:	\$468,115,757
2.	Current outstanding general obligation debt:	\$255,871,703
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 4 has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the City's costs for the Eligible Urban Renewal Projects (Amendment No. 4) as described above will be approximately as stated in the next column:	\$212,318.32  This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

**EFFECTIVE PERIOD**

This Amendment No. 4 will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

**REPEALER AND SEVERABILITY CLAUSE**

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

## RESOLUTION NO. \_\_\_\_\_

RESOLUTION SETTING DATES OF A CONSULTATION AND  
 A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 4  
 TO THE HISTORIC WEST DES MOINES URBAN RENEWAL  
 PLAN IN THE CITY OF WEST DES MOINES, STATE OF IOWA

WHEREAS, by Resolution No. 17-04-03-14, adopted April 3, 2017, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Historic West Des Moines Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Historic West Des Moines Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan has subsequently been amended several times, most recently by an Amendment No. 3 to the Plan, adopted May 17, 2021, and which Plan, as amended, is on file in the office of the Recorder of Polk County, Iowa; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA AND AMENDMENT NO. 1 AREA

A TRACT OF LAND IN SECTIONS 10, 11, 14 AND 15 TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPLE MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA IS INCLUDED IN THE HISTORIC WEST DES MOINES URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID BLOCK 6, TO THE SOUTHEAST CORNER OF BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 9, TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTH LINE OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID BLOCK 9, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF BLOCK 10 OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF SAID BLOCK 10, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF BLOCK 19, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING APART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID BLOCK 19, TO THE NORTHEAST CORNER OF LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, OF SAID BLOCK 24, TO THE NORTHEAST CORNER OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 49, BUTLER'S ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 AND 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;



THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1; BLOCK 32, SECOND ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 1, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 2; OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, A DISTANCE OF SIX FEET;

THENCE SOUTH, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 25, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION,

TO THE SOUTHWEST CORNER OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE EXTENDED OF SAID LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF BLOCK 11, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 11, OF SAID VALLEY JUNCTION TO THE NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 10, 11 AND 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 15, 16, 17, 18, 19, AND 20, OF SAID BLOCK 3; OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 15, OF BLOCK 3, SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 17, OF BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 17, 18, 19, 20, 21 AND 22, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 14, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 14, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 15, OF FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 15, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET, TO THE WEST RIGHT OF WAY LINE OF 1ST STREET (STATE HIGHWAY 28);

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE AND WEST RIGHT OF WAY LINE EXTENDED OF 1ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO A POINT NORTH OF AND NORMAL TO THE NORTHEAST CORNER OF GOODMAN INDUSTRIAL PARK, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE SOUTH, ALONG A LINE NORMAL TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO THE NORTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTH, ALONG THE EAST LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEASTERLY CORNER OF WEST GREEN INDUSTRIAL PARK PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID WEST GREEN INDUSTRIAL PARK PLAT 1, TO THE SOUTHEAST CORNER OF PART OF LOT "D", VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA SAID LINE BEING THE SOUTH LINE OF PROPERTY CONVEYED TO LILLIE G. CLAY AND HARRY W. BAILEY BY DEED DATED DECEMBER 29, 1939;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF CONVEYANCE TO LILLIE G. CLAY AND HARRY W. BAILEY, EXTENDED TO THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF WEST DES MOINES, IOWA FOR PUBLIC STREET PURPOSES BY DEED DATED OCTOBER 5, 1955;

THENCE NORTHERLY, ALONG SAID EAST PROPERTY LINE AND PROPERTY LINE EXTENDED FOR PUBLIC ROADWAY, TO THE NORTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE AND NORTH RIGHT OF WAY LINE EXTENDED OF RAILROAD AVENUE, TO THE WEST LINE OF LOT 9; BLOCK 34, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 6, 7, 8 AND 9, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 6; OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4 AND 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE POINT OF BEGINNING.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 4 to the Plan ("Amendment No. 4" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 4 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 4 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 4 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

That the consultation on the proposed Amendment No. 4 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the October 13, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, at 10:30 A.M., and the Business Development Coordinator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 4, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF WEST DES MOINES, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 4 TO THE HISTORIC WEST DES MOINES URBAN RENEWAL PLAN FOR THE CITY OF WEST DES MOINES, STATE OF IOWA

The City of West Des Moines, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on October 13, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa concerning a proposed Amendment No. 4 to the Historic West Des Moines Urban Renewal Plan for the Historic West Des Moines Urban Renewal Area, a copy of which is attached hereto. The consultation meeting will also be accessible virtually, at <https://tinyurl.com/9y7hwcmf>.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Business Development Coordinator, or his delegate, as the designated representative of the City of West Des Moines, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 4 to the Historic West Des Moines Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

That a public hearing shall be held on the proposed Amendment No. 4 before the City Council at its meeting which commences at 5:30 P.M. on November 1, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:



NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED AMENDMENT NO. 4 TO THE HISTORIC WEST DES  
MOINES URBAN RENEWAL PLAN FOR AN URBAN RENEWAL  
AREA IN THE CITY OF WEST DES MOINES, STATE OF IOWA

The City Council of the City of West Des Moines, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on November 1, 2021 in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider adoption of a proposed Amendment No. 4 to the Historic West Des Moines Urban Renewal Plan (the "Amendment") concerning the Historic West Des Moines Urban Renewal Area in the City of West Des Moines, State of Iowa.

The Urban Renewal Area contains the land legally described as follows:

ORIGINAL AREA AND AMENDMENT NO. 1 AREA

A TRACT OF LAND IN SECTIONS 10, 11, 14 AND 15 TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPLE MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA IS INCLUDED IN THE HISTORIC WEST DES MOINES URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID BLOCK 6, TO THE SOUTHEAST CORNER OF BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 9, TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTH LINE OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID BLOCK 9, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF BLOCK 10 OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF SAID BLOCK 10, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF BLOCK 19, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID BLOCK 19, TO THE NORTHEAST CORNER OF LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, OF SAID BLOCK 24, TO THE NORTHEAST CORNER OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 49, BUTLER'S ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 AND 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1; BLOCK 32, SECOND ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 1, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST

CORNER OF SAID LOT 2; OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, A DISTANCE OF SIX FEET;

THENCE SOUTH, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 25, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE EXTENDED OF SAID LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF BLOCK 11, VALLEY JUNCTION, AN OFFICIAL

SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 11, OF SAID VALLEY JUNCTION TO THE NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 10, 11 AND 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 15, 16, 17, 18, 19, AND 20, OF SAID BLOCK 3; OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 15, OF BLOCK 3, SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 17, OF BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 17, 18, 19, 20, 21 AND 22, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 14, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 14, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 15, OF FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 15, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET, TO THE WEST RIGHT OF WAY LINE OF 1ST STREET (STATE HIGHWAY 28);

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE AND WEST RIGHT OF WAY LINE EXTENDED OF 1ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO A POINT NORTH OF AND NORMAL TO THE NORTHEAST CORNER OF GOODMAN INDUSTRIAL PARK, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE SOUTH, ALONG A LINE NORMAL TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO THE NORTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTH, ALONG THE EAST LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEASTERLY CORNER OF WEST GREEN INDUSTRIAL PARK PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID WEST GREEN INDUSTRIAL PARK PLAT 1, TO THE SOUTHEAST CORNER OF PART OF LOT "D", VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA SAID LINE BEING THE SOUTH LINE OF PROPERTY CONVEYED TO LILLIE G. CLAY AND HARRY W. BAILEY BY DEED DATED DECEMBER 29, 1939;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF CONVEYANCE TO LILLIE G. CLAY AND HARRY W. BAILEY, EXTENDED TO THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF WEST DES MOINES, IOWA FOR PUBLIC STREET PURPOSES BY DEED DATED OCTOBER 5, 1955;

THENCE NORTHERLY, ALONG SAID EAST PROPERTY LINE AND PROPERTY LINE EXTENDED FOR PUBLIC ROADWAY, TO THE NORTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE AND NORTH RIGHT OF WAY LINE EXTENDED OF RAILROAD AVENUE, TO THE WEST LINE OF LOT 9; BLOCK 34, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 6, 7, 8 AND 9, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 6; OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4 AND 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE POINT OF BEGINNING.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of West Des Moines, Iowa.

The City of West Des Moines, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified businesses and the development of low and moderate income housing in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapters 15A and 403, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street,

water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan, as amended, provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 4 would update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

That the proposed Amendment No. 4, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 4 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 4<sup>th</sup> day of October, 2021.

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Steven K. Gaer, Mayor

ATTEST:

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Ryan T. Jacobson, City Clerk

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*



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

**ITEM:** Setting Date of Consultation Meeting and Public Hearing for consideration of Amendment No. 5 to the Ashworth Corridor Urban Renewal Plan – City Initiated      **DATE:** October 4, 2021

**RESOLUTION:** Establish Consultation Meeting date and Public Hearing date for Amendment No. 5 to the Ashworth Corridor Urban Renewal Plan

**FINANCIAL IMPACT:** The City is considering entering into a development agreement with Jordan Creek Associates, LLC whereby the City will be providing an economic development grant not to exceed \$2,400,000.

In addition, the City anticipates expending an additional \$650,500 for the construction of 76th Street from Ashworth Road southerly to the current terminus of 76th Street.

**BACKGROUND:** The City Council approved the original Ashworth Corridor Urban Renewal Plan in 2009, and amended the plan in 2016, 2017, 2018, and 2020. At the direction of the City Council, staff has begun the process to amend the Ashworth Corridor Urban Renewal Plan to add additional projects as they relate to 76<sup>th</sup> Street construction, and to add a development agreement.

As required by law, the City will facilitate a consultation meeting with taxing entities regarding this proposed urban renewal plan.

**OUTSTANDING ISSUES:** There are no outstanding issues regarding this proposed amendment.

**RECOMMENDATION:** Staff recommends that the City Council approve a resolution setting October 13, 2021 as the consultation meeting date and November 1, 2021 as the public hearing date for Amendment No. 5 to the Ashworth Corridor Urban Renewal Plan

**Lead Staff Member:** Clyde E. Evans, AICP

**STAFF REVIEWS**

Department Director	Clyde E. Evans, Director, Community and Economic Development
Appropriations/Finance	TS
Legal	
Agenda Acceptance	AA

**PUBLICATION(S) (if applicable)**

Published In	N/A
Dates(s) Published	N/A

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	
Date Reviewed	
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No

**ATTACHMENTS:**

**Exhibit I**

Proposed Amendment No. 5 to the Ashworth Corridor Urban Renewal  
Plan

**Exhibit II**

Resolution

**AMENDMENT NO. 5**

**TO THE**

**ASHWORTH CORRIDOR**  
**URBAN RENEWAL PLAN**

**CITY OF WEST DES MOINES, IOWA**

**Original Area Adopted – 2009**  
**Amendment No. 1 – 2016**  
**Amendment No. 2 – 2017**  
**Amendment No. 3 – 2018**  
**Amendment No. 4 – 2020**  
**Amendment No. 5 - 2021**

**AMENDMENT NO. 5  
TO THE  
ASHWORTH CORRIDOR URBAN RENEWAL PLAN**

**CITY OF WEST DES MOINES, IOWA**

**INTRODUCTION**

The Ashworth Corridor Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Ashworth Corridor Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 2009, and amended in 2016, 2017, 2018, and 2020. The Urban Renewal Plan is being further amended by the adoption of this Amendment No. 5 to the Plan ("Amendment" or "Amendment No. 5") to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment No. 5, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 5 shall control. Any subsections not mentioned in this Amendment No. 5 shall continue to apply to the Plan, as previously amended.

**DEVELOPMENT PLAN/ZONING**

The Urban Renewal Plan, as amended, and this Amendment are in conformity with the West Des Moines Comprehensive Plan, adopted September 20, 2010, which is the City of West Des Moines' ("City's") general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City's current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth herein.

**PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS**

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Such projects are not listed in this Amendment, but consist of a variety of urban renewal projects that are not being modified by this Amendment.

**ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 5)**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Amendment No. 5 include:

**1. Public Improvements**

<u>Project</u>	<u>Estimated Date</u>	<u>Estimated cost</u>	<u>Rationale why the project promotes economic development or blight remediation</u>
76th Street - Ashworth Road southerly to the terminus of the current 76 <sup>th</sup> Street; Public street construction, and related activities including related utilities and sewers, storm water conveyance structures, and signage, turn lanes, landscaping, and related items.	2021-2022	\$650,500	Help maintain increased flow of vehicular, pedestrian and bicycle traffic to commercial development as warranted.
	Total:	\$650,500	

**2. Tax Rebate or other Development Agreements**

**A.** The City plans to enter into a development agreement with Jordan Creek Associates, LLC (or a related entity) related to the Ruth’s Chris Project whereby Jordan Creek Associates would agree to a minimum assessment agreement setting a minimum assessed value of the Ruth’s Chris Project and the creation of at least five (5) Full Time Equivalent Jobs. Subject to the terms and conditions of the future development agreement, the City expects to construct the Public Improvements described above in support of the Project. In addition, the City expects to provide economic development grants in the form of tax increment rebates from property tax increment created by the Ruth’s Chris Project to incent private investment in the Project, subject to certain conditions set forth in the detailed development agreement. The grants are not expected to exceed \$2,400,000 in the aggregate. Project amounts and terms and conditions may vary upon completion of a development agreement.

**B.** *Development Agreements:* The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$3,000,000.

**3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$20,000

**FINANCIAL DATA**

1.	July 1, 2021 constitutional debt limit:	\$468,115,757
2.	Current outstanding general obligation debt:	\$255,871,703
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Eligible Urban Renewal Projects (Amendment No. 5) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 5 are estimates only and will be incurred and spent over a number of years. In no event will the City's constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Eligible Urban Renewal Projects (Amendment No. 5) as described above will be approximately as indicated in the adjacent column:	\$6,070,000  (This amount does not include costs related to financing which may be incurred over the life of the Area.)

**URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

**A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

**B. General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

#### **EFFECTIVE PERIOD**

This Amendment No. 5 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

#### **REPEALER AND SEVERABILITY CLAUSE**

Any parts of the previous Plan or any previous amendments in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Amendment not determined to be invalid or unconstitutional.

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## RESOLUTION NO. \_\_\_\_\_

RESOLUTION SETTING DATES OF A CONSULTATION AND  
 A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 5  
 TO THE ASHWORTH CORRIDOR URBAN RENEWAL PLAN  
 IN THE CITY OF WEST DES MOINES, STATE OF IOWA

WHEREAS, by Resolution No. 09-11-02-10, adopted November 2, 2009, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Ashworth Corridor Urban Renewal Plan for the Ashworth Corridor Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan has been subsequently amended several times, most recently by Amendment No. 4 to the Plan adopted October 19, 2020, and which Plan, as amended, is on file in the office of the Dallas County Recorder; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

A TRACT OF LAND IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE ASHWORTH CORRIDOR URBAN RENEWAL AREA, THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING IN THE INTERSECTION OF JORDAN CREEK PARKWAY AND ASHWORTH ROAD, BOTH OFFICIAL CITY STREETS;

THENCE WEST, TO THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY EXTENDED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE EXTENDED AND THE WEST RIGHT OF WAY LINE OF SAID JORDAN CREEK PARKWAY, TO THE NORTH LINE OF BARTLETT FARMS PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 1, TO THE NORTHEAST CORNER OF BARTLETT FARMS PLAT 2, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 2, TO THE NORTHEAST CORNER OF BARTLETT FARMS PLAT 5, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;



THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 5, TO THE NORTHEAST CORNER OF BARTLETT FARMS PLAT 7, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 7, TO THE NORTHWEST CORNER OF SAID BARTLETT FARMS PLAT 7;

THENCE SOUTH, ALONG THE WEST LINE OF SAID BARTLETT FARMS PLAT 7, TO THE NORTHEAST CORNER OF HERITAGE HILLS PLAT 4, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID HERITAGE HILLS PLAT 4, WITH SAID LINE BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 350 FEET;

THENCE WEST, ALONG A LINE 350 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,245 FEET;

THENCE NORTH, ALONG A LINE 1,245 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 350 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTHEASTERLY, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY, TO THE WEST RIGHT-OF-WAY OF SAID JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY AND WEST RIGHT-OF-WAY EXTENDED OF SAID JORDAN CREEK PARKWAY, TO THE POINT OF BEGINNING.

AMENDMENT NO. 1 AREA

TWO TRACTS OF LAND IN SECTIONS 1, 2, 3, 10 AND 12, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA ARE INCLUDED IN THE ASHWORTH CORRIDOR URBAN RENEWAL AMENDED AREA, THESE TRACTS OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING THE INTERSECTION OF JORDAN CREEK PARKWAY AND ASHWORTH ROAD, BOTH OFFICIAL CITY STREETS;

THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 2, TO THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE WEST LINE OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY AND EASTERLY, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE NORTHEAST CORNER OF LOT 7, REPLAT OF LOTS 1, 2, 3, 4 AND 5 COUNTRY CLUB OFFICE PLAZA, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 7, OF SAID REPLAT OF LOTS 1, 2, 3, 4 AND 5 COUNTRY CLUB OFFICE PLAZA, TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT BEING THE NORTHEAST CORNER OF LOT A, COUNTRY CLUB OFFICE PLAZA, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID COUNTRY CLUB OFFICE PLAZA, TO THE SOUTHEAST CORNER OF SAID COUNTRY CLUB OFFICE PLAZA;

THENCE WEST, ALONG THE SOUTH LINE OF SAID COUNTRY CLUB OFFICE PLAZA, TO THE NORTHEAST CORNER OF LOT 1, CHRIST'S CHURCH SUBDIVISION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID CHRIST'S CHURCH SUBDIVISION, TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD;

THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, TO THE POINT OF BEGINNING.

TRACT 2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING THE INTERSECTION OF 98TH STREET AND ASHWORTH ROAD, BOTH OFFICIAL CITY STREETS;

THENCE NORTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE NORTH RIGHT-OF-WAY LINE EXTENDED OF ASHWORTH ROAD;

THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE EXTENDED AND THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE NORTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE SOUTH LINE OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 3, TO THE POINT OF BEGINNING.

AMENDMENT NO. 2

Did not add or remove land

AMENDMENT NO. 3

Did not add or remove land

AMENDMENT NO. 4 AREA

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 78, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, NOW INCLUDED IN AND FORMING A PART OF THE ASHWORTH CORRIDOR URBAN RENEWAL AREA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SOUTH MAPLE GROVE PLAT 13, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SOUTH MAPLE GROVE PLAT 9, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND ON THE NORTHERN RIGHT-OF-WAY LINE OF 88<sup>TH</sup> STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHERN LINE OF SAID SOUTH MAPLE GROVE PLAT 13 AND THE SOUTHERN AND EASTERN LINES OF SAID SOUTH MAPLE GROVE PLAT 9, TO THE NORTHWEST

CORNER OF A TRACT OF LAND CONDEMNED BY THE IOWA STATE HIGHWAY COMMISSION FOR USE AND BENEFIT OF THE STATE AS DESCRIBED ON PAGES 64 AND 65 IN CONDEMNATION PROCEEDINGS RECORDED IN BOOK 2 ON PAGE 63 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE NORTH LINE OF SAID CONDEMNED TRACT TO THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 3;

THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE SOUTHWESTERLY ALONG SAID NORTHERN RIGHT-OF-WAY LINE TO THE NORTHERN RIGHT-OF-WAY LINE OF ASHWORTH ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF ASHWORTH ROAD TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF 88TH STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF 88<sup>TH</sup> STREET TO THE POINT OF BEGINNING.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 5 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 5 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 5 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 5 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the October 13, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, at 10:45 A.M., and the Director of Community and Economic Development is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 5, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF WEST DES MOINES, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 5 TO THE ASHWORTH CORRIDOR URBAN RENEWAL PLAN FOR THE CITY OF WEST DES MOINES, STATE OF IOWA

The City of West Des Moines, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:45 A.M. on October 13, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa concerning a proposed Amendment No. 5 to the Ashworth Corridor Urban Renewal Plan for the Ashworth Corridor Urban Renewal Area, a copy of which is attached hereto. The consultation meeting will also be accessible virtually, at <https://tinyurl.com/9y7hwcmf>.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Director of Community and Economic Development as the designated representative of the City of West Des Moines, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 5 to the Ashworth Corridor Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 5 before the City Council at its meeting which commences at 5:30 P.M. on November 1, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED AMENDMENT NO. 5 TO THE ASHWORTH CORRIDOR  
URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN  
THE CITY OF WEST DES MOINES, STATE OF IOWA

The City Council of the City of West Des Moines, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on November 1, 2021 in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider adoption of a proposed Amendment No. 5 to the Ashworth Corridor Urban Renewal Plan (the "Amendment") concerning the Ashworth Corridor Urban Renewal Area in the City of West Des Moines, State of Iowa.

The Urban Renewal Area, as amended, contains the land generally legally described as follows:

ORIGINAL AREA

A TRACT OF LAND IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE ASHWORTH CORRIDOR URBAN RENEWAL AREA, THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING IN THE INTERSECTION OF JORDAN CREEK PARKWAY AND ASHWORTH ROAD, BOTH OFFICIAL CITY STREETS;

THENCE WEST, TO THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY EXTENDED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE EXTENDED AND THE WEST RIGHT OF WAY LINE OF SAID JORDAN CREEK PARKWAY, TO THE NORTH LINE OF BARTLETT FARMS PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 1, TO THE NORTHEAST CORNER OF BARTLETT FARMS PLAT 2, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 2, TO THE NORTHEAST CORNER OF BARTLETT FARMS PLAT 5, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 5, TO THE NORTHEAST CORNER OF BARTLETT FARMS PLAT 7, AN OFFICIAL



SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID BARTLETT FARMS PLAT 7, TO THE NORTHWEST CORNER OF SAID BARTLETT FARMS PLAT 7;

THENCE SOUTH, ALONG THE WEST LINE OF SAID BARTLETT FARMS PLAT 7, TO THE NORTHEAST CORNER OF HERITAGE HILLS PLAT 4, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID HERITAGE HILLS PLAT 4, WITH SAID LINE BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 350 FEET;

THENCE WEST, ALONG A LINE 350 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,245 FEET;

THENCE NORTH, ALONG A LINE 1,245 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 350 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10:

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTHEASTERLY, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY, TO THE WEST RIGHT-OF-WAY OF SAID JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY AND WEST RIGHT-OF-WAY EXTENDED OF SAID JORDAN CREEK PARKWAY, TO THE POINT OF BEGINNING.

AMENDMENT NO. 1 AREA

TWO TRACTS OF LAND IN SECTIONS 1, 2, 3, 10 AND 12, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA ARE INCLUDED IN THE ASHWORTH CORRIDOR URBAN RENEWAL AMENDED AREA, THESE TRACTS OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING THE INTERSECTION OF JORDAN CREEK PARKWAY AND ASHWORTH ROAD, BOTH OFFICIAL CITY STREETS;

THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 2, TO THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE WEST LINE OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY AND EASTERLY, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE NORTHEAST CORNER OF LOT 7, REPLAT OF LOTS 1, 2, 3, 4 AND 5 COUNTRY CLUB OFFICE PLAZA, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 7, OF SAID REPLAT OF LOTS 1, 2, 3, 4 AND 5 COUNTRY CLUB OFFICE PLAZA, TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT BEING THE NORTHEAST CORNER OF LOT A, COUNTRY CLUB OFFICE PLAZA, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID COUNTRY CLUB OFFICE PLAZA, TO THE SOUTHEAST CORNER OF SAID COUNTRY CLUB OFFICE PLAZA;

THENCE WEST, ALONG THE SOUTH LINE OF SAID COUNTRY CLUB OFFICE PLAZA, TO THE NORTHEAST CORNER OF LOT 1, CHRIST'S CHURCH SUBDIVISION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID CHRIST'S CHURCH SUBDIVISION, TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD;

THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, TO THE POINT OF BEGINNING.

TRACT 2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING THE INTERSECTION OF 98TH STREET AND ASHWORTH ROAD, BOTH OFFICIAL CITY STREETS;  
THENCE NORTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE NORTH RIGHT-OF-WAY LINE EXTENDED OF ASHWORTH ROAD;  
THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE RIGHT-OF-WAY LINE EXTENDED AND THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;  
THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 80, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;  
THENCE NORTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE SOUTH LINE OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;  
THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 3, TO THE POINT OF BEGINNING.

AMENDMENT NO. 2

Did not add or remove land

AMENDMENT NO. 3

Did not add or remove land

AMENDMENT NO. 4 AREA

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 78, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, NOW INCLUDED IN AND FORMING A PART OF THE ASHWORTH CORRIDOR URBAN RENEWAL AREA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SOUTH MAPLE GROVE PLAT 13, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SOUTH MAPLE GROVE PLAT 9, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND ON THE NORTHERN RIGHT-OF-WAY LINE OF 88<sup>TH</sup> STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHERN LINE OF SAID SOUTH MAPLE GROVE PLAT 13 AND THE SOUTHERN AND EASTERN LINES OF SAID SOUTH MAPLE GROVE PLAT 9, TO THE NORTHWEST CORNER OF A TRACT OF LAND CONDEMNED BY THE IOWA STATE HIGHWAY COMMISSION FOR USE AND BENEFIT OF THE STATE AS

DESCRIBED ON PAGES 64 AND 65 IN CONDEMNATION PROCEEDINGS RECORDED IN BOOK 2 ON PAGE 63 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE NORTH LINE OF SAID CONDEMNED TRACT TO THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 3;

THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 80;

THENCE SOUTHWESTERLY ALONG SAID NORTHERN RIGHT-OF-WAY LINE TO THE NORTHERN RIGHT-OF-WAY LINE OF ASHWORTH ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF ASHWORTH ROAD TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF 88TH STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF 88<sup>TH</sup> STREET TO THE POINT OF BEGINNING.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of West Des Moines, Iowa.

The City of West Des Moines, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 5 would add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 5, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 5 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 4<sup>th</sup> day of October, 2021.

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Steven K. Gaer, Mayor

ATTEST:

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Ryan T. Jacobson, City Clerk

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** October 4, 2021

**ITEM:** Grand Ridge Plat 1, West end of Grand Ridge Drive – Approval and Acceptance of Parkland Dedication Agreement and Storm Water Facility Maintenance Agreement – Lowry Company, L.L.C. – FP-005227-2021

**Resolution: Approval and Acceptance of Parkland Dedication Agreement and Storm Water Management Agreement**

**Background:** The City approved the Grand Ridge Plat 1 Final Plat to subdivide the property generally located at the west end of Grand Ridge Drive on September 20, 2021. As a condition of approval, the development was required by the City to provide a Parkland Dedication Agreement and a Storm Water Facility Maintenance Agreement which the property owner has since provided.

**Staff Review & Comment:** The requirement for the development to provide the document(s) indicated above was reviewed by the City’s Legal Department and found to be necessary based on the proposed impacts of the project. For policy and title purposes, formal acceptance by the City Council of property interests being conveyed to the City is required.

**Outstanding Issues:** There are no outstanding issues.

**Recommendation:** Approve and Accept a Parkland Dedication Agreement and Storm Water Facility Maintenance Agreement.

**Lead Staff Member:** Kara V. Tragesser, ACIP

**Approval Meeting Dates:**

Plan and Zoning Commission	n/a
City Council	October 4, 2021

**Staff Report Reviews:**

City Council	<input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Committee	Development & Planning
Date Reviewed	n/a
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa  
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

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**RESOLUTION**

**A RESOLUTION APPROVING AND ACCEPTING DOCUMENT(S) CONVEYING  
PROPERTY INTERESTS TO THE CITY OF WEST DES MOINES, IOWA**

**WHEREAS**, it is the policy of the City of West Des Moines, Iowa to approve the conveyance of all property interest to the City; and

**WHEREAS**, the following document(s) conveying property interests to the City have been presented to the City Council for approval; and

A Parkland Dedication Agreement and Storm Water Facility Agreement for property legally described on the associated documents; and

**WHEREAS**, it is in the best interests of the citizens of the City to approve and accept the above-described document(s).

**NOW, THEREFORE**, the City Council does approve and accept the document(s) described above. Said document(s) shall be filed with the county recorder as appropriate.

**PASSED AND ADOPTED** on October 4, 2021.

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Steven K. Gaer, Mayor



ATTEST:

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Ryan 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 October 4, 2021, by the indicated vote.

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

**DATE: October 4, 2021**

**ITEM:** Resolution - Approval and Acceptance of Conveyance of Property Interests for Construction of the SE County Line Road -Veterans Parkway to SE Soteria Avenue Project

**FINANCIAL IMPACT:** \$5,985.00 (previously budgeted)

**SYNOPSIS:** Property interests necessary for construction of the SE County Line Road Project are being donated and acquired through negotiated purchase agreements at the appraised fair market value established by 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 compensation estimate shown in bold, if any. The attached resolution approves the purchase agreements and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 500.000.000.5550.730, Project No. 0510-015-2021 with the ultimate funding intended to come from TIF bond proceeds.



**OUTSTANDING ISSUES** (if any): None.

**RECOMMENDATION:**

Adopt a Resolution approving and accepting conveyance of property interests to the City of West Des Moines for Construction of the SE County Line Road – Veterans Parkway to SE Soteria Avenue Project.

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

**STAFF REVIEWS**

Department Director/Legal	Richard J. Scieszinski, City Attorney 
Engineering Services	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Engineering Services	Brian J. Hemesath, P.E., City Engineer
Agenda Acceptance	

**PUBLICATIONS** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENT AND  
CONVEYANCE OF PROPERTY INTERESTS FOR CONSTRUCTION OF THE  
SE COUNTY LINE ROAD – VETERANS PARKWAY TO SE SOTERIA AVENUE,  
PROJECT NO. 0510-015-2021**

**WHEREAS**, on July 6, 2021, the City Council of the City of West Des Moines, Iowa authorized the acquisition of property and easements, including any leasehold interests, necessary for construction of the SE County Line Road – Veterans Parkway to SE Soteria Avenue Project (Project No. 0510-015-2021); and

**WHEREAS**, ultimate funding is intended to come from TIF bond proceeds; and

**WHEREAS**, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

**WHEREAS**, the City of West Des Moines has negotiated Purchase Agreements for the donation and acquisition of property interests necessary for the Project; and

**WHEREAS**, the names of the property owners and the fair market value, established by a compensation estimate prepared by JCG Land Services, Inc. for property to be acquired are attached hereto as **Exhibit “A”** and made a part of this resolution; and

**WHEREAS**, documents conveying property interests necessary to complete the Project have been presented to the City for approval; and

**WHEREAS**, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

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

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.
2. The City Clerk is directed to certify the Council’s approval and acceptance.
3. The City Attorney is authorized to take all steps necessary and consistent with the Purchase Agreements to acquire the property interests.
4. The documents shall be filed with the county recorder as appropriate.
1. The Director of Finance is authorized to make payment to the property owners shown on the attached **Exhibit “A”** pursuant to the terms and conditions of the Purchase Agreements.

**PASSED AND ADOPTED** this 4th day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

**SE COUNTY LINE ROAD IMPROVEMENT PROJECT  
PROJECT NO. 0510-015-2021**

<b>EXHIBIT/ PARCEL</b>	<b>PROPERTY OWNER</b>	<b>ACQUIRED PRICE-FMV</b>	<b>SUMMARY</b>
"015-01-F1" "015-01-T1" "015-01-T2"	Polk County Conservation Board S1/2 SW1/4 34-78-25 32000402303001	\$0.00	<b>*donation</b>
"015-05-T1"	Warren County 3-77-25 64025030440	\$0.00	<b>*donation</b>
"015-07-F1" "015-07-P1" "015-07-T1" "015-07-T2"	Beecher, Jeremy John & Beecher, Jennifer Coleman 8100 County Line Road, Norwalk	\$5,985.00	
<b>TOTAL</b>		\$5,985.00	

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

**DATE: October 4, 2021**

**ITEM:** Resolution - Approval and Acceptance of Conveyance of Property Interests for Construction of the South Area Trunk Sewer Western Extension Project

**FINANCIAL IMPACT:** \$66,045 (previously budgeted)

**SYNOPSIS:** Property interests necessary for construction of the South Area Trunk Sewer Western Extension Project have been secured through a negotiated purchase agreement at the appraised fair market value established by appraisal prepared by Commercial Appraisers of Iowa from the owners shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the appraisal shown in bold, if any. The attached resolution approves the purchase agreement and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 640.000.000.5550.730, Project No. 0510-033-2015 with the ultimate funding intended to come from Sewer Fee Revenue.

**OUTSTANDING ISSUES** (if any): None.

**RECOMMENDATION:**

Adopt a Resolution approving and accepting conveyance of property interests to the City of West Des Moines for Construction of the South Area Trunk Sewer Western Extension Project.

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

**STAFF REVIEWS**

Department Director/Legal	Richard J. Scieszinski, City Attorney
Engineering Services	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Engineering Services	Brian J. Hemesath, P.E., City Engineer
Agenda Acceptance	

**PUBLICATIONS** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENT AND  
CONVEYANCE OF PROPERTY INTERESTS FOR CONSTRUCTION OF THE  
SOUTH AREA TRUNK SEWER WESTERN EXTENSION PROJECT,  
PROJECT NO. 0510-033-2015**

**WHEREAS**, on January 26, 2016, and again on August 3, 2020, the City Council of the City of West Des Moines, Iowa authorized the acquisition of property and easements, including any leasehold interests, necessary for construction of the South Area Trunk Sewer Western Extension Project (Project No. 0510-033-2015); and

**WHEREAS**, ultimate funding is intended to come from Sewer Fee Revenue; 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 secured property interests through a negotiated purchase agreement for the acquisition of property interests necessary for the Project; and

**WHEREAS**, the names of the property owner and the fair market value, established by appraisal prepared by Commercial Appraisers of Iowa for property to be acquired are attached hereto as **Exhibit "A"** and made a part of this resolution; and

**WHEREAS**, documents conveying property interests necessary to complete the Project have been presented to the City for approval; and

**WHEREAS**, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

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

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.
2. The City Clerk is directed to certify the Council's approval and acceptance.
3. The City Attorney is authorized to take all steps necessary and consistent with the purchase agreement 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 owner shown on the attached **Exhibit "A"** pursuant to the terms and conditions of the purchase agreement.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

**Exhibit "A"**

**SOUTH AREA TRUNK SEWER WESTERN EXTENSION  
PROJECT NO. 0510-033-2015**

<b>EXHIBIT/ PARCEL</b>	<b>PROPERTY OWNER</b>	<b>ACQUIRED PRICE- FMV</b>	<b>SUMMARY</b>
"17-P1"	Linda Juckette Revocable Trust		
"17-T1"	Ex S 70F - SW 1/4 NW 1/4 Lying South of Relocation		
"17-T2"	Hwy 5 SEC 34-78-25	\$66,045.00	
	320/00402-308-000		
	West Des Moines, Polk County, Iowa 50265		
	<b>TOTAL</b>	<b>\$66,045.00</b>	

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

**DATE: October 4, 2021**

**ITEM:**

Resolution – Terminating Contract  
Digital Enterprise Conduit Deployment Segment 3 Phase 3  
0510-066-2020

**FINANCIAL IMPACT:**

The total construction cost for the Digital Enterprise Conduit Deployment Segment 3 Phase 3 was \$1,744,330.13 intended to be paid from account no. 670.000.000.5250.490 with ultimate funding intended to come from General Obligation Bonds.

**BACKGROUND:**

RLM Underground was working under an agreement dated June 7, 2021, for construction services for the Digital Enterprise Conduit Deployment Segment 3 Phase 3. The Contractor has not yet begun work and the contract completion date is March 31, 2022. Staff and the Contractor have mutually agreed terminating this contract is in the best interest of both parties. The project will be rebid at a later date. The attached resolution authorizes termination of the construction contract with RLM Underground for the Digital Enterprise Conduit Deployment Segment 3 - Phase 3 project.

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 Terminating Contract for Digital Enterprise Conduit Deployment Segment 3 Phase 3.

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split



**RESOLUTION TERMINATING CONTRACT**

**WHEREAS**, on June 7, 2021, the City Council entered into a contract with RLM Underground of Kansas City, Kansas, for the following described public improvement:

**Digital Enterprise Conduit Deployment Segment 3 Phase 3  
Project No. 0510-066-2020**

and,

**WHEREAS**, the parties have mutually agreed to terminate the contract; and,

**WHEREAS**, the City Council finds that termination of the contract is in the best interest of the City;  
therefore,

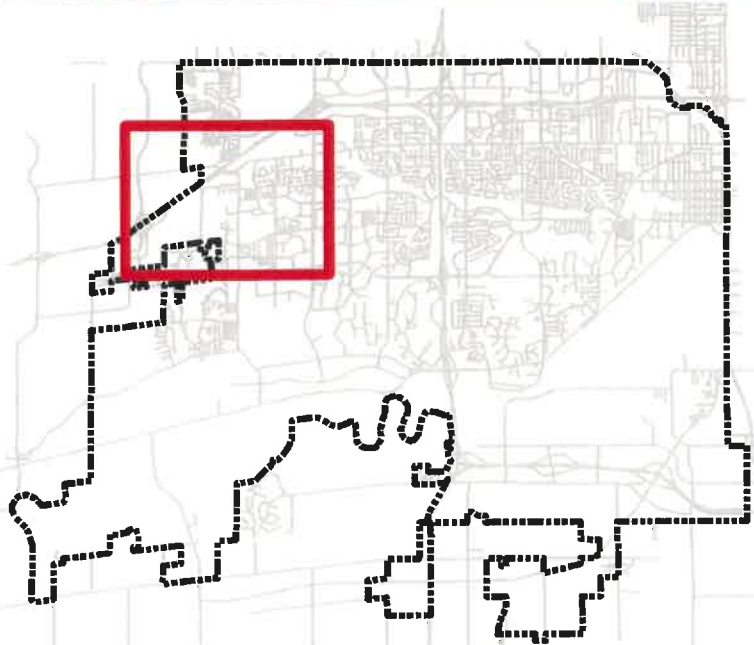
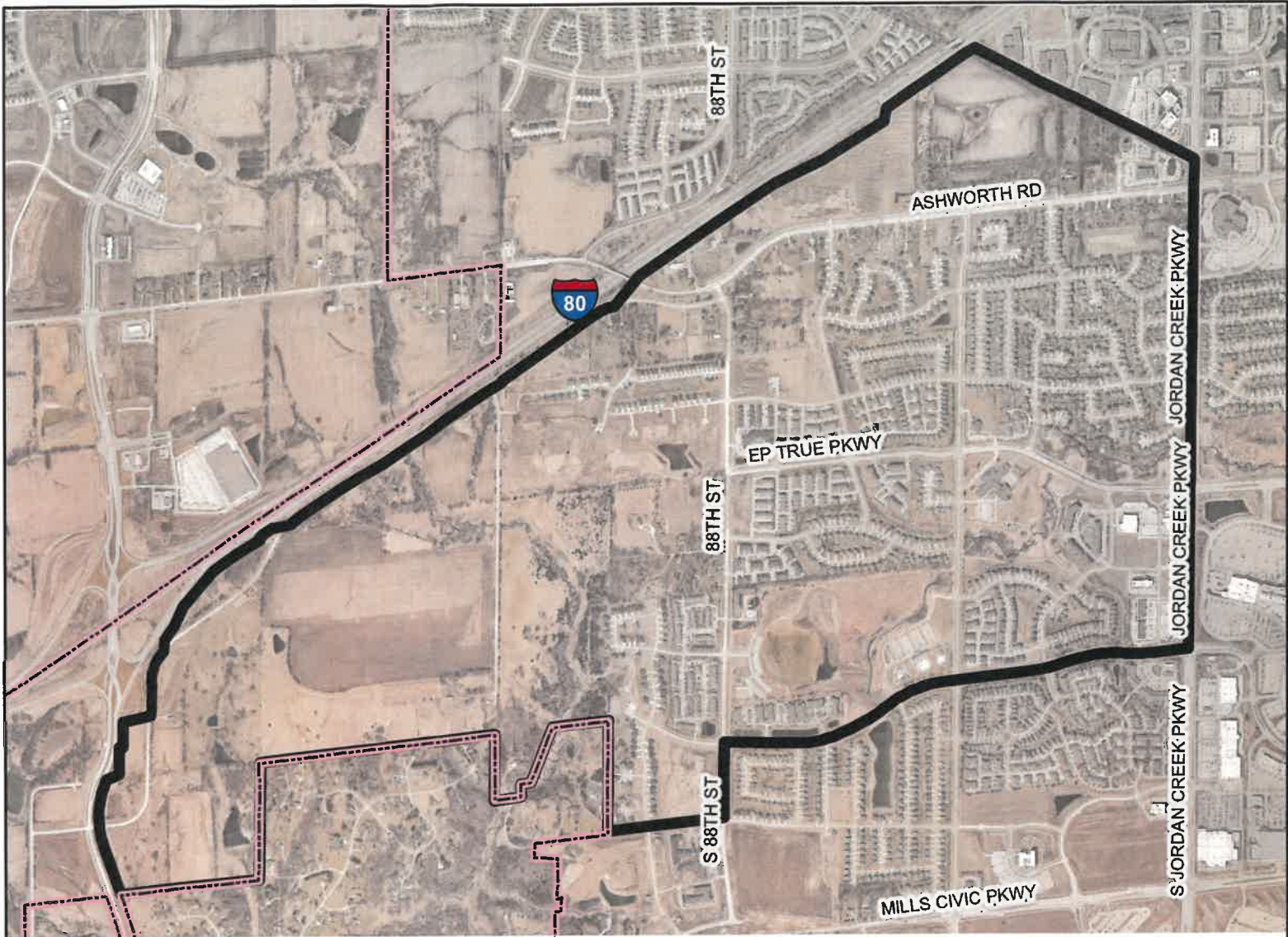
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that, by mutual agreement, the contract shall be deemed terminated and be of no further force or effect whatsoever.

**PASSED AND APPROVED** on this **4th** day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk



VICINITY MAP

**LEGEND**

PROJECT LOCATION



PROJECT: **West Des Moines Digital Enterprise Conduit Deployment Segment 3 Phase 3**

LOCATION: **Exhibit "A"**

DRAWN BY: BJM

DATE: 4/26/2021

PROJECT NUMBER/NAME: 0510-066-2020

SHT. 1 of 1

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

**ITEM:** Approval of Proclamation  
Global Engagement Day  
October 4, 2021

**DATE:** October 4, 2021

**FINANCIAL IMPACT:** None

**BACKGROUND:**

The Iowa Advisory Committee of the U.S. Global Leadership Coalition has requested that the City of West Des Moines issue a proclamation for Global Engagement Day.

Ahead of their inaugural Heartland Summit, the Coalition hopes to showcase that cities across the region, of all size, have an important role in America's global leadership. By issuing a mayoral proclamation, communities are able to showcase the best of their city, highlight the important economic impact of engagement and create an opportunity for important discussions on why leading globally matters locally, especially in Iowa.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:**

Approval of proclamation recognizing Global Engagement Day, October 4, 2021.

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

**STAFF REVIEWS**

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

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

*Proclamation*  
*Global Engagement Day*  
*October 4, 2021*

*Whereas*, West Des Moines is a globally connected city, with a Sister City partnership in Mateh Asher, Israel, as well as being a welcoming city for immigrants and refugees across the world and maintaining a wide variety of historical and current global relationships; and

*Whereas*, the West Des Moines Sister Cities Commission continues to strive toward building meaningful business, educational, and cultural relationships with communities from other countries; and

*Whereas*, West Des Moines is home to a growing multitude of international corporations which serve a diverse array of industries and attract a workforce that includes immigrants from all over the world; and

*Whereas*, Global partnerships and trust are a key to ending the spread and impact of COVID-19, where it will take all of us working together to end this pandemic.

***NOW, THEREFORE***, I, Steven K. Gaer, Mayor of the City of West Des Moines, Iowa, in honor of our city's global partnerships and impact, do hereby proclaim October 4, 2021, as "Global Engagement Day".

Signed this 4th day of October, 2021.

ATTEST:

\_\_\_\_\_  
Steven K. Gaer, Mayor

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

NO CHANGE FROM PREVIOUS READING

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** October 4, 2021

**ITEM:** Tallyn's Reach Parcel A and Parcel C, SE corner of Mills Civic Parkway and S. 91<sup>st</sup> Street – Amend Comprehensive Plan Land Use Map and Amend the Tallyn's Reach Planned Unit Development Ordinance to designate and regulate Neighborhood Commercial within development Parcel C – Fareway Stores – CPA-005144-2021/ZC-005145-2021

**ORDINANCE:** Approval of Second Reading, Waive Third Reading and Adopt Amendment to PUD Ordinance

**Background:** Ed Arp with CEC Inc., on behalf of the applicant, and property owner, Fareway Stores, Inc., requests approval of a Comprehensive Plan Land Use Map Amendment and Rezoning Request on that ground generally located at SE corner of Mills Civic Parkway and S. 91<sup>st</sup> Street. The amendments are being requested in anticipation of the development of a grocery store.

Specifically, the following Land Use and Zoning changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map for the approximately 3.58-acre Parcel A, located in the northeast corner of the PUD to change from Office (OF) to Neighborhood Commercial (NC) land use; and
- Amend the Comprehensive Plan Land Use Map for the approximately 2.03-acre PUD Parcel C to change from Convenience Commercial (CVC) to Neighborhood Commercial (NC) land use; and
- Amend the Tallyn's Reach Planned Unit Development (PUD) which includes modifications to the following PUD Parcels:
  - Change that portion of PUD Parcel A located in the northeast corner of the PUD to Parcel C and change from Professional Commerce Park (PCP) to Neighborhood Commercial (NC) zoning for commercial development; and
  - Change existing PUD Parcel C from Convenience Commercial (CVC) to Neighborhood Commercial (NC) zoning for commercial development; and

**Staff Review & Comment:**

- Financial Impact: There is no City funding of this project; however, there is staff time related to the processing of the development application and inspections during construction.
- Intent of PUD Amendment: The amendment to this PUD is being requested to allow the construction of the proposed grocery store. Currently the underlying zoning of both PUD parcels that make up the project area do not allow grocery store land uses.
- Proposed Changes:
  - Parcel A: The development is proposed to be constructed on Parcel C but will also overlap onto the adjoining Parcel A at the northeast corner of the PUD. The remainder of Parcel A is intended for future commercial development. With this rezoning request Parcel A (adjoining to the east of Parcel C) will be dissolved and

incorporated into the existing Parcel C, with the entire property subject to the Neighborhood Commercial regulations.

- Parcel C: As mentioned above, the current Convenience Commercial (CVC) zoning for Parcel C and Professional Commerce Park (PCP) Zoning for Parcel A does not allow a Grocery Store land use. Therefore, the applicant is requesting the change in zoning from Convenience Commercial and Professional Commerce Park to Neighborhood Commercial for the amended Parcel C, which does allow grocery store land uses. If the request is approved, Parcel C will follow general use regulations and provisions set forth in title 9, "Zoning", of the city code for Neighborhood Commercial (NC) zoning district.
- Allowed Development Size: The PUD currently restricts density or intensity (allowed development size) of development within each parcel. The PUD as written for all of Parcel A (both the northeast corner of the PUD and that portion of Parcel A lining west of S 91<sup>st</sup> Street) at a maximum of 158,000 square feet of office use with size limitations of 6,300sf for a restaurant and 4,900sf for a bank. Parcel C restricts buildings to no more than ten thousand (10,000) square feet of commercial uses. With this amendment, Parcel C allowed development size will be a maximum building size of 43,300 square feet of commercial uses to reflect the larger parcel size and revised zoning to commercial on that portion of existing Parcel A east of and adjacent to Parcel C. This updated size is intended to accommodate the proposed grocery store and future commercial development of the remnant parcel. Parcel A has a corresponding reduction from 158,000sf to approximately 124,000 square feet.
- *Public Comment:* Included within the staff report is a correspondence from a resident objecting to the proposed changes. The resident has concerns about an increase in traffic but also questions the need for the store with the proximity of other grocery stores like Costco, Walmart, Aldi, and Target; the closest of which being Costco approximately 1.2 miles from the subject property. The resident has concerns about the visual impacts the proposed commercial development will have on their views from their backyard. Staff received one phone call regarding this development from the neighbor to the east of the subject property. While they did not object to the proposed development, they mentioned concerns of potential lighting overspill and desired a buffer between their property and the proposed development. *Update: since the Plan & Zoning Commission meeting, an additional email from a resident opposing the project was received. Staff has included this email in the staff report.*
- *Traffic Analysis Findings:* The City of West Des Moines has reanalyzed potential traffic impacts associated with the comprehensive plan amendment for the southeast corner of South 91st Street & Mills Civic Parkway. A conceptual plan showing a Fareway grocery store was also examined as part of this analysis. Since the exact land uses and site layouts are unknown at this time these recommendations are preliminary and will need to be verified and potentially modified in future studies.

The amount of traffic estimated to be generated by the site is expected to be higher for an average weekday and PM peak hour, and lower for an average AM peak hour, compared to what was previously estimated. The trip generation will be recalculated as site plans are submitted and as more information becomes known regarding future retail uses on the site. The entire Woodland Hills development, upon reaching the assumed full build-out, is still expected to generate less traffic than what was analyzed in the original May 2006

study during all three time periods.

Previous recommendations for the surrounding public streets, as noted in previous studies, remain adequate. Additional analysis will be needed once the site develops to more accurately determine future geometry and triggers for streets improvements.

S 91<sup>st</sup> Street north of Mills Civic Parkway is offset from S 91<sup>st</sup> Street south of Mills Civic Parkway. The intersection of South 91st Street (south) & Mills Civic Parkway is ultimately planned to be signalized once conditions warrant. The intersection of South 91st Street (north) & Mills Civic Parkway is not recommended to be signalized due its proximity to other signalized intersections, but it may continue to be an unsignalized full access after Mills Civic is widened. If crashes or other factors indicate a need in the future, modifying the intersection to a limited-movement access (such as a right-in/right-out) may need to be considered.

Access points on Mills Civic Parkway (major arterial) need to be at least 300' apart as stated in City Code 9-15-6-C2. A spacing of less than 300' would have a higher potential of conflicts between opposing left-turning vehicles in the center left-turn lane. Ultimately, when Mills Civic Parkway is widened to its ultimate configuration of a 6-lane facility with left turn lanes and a raised median, the only full access between South 88th Street and South 91st Street (south) would be lined up with South 91st Street (north). Any access between South 91st Street (south) and South 91st Street (north) would be limited to a right-in/right-out. Internal connections to the properties to the east will be critical to establish access routes once Mills Civic Parkway is widened.

The conceptual plan shows one (1) new access on South 91st Street. Original traffic studies for the area and the Tallyn's Reach Preliminary Plat showed that this access must be no closer to Mills Civic Parkway than 370', measured centerline to centerline. Based on the currently anticipated configuration of South 91<sup>st</sup> Street, the spacing could be reduced slightly. The centerline of the driveway needs to be between 150'-175' north of the centerline of the southern east/west access drive. Another option would be to remove this driveway and have access come via the southern east/west access drive.

Throat distances, measured from the curb of the roadway to the curb of the first internal drive aisle, need to be at least 100' from Mills Civic Parkway and 50' from South 91st Street. As planned, connections to adjacent properties to the east and south are needed in order to allow access for future traffic from those properties as well as allow drivers to easily travel between neighboring properties without being forced to use the surrounding streets.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date: September 13, 2021  
Vote: 6-0, for approval with Commissioner Drake absent  
Recommendation: Approve the Comprehensive Plan Land Use Map Amendment and Rezoning request to amend the Tallyn's Reach PUD Ordinance

During the Plan and Zoning Commission meeting one resident raised questions and concerns about potential overspill of lighting and desire for trees to reduce the heat island effect and the buffering of the proposed development from their abutting property. The zoning code provides regulations related to the resident's concerns and will be addressed through the site plan review process.

City Council Comprehensive Plan Amendment:

Date: September 20, 2021  
 Vote: 5-0 for approval

City Council Rezoning First Reading:

Date: September 20, 2021  
 Vote: 5-0 for approval

At the September 20, 2021 City Council meeting, adjoining property owner Marilyn Mueller indicated support of the project but suggested that Fareway be requested to pay close attention to the amount of parking being provided and ensuring a high level of landscape vegetation to mitigate heat island effects, lighting levels, especially after-hours, mitigation of loading zone impacts and the provision of suitable buffering adjacent to her property. It was indicated that these are all site development aspects that will be reviewed as part of the site plan approval process.

**Recommendation:** Approve the Comprehensive Plan Land Use Map Amendment and Rezoning request to amend the Tallyn's Reach Planned Unit Development (PUD) Ordinance, subject to the applicant meeting all City Code requirements.

**Lead Staff Member:** Bryce C. Johnson

**Approval Meeting Dates:**

Plan and Zoning Commission	September 13, 2021
City Council: First Reading	September 20, 2021
City Council: Second Reading	October 4, 2021
City Council: Third Reading	Waive

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Legal Department <input checked="" type="checkbox"/> Agenda Acceptance <i>aa</i>

**Publications (if applicable)**

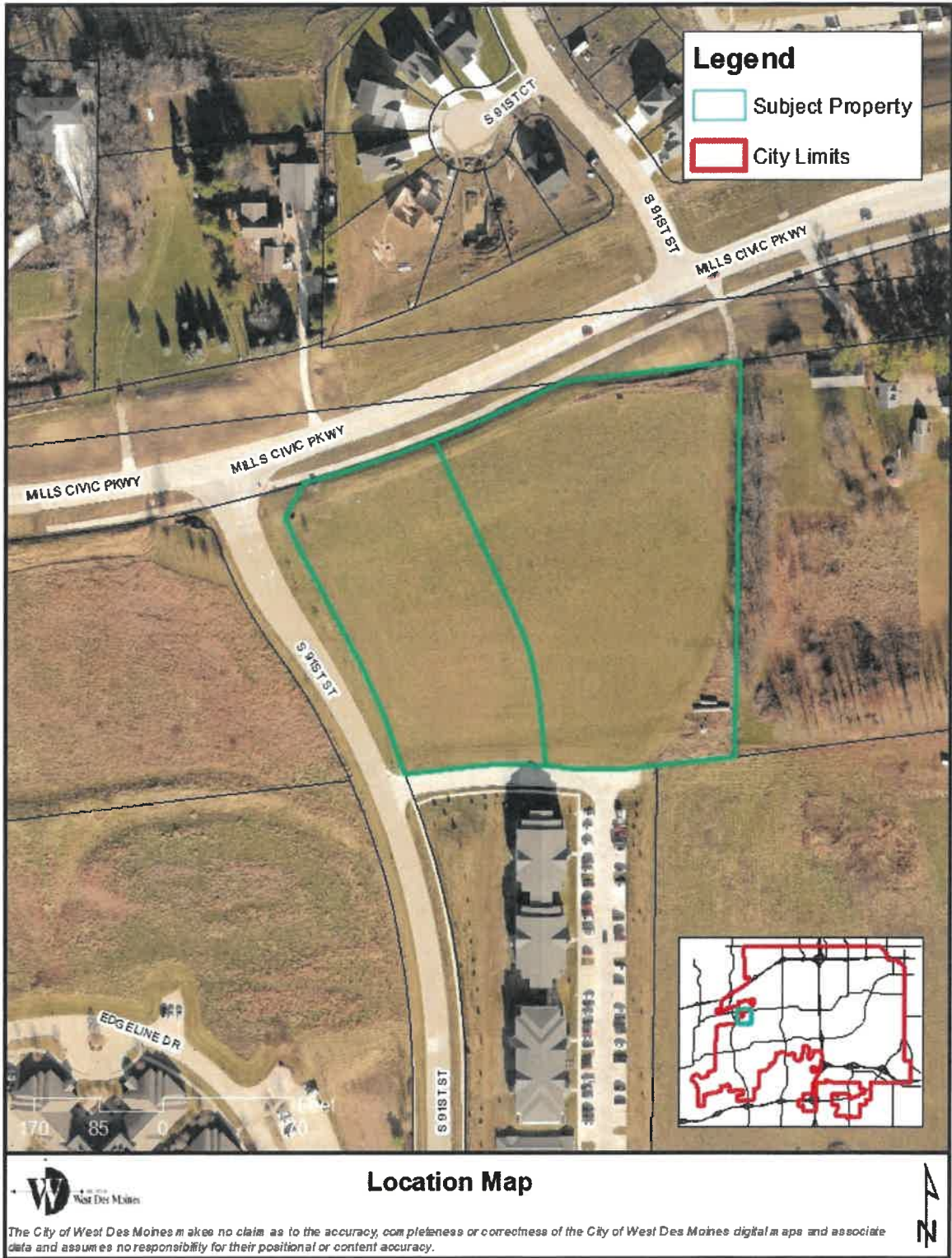
Published In:	Des Moines Register Community Section
Date(s) Published	9/3/21
Date(s) of Mailed Notices	9/3/21

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	6/7/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split



# Location Map



## Public Comment #1 Received:

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**From:** Luke Barta <[bartahouse18@gmail.com](mailto:bartahouse18@gmail.com)>  
**Sent:** Wednesday, September 8, 2021 1:28:18 AM (UTC+00:00) Monrovia, Reykjavik  
**To:** Development Services Inbox  
**Subject:** [EXT] Fareway

Good evening,

I recently received an email in regards to a Faraway being proposed on the corner of S91st and Mills Civic. I live near the area and am very opposed to this idea. Mills Civic would probably end up being widened to accommodate the increase traffic. This would be an eye sore for our backyard as well. On top of all of that, there are already quite a few grocery stores in the area. Two Hyvee's, a Costco, Aldi, Walmart, and Target all within a few miles of each other. There is also a Faraway 6 miles from here. I feel like this would be better suited as residential lots. Please consider the idea of your house being this close to a commercial building when you consider approving this.

Josh

## Public Comment #2 Received (after P&Z Commission Meeting):

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**From:** Sara Smith <[saraannsmith07@gmail.com](mailto:saraannsmith07@gmail.com)>  
**Sent:** Tuesday, September 14, 2021 12:00:28 AM (UTC+00:00) Monrovia, Reykjavik  
**To:** Development Services Inbox <[DevelopmentServices@wdm.iowa.gov](mailto:DevelopmentServices@wdm.iowa.gov)>  
**Subject:** [EXT] Fareway store

Hello, I am writing this email in regards to the fareway store being proposed for the the land on mills civic parkway. I live on the other side of mills civic parkway and I do not want a store in my backyard. I am opposed to rezoning this area unless it is for homes or a park.

Thank you!

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-21-078**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval for a Comprehensive Plan Land Use Map Amendment to change the land use designation on the Tallyn's Reach Planned Unit Development development parcels A and C which are located near the southeast corner of the intersection of S. 91<sup>st</sup> Street and Mills Civic Parkway as shown on the Planned Unit Development Comprehensive Plan Land Use Change Illustration included in the staff report as follows:

- PUD Parcel A located in the northeast corner of the PUD boundary from Office (OF) to Neighborhood Commercial (NC); and
- PUD Parcel C from Convenience Commercial (CVC) to Neighborhood Commercial (NC)

**WHEREAS**, the comprehensive plan amendment complies with the applicable provisions of Iowa Code Chapter 414 and City Code.

**NOW, THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Comprehensive Plan Land Use Map Amendment, (CPA-005144-2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on September 13, 2021.



Erica Andersen, Chair  
Plan and Zoning Commission

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 September 13, 2021, by the following vote:

**AYES:** Andersen, Conlin, Costa, Crowley, Davis, hatfield

**NAYS:**

**ABSTENTIONS:**

**ABSENT:** Drake

**ATTEST:**

  
Recording Secretary

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-081**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of an amendment to the Tallyn's Reach Planned Unit Development (PUD) development parcels A and C which are located near the southeast corner of the intersection of S. 91st Street and Mills Civic Parkway as shown on the Planned Unit Development Sketch Plan attached to the ordinance included in the staff report as follows:

- PUD Parcel A located in the northeast corner of the PUD boundary to change from Office (OF) to Parcel C designated as Neighborhood Commercial (NC) zoning for commercial development; and
- PUD Parcel C to change from Convenience Commercial (CVC) to Neighborhood Commercial (NC) zoning for commercial development

**WHEREAS**, the Rezoning request complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

**NOW, THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Rezoning request, (ZC-005145-2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on September 13, 2021.



Erica Andersen, Chair  
Plan and Zoning Commission

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 September 13, 2021, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Davis, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Drake

ATTEST:

  
Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320,  
West Des Moines, Iowa 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

## **RESOLUTION**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation from Office (OF) and Convenience Commercial (CVC) to Neighborhood Commercial (NC) on the ground legally described in attached Exhibit 'B' and as indicated on the attached Comprehensive Plan Land Use Map Change Illustration; and

**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; and

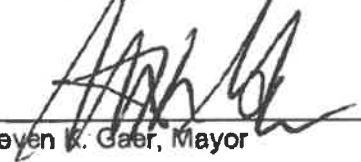
**WHEREAS**, the Comprehensive Plan Land Use Map Amendment complies with applicable provisions of Iowa Code Chapter 414 and City Code; and

**WHEREAS**, on September 13, 2021, the Plan and Zoning Commission did recommend to the City Council, by a 6-0 vote, for approval of the Comprehensive Plan Land Use Map Amendment; and

**WHEREAS**, on this day this City Council held a duly noticed Public Hearing to consider the application for Comprehensive Plan Land Use Map Amendment.

**NOW, THEREFORE**, the City Council hereby approves the Comprehensive Plan Land Use Map Amendment (CPA-005144-2021) as shown on attached Comprehensive Plan Land Use Map Change Illustration, subject to compliance with all the conditions in the staff report, dated October 4, 2021 including conditions added at the meeting, and attached hereto as Exhibit " A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on September 20, 2021.

  
\_\_\_\_\_  
Steven K. Gaer, Mayor

COUNCIL ACTION	YEAS	NAYS	ABST.	ABSENT
TREVILLYAN	✓			
HUDSON	✓			
TRIMBLE	✓			
HARDMAN	✓			
MCKINNEY	✓			

**ATTEST:**

  
\_\_\_\_\_  
Ryan Jacobson, City Clerk

MOTION BY Trevillyan  
SECOND BY: McKinney  
ROLL CALL # 21-464

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 September 20, 2021, by the indicated vote.

**Exhibit A: Conditions of Approval**

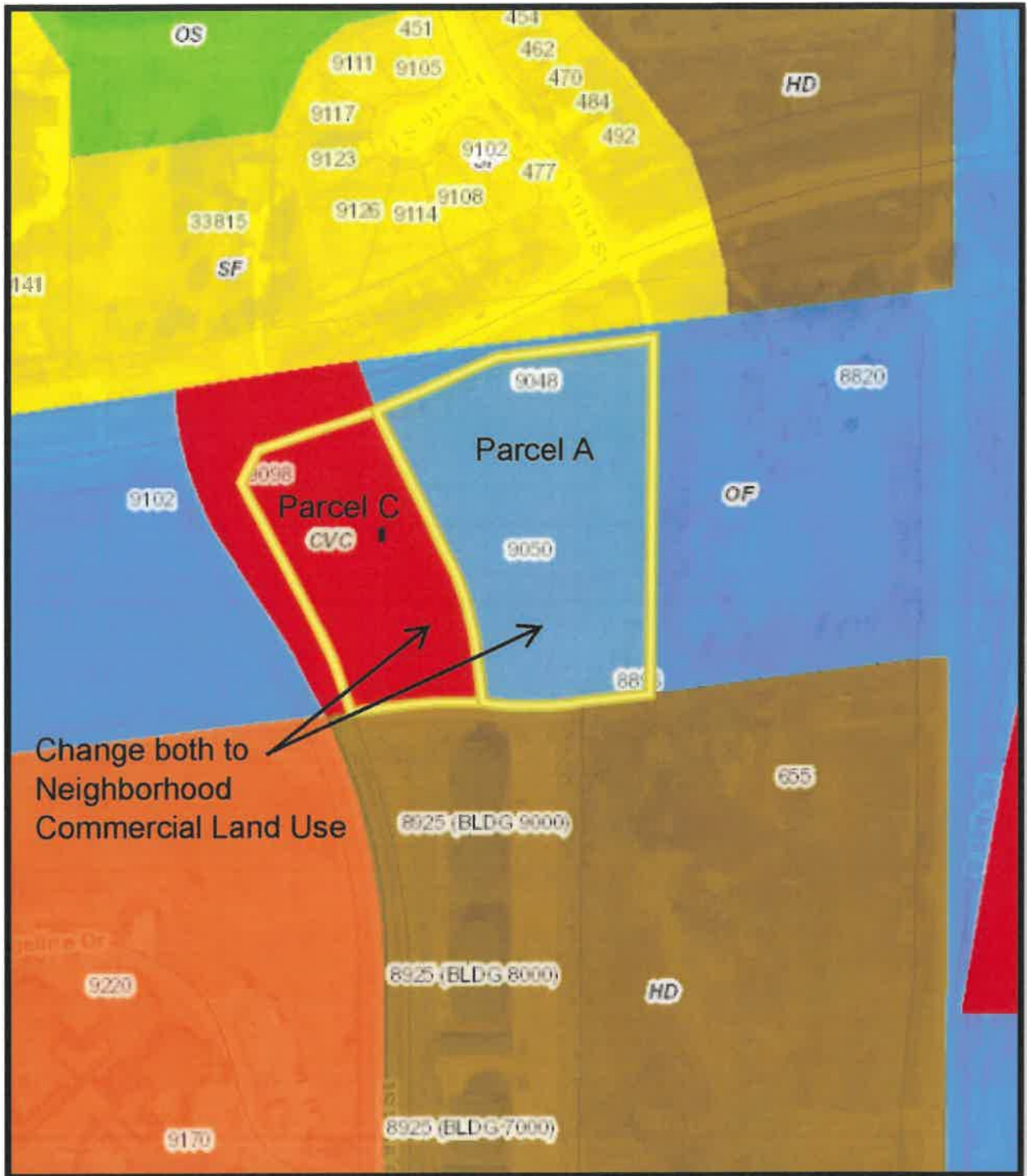
1. None.

**Exhibit B: Legal Description**

OUTLOT 'A' AND OUTLOT 'B' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY IOWA, SUBJECT TO ALL EASEMENTS OF RECORD.

## Comprehensive Plan Land Use Change Illustration

Requesting change from CVC and OF to Neighborhood Commercial (NC)



Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320,  
West Des Moines, Iowa 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 #

### AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019, AND ORDINANCES PERTAINING TO PLANNED UNIT DEVELOPMENT (PUD) #80, DISTRICT REGULATIONS AND GUIDELINES.

#### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

**Section 1. AMENDMENT:** Ordinances #1699, #1772, #2000, #2046, #2047, #2089, #2130, #2421, and #2426, pertaining to the Tallyn's Reach Planned Unit Development (PUD) Ordinance, Section 080-11, Land Use Design Criteria, is hereby amended by deleting the highlighted strike-through text and inserting the text in bold italics. All other items in current adopted portion of code not reflected below shall remain as is:

#### **080-11: LAND USE DESIGN CRITERIA:**

In addition to the general conditions as stated in sections above, the following land use design criteria shall apply to the areas designated on the Tallyn's Reach PUD map on file in the city. The PUD map document, which is made a part of this rezoning action, delineates parcels of the PUD as A through M. The following development standards and use regulations shall apply to each of the following development parcels:

- A. Parcels A And B: All general use regulations and provisions set forth in title 9, "Zoning", of the city code for professional commerce park shall apply to any development proposal for property within parcels A and B as shown on the PUD plan of the Tallyn's Reach ordinance, unless noted otherwise in this ordinance.
  1. Allowed Uses: Uses allowed within parcels A and B shall be permitted in accordance with the provisions of the city code for all uses allowed within the professional commerce park (PCP) pursuant to title 9 of the city code. The following uses are not permitted:

SIC 58	Drinking places.
SIC 701	Hotel and motels.

Only one sit down restaurant (SIC 5812) and a total of one bank with drive-through (SIC 60) may be located within parcel A, B or C. Restaurant shall be no larger than six thousand three hundred (6,300) square feet. Bank shall be no larger than four thousand nine hundred (4,900) square feet.



2. Allowed Development Size: No more than ~~one hundred fifty eight thousand (158,000)~~ **one hundred twenty four thousand two hundred (124,200)** square feet of office uses and ~~16.78~~ **13.19** acres shall be permitted within parcels A and B.
- B. Parcel C: All general use regulations and provisions set forth in title 9, "Zoning", of the city code for ~~convenience commercial (CVC)~~ **Neighborhood Commercial (NC)** shall apply to any development proposal for property within parcel C as shown on the PUD map of the Tallyn's Reach ordinance, unless noted otherwise in this ordinance.
1. Allowed Uses: Uses allowed within parcel C shall be permitted in accordance with the provisions of the city code for all uses allowed within the ~~convenience commercial (CVC)~~ **Neighborhood Commercial (NC)** pursuant to title 9 of the city code. A total of one sit down restaurant (SIC 5812) and only one bank with drive-through (SIC 60) may be located within parcel A, B or C. Restaurant shall be no larger than six thousand three hundred (6,300) square feet. Bank shall be no larger than four thousand nine hundred (4,900) square feet.  
***Uses within 200 feet of the east boundary of Parcel C that have noise or lighting components that could be disruptive to the adjacent residential as determined by the City may have requirements placed on operations or be prohibited.***
  2. Allowed Development Size: No more than ~~ten thousand (10,000)~~ **forty-three thousand three hundred (43,300)** square feet of commercial uses and ~~2.03~~ **5.61**-acres shall be permitted within parcel C.
  3. Character: In addition to the architecture requirements found within the language of this PUD, it is intended that this development is small in nature, have a pedestrian scale and be designed so that it directly relates to the Tallyn's Reach development and not intersection of Mills Civic and S 88th Street.
  4. Driveway Access: This parcel is required to provide street or private driveway access ~~to the adjoining parcel A at the time of development~~ **for all development within the parcel**. During the review of the site plan **within the parcel**, it shall be determined how that connection is provided.

**Section 2. AMENDMENT:** Ordinance #2426 "Tallyn's Reach" is hereby amended by replacing the PUD Sketch Plan on file with the City Clerk with that as illustrated in Exhibit "A" of this Ordinance.

**Section 3. REPEALER.** All ordinances of parts of ordinances in conflict with the provisions 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 Title 1, Chapter 4, Section 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 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 \_\_\_\_\_, 2021 and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan Jacobson, City Clerk

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council for the City of West Des Moines, Iowa, on \_\_\_\_\_, 2021, and was published in the Des Moines Register on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

# Exhibit "A" PUD Sketch Plan



Q:\ARFILES\2106\A2106\_CAD\Drawings\Process\2106\_PUD\_SHEET\2106\_PUD\_SHEET.dwg, 9/16/2021, 13:42:39 PM, mimgan, 1:1



**PUD AREA DESCRIPTION**  
 CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, PROPERTY CONTAINING 344.51 ACRES MORE OR LESS,  
 AND  
 PARCEL 'A' OF SE 1/4 NE 1/4 AND SW 1/4 NE 1/4 OF SECTION 22, TOWNSHIP 78 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK TTI, PAGE 912, AS RECORDED AT DALLAS COUNTY, IOWA, PROPERTY CONTAINING 12.00 ACRES MORE OR LESS,  
 AND  
 THE NORTH 1010.00 FEET OF THE EAST 1087.00 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.P., DALLAS COUNTY, IOWA; EXCEPT THE ACQUISITION PLAT RECORDED IN BOOK 2008, PAGE 5204 SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

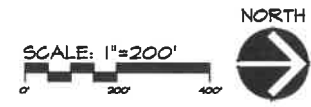


VICINITY SKETCH

PARCEL	LAND USE	APPROXIMATE PARCEL AREA	APPROXIMATE USE AREA
A	OFFICE BANK	9.0 ACRES	15,200 SF
B	RESTAURANT	4.0 ACRES	4,800 SF
C	CONVENIENCE COMMERCIAL	5.8 ACRES	6,800 SF
D	CONOS	13.5 ACRES	30,000 SF
E	WESLEY ASSISTED LIVING/NURSING INDEPENDENT APTS/ TH	44.2 ACRES	160 UNITS
F	ACCESSORY RETAIL		130 BEDS
G	ACTIVE ADULT TH	23.3 ACRES	356 UNITS
H	TOWNHOMES/ ROM HOUSES	45.23 ACRES	19,000 SF
I	NEIGHBORHOOD COMMERCIAL		44 UNITS
J	SINGLE-FAMILY	108.2 ACRES	302 UNITS
K	GREENWAY	32.6 ACRES	354 LOTS
L	PARK	1.5 ACRES	NA
M	SCHOOL	17.4 ACRES	NA

\* ALL AREAS ARE CALCULATED FROM THE PROPERTY BOUNDARY AND THE PROPOSED RIGHT-OF-WAYS

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY



DATE: 09-16-2021

DATE OF SURVEY: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

TALLYN'S REACH  
 WEST DES MOINES, IOWA  
 PUD SKETCH PLAN

SHEET  
 OF 2

A-2106

NO CHANGE FROM PREVIOUS READING

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** October 4, 2021

**ITEM:** Three Fountains Commercial, 4502 to 4900 University Avenue - Amend the Three Fountains Commercial Planned Unit Development Ordinance to modify building setbacks and signage allowed within the PUD – Shoppes at Three Fountains, L.C. – ZC-005187-2021

**Ordinance: Approval of 2<sup>nd</sup> Reading, Waive 3<sup>rd</sup> Reading and Adopt Amendment to Planned Unit Development Ordinance**

**Background:** Jeremy Shepherd with Development Services Corporation, on behalf of the applicant, R & R Realty Group, and the majority property owner for Parcel A, Shoppes at Three Fountains, L.C., requests approval of a Rezoning request to amend the Three Fountains Commercial Planned Unit Development (PUD), governing development of that ground generally located at 4502 – 4900 University Avenue to allow for a Scooter's Coffee kiosk with drive-through to the north of the Barnes & Noble store on the site. The proposed building won't be able to meet front yard setback requirements along University Avenue, therefore a PUD amendment is requested. In addition, modification to signage allowances within the PUD are requested to be more consistent with current sign code requirements.

**Staff Review & Comment:**

- Financial Impact: No financial impacts from the City are required of this request.
- Change to the Originally Intended Development:
  - Drive-Through Uses: City Code requires 11 vehicle queuing spaces with 5 designated for the ordering station for drive through uses. The drive-through queuing length is proposed to be amended in the Three Fountains Commercial PUD for establishments with less than 1,000 square feet of gross floor area serving only beverages via the drive through. For these establishments, a total of 9 vehicle queuing spaces (4 of which are required to be designated for the ordering station) shall be required. This reduction in the number of vehicles to be accommodated within the queue lane shall only be permitted if an associated traffic study indicates no anticipated impact to adjoining public streets or a main vehicle drive aisle within the development.
  - Building Setback: A Scooters Coffee kiosk building is proposed to be constructed in front of the Barnes & Noble building on this site in place of the free-standing ATM. The proposed location of the building won't meet the currently required 120' building setback from University Avenue. The Scooters building is proposed to be setback 50' from the front property line along University Avenue, which is in line with the existing PUD setback requirement of 50' along 50<sup>th</sup> Street and Corporate Drive which border the PUD. The larger setback is appropriate for a larger building such as the Barnes & Noble building; however, staff is comfortable with the reduction in the setback given the size of the building proposed.

- Ground Monument Signs: The applicant has requested an additional monument sign along University Avenue for the site and to allow existing and future monument signs to be located up to 20' from the University Avenue property line. Current PUD allows up to 2 monument signs and requires them to be setback 60' from the University Avenue property line. Current city code allows monument signs up to 7' tall, at a 20' setback, therefore, the proposed setback amendment would be in line with current sign code requirements. Also, since this PUD has such a large frontage along University Avenue, adding an additional sign would be allowed by the current sign code as long as the signs are spaced a minimum of 300' apart. Due to the large frontage of this site along University Avenue, this distance requirement can be easily accommodated on this site, therefore, no special provisions for a third sign are included.
- Wall Signs: Per the City sign code, one square foot of signage is allowed for each linear foot of building frontage that faces a public street. The PUD Ordinance currently refers to the City sign code requirements for wall signage. Based on the size and orientation of the proposed Scooters building (approximately 16' X 32'), the building would only be allowed approximately 16 square feet of wall signs for the entire building. This PUD is proposed to be amended to measure the allowed wall sign square footage based on the longest side of freestanding buildings that are less than 1,000 square feet in size, thus Scooters would be allowed approximately 32 square feet of wall signage. This measurement allowance has been permitted in other PUD's in the City.
- History: The Three Fountains Commercial PUD was originally adopted in November of 1994. In 1998, the original ordinance was repealed entirely and replaced with the current PUD language. The PUD was also amended in 1999, which included revisions to the allowed monument signs on the site, including number, size, height and spacing between the signs. In 2014, an amendment was approved to allow drive-thru uses and modification of the allowed wall signage according to the current sign code requirements.
- Traffic Analysis Findings: A traffic study was completed for the proposed Scooter's Coffee kiosk drive-thru site. The amount of vehicle stacking as proposed (9 vehicles or approximately 190 feet) is expected to be adequate during typical weekday mornings, based on data of other coffee shops observed by City Engineering Services staff.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date: September 13, 2021  
 Vote: 5-0, for approval with Commissioner Davis abstaining and Commissioner Drake Absent  
 Recommendation: Approval of the amendment to the PUD

**City Council First Reading:**

Date: September 20, 2021  
 Vote: 5-0, for Approval

**Recommendation:** Approve the Rezoning request to amend the Three Fountains Commercial Planned Unit Development (PUD), subject to the applicant meeting all City Code requirements.

**Lead Staff Member:** Brian Portz

**Approval Meeting Dates:**

Plan and Zoning Commission	September 13, 2021
City Council: First Reading	September 20, 2021
City Council: Second Reading, Waive Third Reading and Adopt	October 4, 2021

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Legal Department <input checked="" type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	9/3/21
Date(s) of Mailed Notices	9/2/21

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	6/7/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

**Location Map**



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-21-079**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, R & R Realty Group, the majority property owner for Parcel A, Shoppes at Three Fountains, L.C., requests approval of a Rezoning request to amend the Three Fountains Commercial Planned Unit Development (PUD) Ordinance to modify building setbacks and signage allowed within the PUD on property as legally defined in the Planned Unit Development Ordinance and indicated on the Location Map, both of which are included in the staff report; and

**WHEREAS**, the rezoning request complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

**NOW, THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Rezoning Request to amend the Three Fountains Commercial Planned Unit Development (PUD) Ordinance (ZC-005187-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on September 13, 2021.



Erica Andersen, Chair  
Plan and Zoning Commission

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 September 13, 2021, by the following vote:

**AYES:** Andersen, Conlin, Costa, Crowley, Hatfield

**NAYS:**

**ABSTENTIONS:** Davis

**ABSENT:** Drake

**ATTEST:**

  
Recording Secretary



Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320,  
West Des Moines, Iowa 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

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## ORDINANCE #

### AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019, AND ORDINANCES PERTAINING TO PLANNED UNIT DEVELOPMENT (PUD) #40, DISTRICT REGULATIONS AND GUIDELINES.

#### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

**SECTION 1. AMENDMENT.** Ordinances #1106, #1296, #1372 and #2070, pertaining to the Three Fountains Commercial Planned Unit Development (PUD), Section 040-03, *Conditions*, Subsection B, *Land Use Design Criteria*, is hereby amended by deleting the highlighted strike-through text and inserting the text in bold italics. All other items in current adopted portion of code not relected below shall remain as is.:

- B. Land Use Design Criteria: In addition to the general conditions as stated in subsection A above, the following land use design criteria shall apply to the legally described property herein.

All general use regulations, performance standards and provisions set forth in title 9, Zoning, chapter 11 for the PCP professional **commerce park plaza** district shall apply to any development proposal for the property except as shall be further provided herein. The following development standards and use regulations shall apply to property as applicable.

1. Development Standards: The planned unit development area incorporates two (2) parcels. Parcel A shall not exceed twelve point two hundred six (12.206) acres and parcel B shall not exceed seventeen and three-fourths (17.75) acres. Specific uses allowed on each parcel are identified below:
2. Parcel A Uses:
  - d. Drive-through uses: Allowed uses which include a drive-through component will be limited to a maximum of three (3) such uses in parcel A. ***The length of the drive through queuing lane shall be such to accommodate the minimum number of vehicles stated in City Code, except for establishments with less than one thousand (1,000) square feet in gross floor area serving only beverages via***

***the drive through. For such establishments, a total of nine (9) vehicle queuing spaces (four (4) of which are required to be designated for the ordering station) shall be required. This reduction in the number of vehicles to be accommodated within the queue lane shall only be permitted if an associated traffic study indicates no anticipated impact to adjoining public streets or a main vehicle drive aisle within the development.***

6. Building Setback Requirements: A minimum separation distance of forty feet (40') between primary buildings, regardless of the property line location shall be ~~addressed~~ ***reflected*** on all site plans submitted for consideration by the planning and zoning commission and city council. ~~A principal building setback along Corporate Drive, 50th Street and the east property line shall be no less than fifty feet (50') and no less than one hundred twenty feet (120') along University Avenue as measured from the ultimate street right of way line. Accessory buildings shall be setback along Corporate Drive, 50th Street and the east property line no less than fifty feet (50') and no less than one hundred feet (100') from the ultimate right of way line of University Avenue.~~ ***Principal and Accessory buildings and structures shall be setback a minimum of fifty feet (50') from the east property line and the ultimate right of way line of adjoining roadways, except that accessory buildings or structures serving a principal building or use within the site shall be setback a minimum of one-hundred feet (100') from the University Avenue ultimate right of way line.***

**SECTION 2. AMENDMENT.** Ordinance #1106, #1296, #1372 and #2070, pertaining to the Three Fountains Commercial Planned Unit Development (PUD), Section 040-04, *Signage Regulation*, is hereby amended by deleting the highlighted strike-through text and adding the text in bold italics:

No pole sign, as defined by the West Des Moines city sign code, shall be incorporated into any development within the Three Fountains Commercial PUD. Ground sign standards shall be used for the construction of freestanding signage as provided for within the West Des Moines city sign code for the PCP professional commerce park district; unless otherwise modified herein.

***A total of three (3)*** ~~Two (2)~~ ground monument signs shall be allowed on University Avenue for the uses located in the Three Fountains Commercial PUD following the following criteria: ***two (2)*** ~~one~~ ground monument signs for K.V.I. plat no. 1 and one ***(1)*** ground monument sign for lots 1, 2, and 3, Three Fountains plat no. 2. ~~No monument signs shall be located along Corporate Drive.~~ A minimum separation of ~~six hundred fifty feet (650')~~ ***three hundred feet (300')*** shall be observed between ground monument signs ***however, such sign may be placed at any location along University Avenue within Three Fountains Commercial PUD as long as the minimum separation is met. No monument signs shall be located along Corporate Drive. Ground monument signs may display any tenant or lot owner located within the Three Fountains Commercial PUD.***

K.V.I. Plat No. 1: Signage shall follow the PCP professional commerce park standards, as provided for within the West Des Moines city sign code.

Lots 1, 2, And 3, Three Fountains Plat No. 2: A ***The existing*** monument sign ***on the site*** shall not exceed sixty four (64) square feet in size, ~~or no higher than nine feet (9') in height,~~ and ***shall be*** set back from the ultimate right of way line ~~sixty feet (60')~~ ***a minimum of twenty feet (20'). This existing nine-foot (9') monument sign may be moved to a new location***

**on the site as long as the minimum twenty-foot (20') setback and three hundred foot (300') minimum separation requirements are met.** The height of the **existing** sign shall include any base of the sign and extend to the midpoint of the cap sign. The measurement of the **existing** monument sign shall not include side brick elements, provided that the brick material, i.e., columns, on each side of the sign, shall not extend beyond twelve inches (12") from the monument sign. ~~The monument sign shall have no more than nine (9) changeout tenant panels.~~ Lettering on all monument signs shall be cutout lettering with copy backlight with translucent acrylic material or the translucent acrylic letter is pushed through the opening. **Any new ground monument signs added to the site shall meet the West Des Moines city sign code requirements for ground monument signs (or equivalent), including, but not limited to, maximum number of signs, maximum sign size, maximum sign height, minimum setback and minimum distance from other signs.**

All signage constructed as wall signs on building fascia within the PUD shall incorporate aesthetic features compatible with the overall character of the development. All wall signs will be composed of solid individual letters attached to the building fascia, or individual letters of anodized aluminum, galvanized metal, illuminated self-contained with translucent plastic faces set in anodized aluminum returns and trim; panel signs with letters incorporated or painted upon a panel or wall area shall be prohibited. Temporary advertising or promotional signage attached to exterior windows or walls shall be allowed only with an approved temporary signage permit issued through the building department under the provisions for temporary signage in the city code. Signs with exposed neon lights, moving lights or flashing lights visible from the exterior of the building shall be prohibited.

Building (**wall**) signage shall be allowed according to the provisions of the sign ordinance, title 9, Zoning, chapter 18, Signs, **except that the longest wall of a building less than one thousand (1,000) square feet may be used for the wall signage allowance calculation.**

**Section 3. Repealer.** All ordinances of parts of ordinances in conflict with the provisions 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 Title 1, Chapter 4, Section 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 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 \_\_\_\_\_, 2021 and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Matthew McKinney, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Ryan Jacobson, City Clerk

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the City Council for the City of West Des Moines, Iowa, on \_\_\_\_\_, 2021, and was published in the Des Moines Register on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

## NO CHANGES FROM PREVIOUS READING

CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATIONMeeting Date: October 4, 2021

**ITEM:** Ordinance Amendment, Amend Title 9 (Zoning) to modify regulations pertaining to Penalties, Fences, and Canopies - City Initiated – AO-005291-2021

**ORDINANCE: Approval of Second Reading, Waive Third and Adopt Ordinance Amendment**

**Background:** Development Services Staff is initiating an amendment to the chapters and sections identified below in Title 9 (Zoning) to modify certain regulations as currently stated within City Code. Specifically, the following changes are proposed with this request:

- Title 9: Zoning
  - Chapter 1: *Entitlements, Process and Procedures*, Section 16: *Penalties*, to refer to penalties as provided in Title 1, Administration Section 4-2 Municipal Infractions.
  - Chapter 10: *Performance Standards*, Section 4-A: *Specific Use Regulations* to add design standards for canopy structures to this section (remove from Chapter 14).
  - Chapter 14: *Accessory Structures*, Section 9: *Fuel Pump Islands and Island Canopies* to relocate design regulations to Chapter 10 *Performance Standards* and expand design regulations to apply to all types of canopies.
  - Chapter 14: *Accessory Structures*, Section 11: *Fences* to provide a provision allowing regulation of fence height in accordance with federal, state or local regulations or for reasons of public safety.
  - Chapter 14: *Accessory Structures*, Section 12: *Walls* to provide a provision allowing regulation of wall height in accordance with federal, state or local regulations or for reasons of public safety.

**Staff Review & Comment:**

- Key Aspects of Proposed Amendment:
  - Penalties: Title 9, *Zoning*, of city code has a provision for the assessment of penalties for noncompliance with the code (Municipal Infractions) that has not kept current with the Municipal Infraction penalty dollar amount identified in Title 1, *Administration*. For consistency, the proposed amendment would refer to the penalty allowance stated in Title 1 for *Municipal Infractions*.
  - Canopies: Title 9, *Zoning*, Chapter 14, *Accessory Structures* addresses the design and materials to be used in the construction of fuel pump canopies. Staff proposes to move the design regulations aspect only to Chapter 10, *Performance Standards*, and to expand the application of the design standards to apply to all types of canopies. The expansion beyond just fuel island canopies will allow for consistency in applying to other canopies such as restaurant drive-throughs and online ordering pickup. Regulations for fuel pumps and fuel island canopies for

setback, height, signage, lighting and maximum number of fuel pumps allowed will remain in Chapter 14, *Accessory Structures*.

- Fences: Recently, an amendment to Title 5, *Police Regulations* was approved by the City Council that allows for an increased height in fences if determined in the best interest of public safety. The Title 5 amendment stemmed from the need to ensure a dog in quarantine for a bite incident could not jump the animal shelter's fence. In another recent situation, the electric code required a fence surrounding a ground solar array to be taller than what was allowed in City Code for the zoning district. The proposed amendment in Title 9, *Zoning*, Chapter 14, *Accessory Structures*, will align Title 9 with Title 5 in allowing taller fences in situations that have been determined to need such for the health, safety, and welfare of the community. Additionally, the proposed amendment will provide a path to allow fence heights to comply with federal, state, and local codes.
- Walls: The proposed amendment for walls in Title 9, *Zoning*, Chapter 14, *Accessory Structures*, applies the same allowance for fences as stated in the previous bullet to walls. An example of public safety need would be wall height surrounding electrical substations.

**Outstanding Issues**: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: September 13, 2021

Vote: 5-1-1, Commissioner Drake Absent, Commissioner Conlin nay.

Recommendation: Approval of the Ordinance

Commissioner Conlin indicated that he disagreed with regulation of canopies, noting that he appreciated the proactive approach by staff, but considered the provision a solution looking for a problem.

City Council First Reading:

Date: September 20, 2021

Vote: 5-0, for Approval First Reading

**Recommendation**: Approve the Ordinance Amendment to City Code.

**Lead Staff Member:** Kara V. Tragesser, AICP

**Approval Meeting Dates:**

Plan & Zoning Commission	September 13, 2021
City Council: First Reading	September 20, 2021
City Council: Second Reading, Waive Third and Adopt	October 4, 2021
City Council: Third Reading	

**Staff Report Reviews**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator/Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Agenda Acceptance

**Publications**

Published In	Des Moines Register Community Section
Date Published	September 3, 2021

**Subcommittee Review (if applicable)**

Committee	Development & Planning		
Date Reviewed	August 16, 2021		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-21-077**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, Development Services staff requests approval of an Ordinance Amendment to the following chapters and sections identified below in Title 9 (Zoning) to modify certain regulations as currently stated within City Code.

- Title 9: Zoning
  - Chapter 1: *Entitlements, Process and Procedures*, Section 16: *Penalties*, to refer to penalties as identified in Title 1, Administration Section 4-2 Municipal Infractions.
  - Chapter 10: *Performance Standards*, Section 4-A: *Specific Use Regulations* to add design standards for canopy structures to this section (remove from Chapter 14).
  - Chapter 14: *Accessory Structures*, Section 9: *Fuel Pump Islands and Island Canopies* to relocate design regulations to Chapter 10 *Performance Standards* and expand design regulations to apply to all types of canopies.
  - Chapter 14: *Accessory Structures*, Section 11: *Fences* to provide a provision allowing regulation of fence height in accordance with federal, state or local regulations or for reasons of public safety.
  - Chapter 14: *Accessory Structures*, Section 12: *Walls* to provide a provision allowing regulation of wall height in accordance with federal, state or local regulations or for reasons of public safety.

**WHEREAS**, the Ordinance Amendment request complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Ordinance Amendment (AO-005291-2021).

**PASSED AND ADOPTED** on September 13, 2021.



Erica Andersen, Chair  
Plan and Zoning Commission

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 September 13, 2021, by the following vote:

AYES: Andersen, Costa, Crowley, Davis, Hatfield

NAYS: Conlin

ABSTENTIONS:

ABSENT: Drake

ATTEST:   
Recording Secretary



Prepared by: K, Tragesser, City of West Des Moines, Development Services Dept., P.O. Box 65320,  
West Des Moines, IA 50265-3620, 515-222-3620  
When Recorded Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019, BY AMENDING TITLE 9, "ZONING", CHAPTER 1, "ENTITLEMENTS - PROCESS AND PROCEDURES", CHAPTER 10, "PERFORMANCE STANDARDS", AND CHAPTER 14, "ACCESSORY STRUCTURES"**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**SECTION 1: AMENDMENT.** Title 9, "Zoning", Chapter 1, "*Entitlements – Process and Procedures*", Section 16, "*Penalties*", is hereby amended by deleting the text in its entirety and replacing with the following:

***16: Penalties: Any person who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this title, upon conviction, shall be subject to the general penalty provisions stated in City Code, Title 1, Section 4, Municipal Infractions. If the City seeks court intervention for violation of any provision of this title, the City may seek reimbursement for reasonable attorney fees and administrative costs. Each day that a violation occurs shall constitute a separate offense.***

**SECTION 2: AMENDMENT.** Title 9, "Zoning", Chapter 10, "*Performance Standards*", Section 4-A, "*Specific Use Regulations*" is hereby amended by adding Subsection 29 "*Design Standards for Canopies*" as follows:

***29. Design Standards for Canopies: For all uses, except single-family residential development, canopies shall comply with the following:***

- a. For this subsection a canopy is defined as: a projection or shelter that resembles a roof and is permanent in nature and intended to provide cover for pedestrian areas and entries, outdoor seating areas, vehicle drop-off areas, and transactional areas such as gas pumps, ATM's, drive-thru order stations and pickup windows, online order pickup, etc.***
- b. All structures, either detached or attached to the principal structure, shall be architecturally consistent with the principal structure.***

- c. *The intent of the following design standards is to promote an appealing structure that is architecturally consistent with the principal structure, provides visual interest, and balances the mass of the canopy between the elements of the structure such as the canopy and the support structure. For all canopies the following design elements must be present:*
- (1) *All canopy supports shall be designed to be in proportion with the canopy size and height, and that dimension shall extend the full height of the support. Supports shall be clad with materials consistent with the materials used for the primary structure.*
    - (A.) *Canopy supports that are subject to impacts due to vehicle traffic shall be constructed with hard surface durable material such as brick or stone or architectural masonry for a minimum of seven feet (7') above the surrounding paved surface. Less durable hard surface materials such as EIFS and composite materials, if consistent with the primary building, may be utilized for the cladding on the upper portion of the column.*
  - (2) *Canopies one hundred (100) linear feet or greater in length shall be designed to provide visual interest and break the straight line appearance of the length of the canopy by utilizing changes in massing and materials.*
  - (3) *The color of the canopy shall be consistent with the color of the materials used to construct the primary structure. The color shall not be consistent with the signage colors unless considered part of the primary structure's signage allowance as noted elsewhere in this title.*

**SECTION 3: AMENDMENT.** Title 9, "Zoning", Chapter 14, "Accessory Structures", Section 9, "Fuel Pump Islands and Island Canopies" is hereby modified by deleting Subsection F. *Design Standards for Fuel Pump Island Canopies*" in its entirety and replacing with the following:

**F. *Design Standards for Fuel Pump Island Canopies are found in Title 9, "Zoning", Chapter 10, "Performance Standards", Section 4-A, "Specific Use Regulations", Subsection 29.***

**SECTION 4: AMENDMENT.** Title 9, "Zoning", Chapter 14, "Accessory Structures", Section 11, "Fences" is hereby amended to add Subsection D as follows:

**D. *Other Regulations: Fences not normally allowed or a fence height above what is permitted for the specific zoning district may be allowed as noted below. Fence design and materials shall comply with the requirements otherwise contained in this section.***

1. *Additional fence height required by federal, state, or local regulations shall be allowed to exceed the maximum fence height noted for the zoning district up to the minimum height required per the applicable regulation.*
2. *Additional fence height needed to protect the public health, safety, and welfare shall be allowed to exceed the maximum fence height noted for the zoning district upon demonstrating to the Development Services*

***Director, or designee, that the additional height is necessary to protect public safety. Fence height will be allowed up to the maximum for that district plus up to three (3) additional feet if the additional three feet (3') is no less than eighty percent (80%) transparent above the allowed height.***

**SECTION 5: AMENDMENT.** Title 9, "Zoning", Chapter 14, "Accessory Structures", Section 12, "Walls" is hereby modified by adding Subsection E as follows:

***E. Other Regulations: Walls not normally allowed or a wall height above what is permitted for the specific zoning district may be allowed as noted below. Wall design and materials for these walls shall comply with the requirements otherwise contained in this section.***

- 1. Additional wall height required by federal, state, or local regulations shall be allowed to exceed the maximum wall height noted for the zoning district up to the minimum height required per the applicable regulation.***
- 2. Additional wall height needed to protect the public health, safety, and welfare shall be allowed to exceed the maximum wall height noted for the zoning district upon demonstrating to the Development Services Director, or designee, that the additional height is necessary to protect public safety. Wall height will be allowed up to the maximum for that district plus up to three (3) additional feet, if the wall is setback one foot (1') for each additional foot above the maximum height allowed.***

**SECTION 6: REPEALER.** All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

**SECTION 7: 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 8: VIOLATIONS AND PENALTIES.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Title 1, Chapter 4, Section 1 of the City Code of the City of West Des Moines, Iowa.

**SECTION 9: 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 10: 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 4<sup>th</sup> day of October 2021.

\_\_\_\_\_  
Steve Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan Jacobson, City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Ryan Jacobson, City Clerk

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** October 4, 2021

**ITEM:** Jordan Ridge, Northwest corner of Booneville Road and S. Jordan Creek Parkway – Amend Comprehensive Plan Land Use Map to designate Office, Single Family, Medium Density Residential, and Open Space land uses – Robert F. Etzel Living Trust and Jordan Ridge, LLC, – CPA-005055-2021

**RESOLUTION:** Approval of Comprehensive Plan Land Use Map Amendment

**Background:** Ed Arp with Civil Engineering Consultants, on behalf of the applicant, Pierson Corporation, and property owners, Robert F. Etzel Living Trust and Jordan Ridge, LLC, requests approval of a Comprehensive Plan Land Use Map Amendment on that ground generally located at the northwest corner of Booneville Road and S. Jordan Creek Parkway. The Comprehensive Plan Amendment is being requested in anticipation of the development of single family detached homes, duplexes, apartments, a park and office on the property.

Specifically, the following Land Use and Zoning changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 13.9 acres of Office (OF) land use; and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 63.8 acres of Medium Density Residential (MD) land use; and
- Amend the Comprehensive Plan Land Use Map to change from Low Density Residential (LD) and Medium Density Residential (MD) designations to approximately 49.1 acres of Single Family (SF) land use (8 acres of area already designated for Single Family (SF) land use.); and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 4.4 acres of Open Space (OS) land use.

**Staff Review & Comment:**

- ***Financial Impact:*** Undetermined at this time, however, it is recognized that in order to facilitate the development of this area, including adjacent areas outside this specific request, a network of new streets will need to be constructed to adequately serve the future traffic of the area. This will include the extension of Stagecoach Drive between S Jordan Creek Parkway and S 88<sup>th</sup> Street, S. 81<sup>st</sup> Street, S. 85<sup>th</sup> Street, and anticipated relocation of Booneville Road, along with typical local streets within developments. Staff is exploring options to facilitate the construction of the main road(s) only and will bring forward information for Council direction at a later date.

Additionally, as discussed below in the Conditions of Approval section, it is being indicated that the changes in land use within this area in response to the locating of DMU immediately to the south will result in sanitary sewer capacity issues. It has been suggested that the sanitary sewers currently within the area were improperly sized for the land uses that are shown on the current adopted Comprehensive Plan Land Use Map, let alone sized with any extra capacity to accommodate any land use changes. While certainly some of the cost to increase capacity of the sanitary sewers should be the responsibility of those property owners/developers requesting a change in land use which generates a need for more capacity, it is believed by staff that part of the cost should be covered by the City. To what extent and at what dollar amount is still being determined. Staff will bring forward information and options to the City Council once more details

are known.

- Key Development Aspects:

- Office Designated Parcel: The parcel proposed to be designated as Office with this request is an approximately 13.9-acre remnant parcel that will be located on the north side of the future extension of Stagecoach Drive. The property was originally to be south of anticipated Stagecoach Drive and is currently designated as low-density residential land use. A realignment of Stagecoach Drive now places this property north of Stagecoach Drive and adjacent to other designated and existing Office land use.
- Planned Unit Development (PUD): A PUD Ordinance will be developed for the actual development of Jordan Ridge. Staff is currently in the process of writing the PUD Ordinance. This will be shared with the applicant and once staff and the applicant have come to an agreement on site development allowances and regulations, the Ordinance will be brought forward to the Plan & Zoning Commission and City Council for consideration.
- Booneville Road Realignment: Booneville Road currently runs along the southern boundary of the Jordan Ridge properties and the “Superblock Area” connecting S Jordan Creek Parkway to S 88<sup>th</sup> Street. Des Moines University (DMU) and a private property owner is located on the southside of Booneville Road. As part of the planning for a development to be located at the northeast corner of S 88<sup>th</sup> Street and Booneville Road, in combination with topography challenges with improving Booneville Road in its current location, it was determined that shifting Booneville Road north made sense. The shift results in easier construction and provides the opportunity to have development that will access new Booneville Road on both sides of the roadway, thus helping to absorb the cost of reconstructing Booneville Road as a paved public street. A realigned Booneville Road will run somewhat diagonally extending from its current tie-in at S 88<sup>th</sup> Street to S Jordan Creek Parkway opposite where Eldorado Point aligns on the east side of S Jordan Creek Parkway. The Jordan Ridge developer is agreeable to this realignment of Booneville Road.

- Traffic Analysis Findings: A traffic analysis to examine the impacts of the proposed land uses was completed on September 3, 2021. Key findings are summarized below.

1. The proposed land uses are expected to generate more traffic than what was analyzed in previous traffic studies for the area. However, based on the assumed land uses and forecasted traffic volumes, the public street system is expected to function with adequate levels of service with the ultimate geometry and traffic control that are detailed in the traffic analysis.
2. Preliminary recommendations are based on a conceptual site layout, and additional traffic studies will be conducted as part of future site plans to verify or modify the recommendations.
3. Comments regarding access locations and site circulation have been given to the applicant to be incorporated into future site plans.

- Conditions of Approval:

- Sanitary Sewer Capacity: The existing sanitary sewer that serves this site and the larger “superblock” area was originally sized based on a large amount of low-density residential development within the area. In response to the relocation of Des Moines University (DMU) from the City of Des Moines to the property immediately to the south has resulted in a desire and need for changes in the previously planned land uses. As part of the proposed land use changes in the area, Staff requested the Applicant provide calculations showing sufficient capacity was available in the existing sanitary sewer infrastructure. The analysis identified multiple segments of sanitary sewer with insufficient capacity under the existing Comprehensive Plan density and proposed land uses. Proposed improvements have been

identified to resolve the capacity deficiencies. These improvements can be deferred until development and density thresholds are met.

City staff is in the process of determining possible options for the sharing of costs by individual property owners within the superblock area based on the anticipated increase in waste generation as a result of their request to change from current adopted land uses. Staff believes that each property has entitlement to capacity based on the current adopted land uses and that the participation in costs to upsize should be based on the increase in waste based on their requested land use change(s). Staff recommends a condition of approval requiring the Applicant to acknowledge the proposed land use changes contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The Applicant further acknowledging that capacity improvements will be necessary and that the Applicant will be responsible for the proportionate share for the costs of said improvements.

- Development & Planning Subcommittee: The "superblock" area between S. Jordan Creek Parkway and S. 88<sup>th</sup> Street and between Booneville Road on the south and Stagecoach Drive on the north, which includes Jordan Ridge (the subject development) and the proposed Village at Sugar Creek and High Pointe developments were discussed at the Development & Planning Subcommittee meetings on June 7, 2021 and July 19, 2021. Residential types and density were the main points of discussion along with the question of entitlement of residential development for the area. Staff acknowledged the need for some apartments in this area around DMU, but it was not thought that a high number was necessary. It was pointed out that DMU already existed in the Metro and is a graduate program with older students, many of which already have homes and families and no desire for apartment living. Therefore, Staff indicated a desire to ensure a wide range of housing types and price points would be developed within the area. At the July 19<sup>th</sup> meeting, staff provided a land use plan that met the needs of the pending developers while achieving a range of housing options. Although exact site details are not known, based on the topography limitations of the area, it is agreed that large lot single family and multi-family developments as proposed by the applicant that push the dwellings (density) to buildable areas while preserving natural areas is appropriate for the Jordan Ridge ground. The Subcommittee was supportive of moving forward with the Comprehensive Plan Amendment to establish the allowable land uses for Jordan Ridge and determining the details of the PUD at a later date as more information becomes known about the specifics of each development within the property and appropriate building forms and development patterns for the topography. It was noted that land use and zoning for the other areas within the Superblock would be brought forward separately when adequate information is known.

**Outstanding Issues:** There are no outstanding issues; however, as noted above, there is work to be done to determine responsibilities, including financial obligations for infrastructure construction and future modifications.

Plan and Zoning Commission Action:

Date: September 27, 2021

Vote: 6-0, for approval with Commissioner Conlin absent

Recommendation: Approval of Comprehensive Plan Amendment

City Council First Reading:

Date:

Vote:

**Recommendation:** Approve the Comprehensive Plan Land Use Map Amendment, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Applicant/developer to acknowledge the proposed land use changes contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The applicant/developer further acknowledging that capacity improvements will be necessary and that the applicant/developer will be responsible for their proportionate share for the costs of said improvements.
2. The applicant/developer acknowledging that the appropriate road network will need to be constructed to support intended development and unless responsibilities are otherwise defined in a development agreement with the City, that the applicant/developer will be responsible for the implementation of the necessary roadways to serve their development. Furthermore, the applicant/developer acknowledging that development of sites, including above ground construction may be restricted until adequate road and water infrastructure to the satisfaction of the City's Fire Marshal is available.

**Lead Staff Member:** Brian Portz

**Approval Meeting Dates:**

Plan and Zoning Commission	September 27, 2021
City Council: First Reading	October 4, 2021
City Council: Second Reading	
City Council: Third Reading	

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input checked="" type="checkbox"/> Agenda Acceptance <i>JP</i>

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	9/17/21
Date(s) of Mailed Notices	9/16/21

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning		
Date Reviewed	June 7, 2021 & July 19, 2021		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split



# Location Map



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION**  
**NO. PZC-21-082**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owners, Robert F. Etzel Living Trust and Jordan Ridge, LLC,, requests approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation of the Comprehensive Plan Map as illustrated in the staff report as follows:

- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 13.9 acres of Office (OF) land use; and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 63.8 acres of Medium Density Residential (MD) land use; and
- Amend the Comprehensive Plan Land Use Map to change from Low Density Residential (LD) and Medium Density Residential (MD) designations to approximately 49.1 acres of Single Family (SF) land use (8 acres of area already designated for Single Family (SF) land use.); and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 4.4 acres of Open Space (OS) land use.

**WHEREAS**, the comprehensive plan amendment complies with the applicable provisions of Iowa Code Chapter 414 and City Code.

**NOW, THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Comprehensive Plan Land Use Map Amendment, (CPA-005055-2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on September 27, 2021.



Erica Andersen, Chair  
Plan and Zoning Commission

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 September 27, 2021, by the following vote:


AYES: Andersen, Costa, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST:

, Recording Secretary

Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320,  
West Des Moines, Iowa 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

### **RESOLUTION**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owners, Robert F. Etzel Living Trust and Jordan Ridge, LLC, requests approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation from:

- A Low Density Residential (LD) designation to approximately 13.9 acres of Office (OF) land use; and
- A Low Density Residential (LD) designation to approximately 63.8 acres of Medium Density Residential (MD) land use; and
- Low Density Residential (LD) and Medium Density Residential (MD) designations to approximately 49.1 acres of Single Family (SF) land use (8 acres of area already designated for Single Family (SF) land use); and
- A Low Density Residential (LD) designation to approximately 4.4 acres of Open Space (OS) land use.

**WHEREAS**, this change shall apply to the ground legally described in attached Exhibit "B" and as indicated on the attached Comprehensive Plan Land Use Map Change Illustration; and

**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; and

**WHEREAS**, the Comprehensive Plan Land Use Map Amendment complies with applicable provisions of Iowa Code Chapter 414 and City Code; and

**WHEREAS**, on September 27, 2021, the Plan and Zoning Commission did recommend to the City Council, by a 6-0 vote, for approval of the Comprehensive Plan Land Use Map Amendment; and

**WHEREAS**, on this day this City Council held a duly noticed Public Hearing to consider the application for Comprehensive Plan Land Use Map Amendment.

**NOW, THEREFORE,** The City Council hereby approves the Comprehensive Plan Land Use Map Amendment (CPA-005055-2021) as shown on attached Comprehensive Plan Land Use Map Change Illustration, subject to compliance with all the conditions in the staff report, dated October 4, 2021, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on October 4, 2021.

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Steven K. Gaer, Mayor

ATTEST:

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Ryan 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 October 4, 2021, by the indicated vote.

#### **Exhibit A: Conditions of Approval**

1. Applicant to acknowledge the proposed land use changes contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The Applicant further acknowledging that capacity improvements will be necessary and that the Applicant will be responsible for the proportionate share for the costs of said improvements
2. The applicant acknowledging that the appropriate road network will need to be constructed to support intended development and unless responsibilities are otherwise defined in a development agreement with the City, that the applicant will be responsible for the implementation of the necessary roadways to serve their development. Furthermore, the applicant acknowledging that development of sites, including above ground construction may be restricted until adequate road and water infrastructure to the satisfaction of the City's Fire Marshal is available.

## Exhibit B: Legal Description

### PARCEL 21-T6

A PARCEL OF LAND IN THE NE<sup>1</sup>/<sub>4</sub> & SE<sup>1</sup>/<sub>4</sub> OF SECTION 23 AND THE NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> OF SECTION 24, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 23; THENCE N68°22'32"E, 50.57 FEET ALONG THE NORTH LINE OF SAID NE<sup>1</sup>/<sub>4</sub> OF SECTION 23, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 'B', THE CASCADES AT JORDAN CREEK FLAT I, AN OFFICIAL FLAT RECORDED IN BOOK 2015, PAGE 13814 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO THE SE CORNER OF SAID LOT 'B'; THENCE S00°21'47"W, 6.18 FEET ALONG THE EAST LINE OF THE WEST 50.00 FEET OF SAID NE<sup>1</sup>/<sub>4</sub> TO A POINT; THENCE S00°29'21"W, 155.91 FEET ALONG SAID EAST LINE OF THE WEST 50.00 FEET OF THE NE<sup>1</sup>/<sub>4</sub> TO A POINT; THENCE N80°47'37"E, 210.11 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CHORD BEARING N71°53'50"E, AN ARC LENGTH OF 484.33 FEET TO A POINT OF TANGENCY; THENCE N65°00'14"E, 45.06 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1060.00 FEET AND A CHORD BEARING N62°21'51"E, AN ARC LENGTH OF 590.24 FEET TO A POINT OF TANGENCY; THENCE N41°54'43"E, 327.37 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET AND A CHORD BEARING N77°57'43"E, AN ARC LENGTH OF 931.21 FEET TO A POINT OF TANGENCY; THENCE S65°54'16"E, 185.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED IN BOOK 2004, PAGE 294 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S24°11'07"W, 267.05 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1355.74 FEET AND A CHORD BEARING S01°27'43"E, AN ARC LENGTH OF 1213.74 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S27°06'53"E, 143.67 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1621.36 FEET AND A CHORD BEARING S19°46'50"E, AN ARC LENGTH OF 467.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE A POINT OF TANGENCY; THENCE S12°27'07"E, 130.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE BOONEVILLE ROAD AS IT IS ESTABLISHED IN BOOK 440, PAGE 65 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTH LINE OF THE FLAT OF SURVEY RECORDED IN BOOK 7, PAGE 485 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S82°14'23"W, 87.76 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO A POINT; THENCE S78°07'29"W, 244.40 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO A POINT; THENCE S82°01'25"W, 541.56 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO THE NW CORNER OF SAID FLAT OF SURVEY RECORDED IN BOOK 7, PAGE 485 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°27'56"E, 14.44 FEET ALONG THE WEST LINE OF SAID FLAT OF SURVEY TO A POINT ON THE SOUTH LINE OF THE NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> OF SAID SECTION 23; THENCE S88°14'13"W, 35.21 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF THE E<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> OF SAID SECTION 23; THENCE N00°09'20"E, 1317.20 FEET ALONG THE WEST LINE OF SAID E<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> TO THE NW CORNER OF SAID E<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>, SAID NW CORNER ALSO BEING ON THE SOUTH LINE OF SAID NE<sup>1</sup>/<sub>4</sub> OF SECTION 23; THENCE S85°06'34"W, 633.49 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF THE SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> OF SAID SECTION 23; THENCE S85°04'41"W, 1507.79 FEET ALONG SAID SOUTH LINE OF THE NE<sup>1</sup>/<sub>4</sub> TO THE CENTER OF SAID SECTION 23; THENCE N00°29'27"E, 2643.34 FEET ALONG WEST LINE OF SAID NE<sup>1</sup>/<sub>4</sub> TO THE POINT OF BEGINNING AND CONTAINING 130.03 ACRES INCLUDING 0.92 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

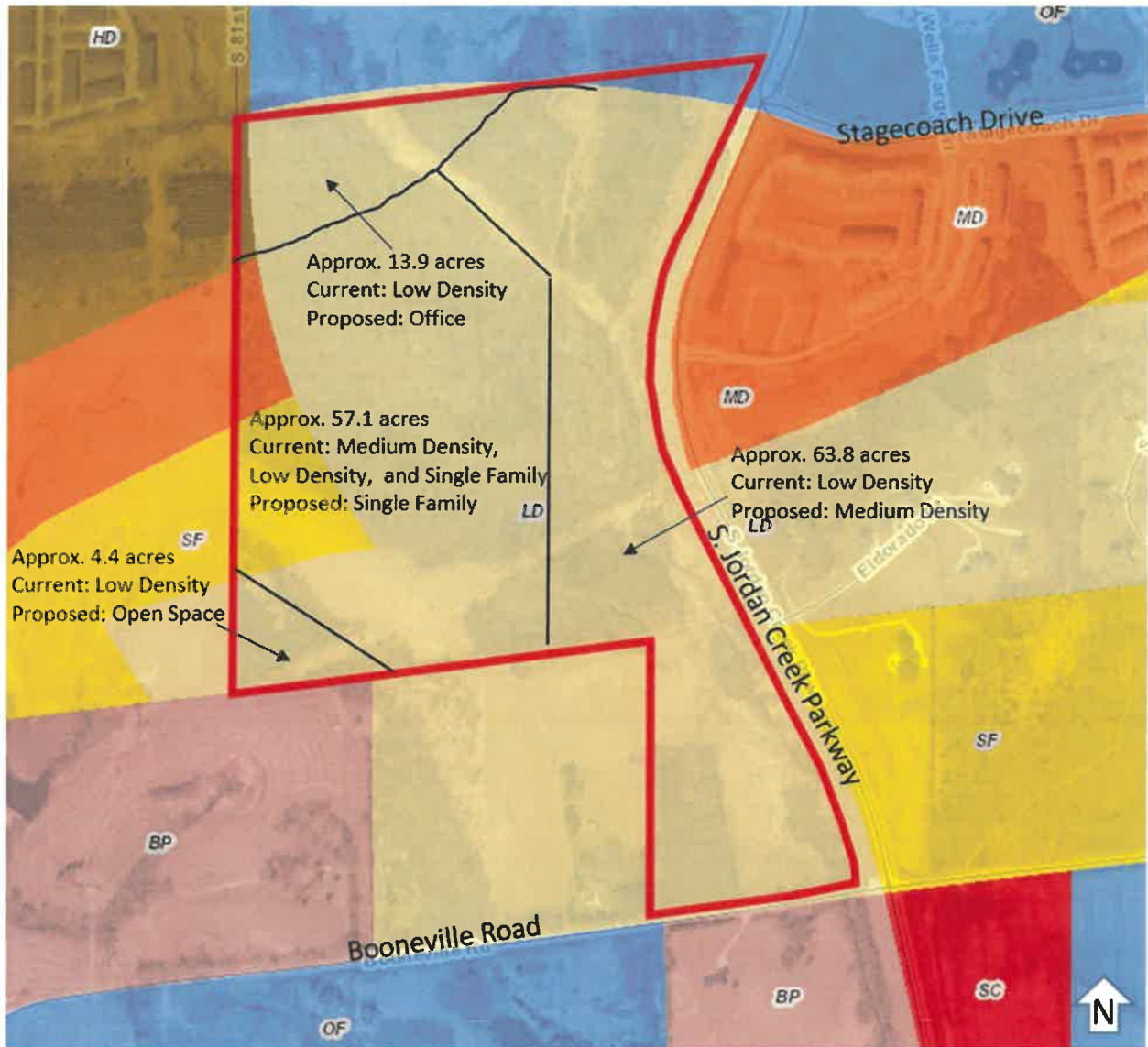
And

### PARCEL 21-T7

A PARCEL OF LAND IN THE N<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> OF SECTION 23; THENCE N68°28'58"E, 116.43 FEET ALONG THE NORTH LINE OF SAID NE<sup>1</sup>/<sub>4</sub> TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED IN BOOK 2004, PAGE 294 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S24°11'07"W, 267.05 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N65°54'16"W, 185.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET AND A CHORD BEARING S77°57'43"W, AN ARC LENGTH OF 931.21 FEET TO A POINT OF TANGENCY; THENCE S41°54'43"W, 527.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1060.00 FEET AND A CHORD BEARING S82°21'31"W, AN ARC LENGTH OF 590.24 FEET TO A POINT OF TANGENCY; THENCE S65°00'14"W, 45.06 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1560.00 FEET AND A CHORD BEARING S71°53'50"W, AN ARC LENGTH OF 484.33 FEET TO A POINT OF TANGENCY; THENCE S80°47'37"W, 210.11 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF SAID NE<sup>1</sup>/<sub>4</sub>; THENCE N00°29'27"E, 155.91 FEET ALONG SAID EAST LINE OF THE WEST 50.00 FEET OF THE NE<sup>1</sup>/<sub>4</sub> TO A POINT; THENCE N00°21'47"E, 6.18 FEET ALONG SAID EAST LINE OF THE WEST 50.00 FEET OF THE NE<sup>1</sup>/<sub>4</sub> TO THE NE CORNER OF SAID WEST 50.00 FEET OF THE NE<sup>1</sup>/<sub>4</sub>, SAID NE CORNER ALSO BEING THE SE CORNER OF LOT 'B', THE CASCADES AT JORDAN CREEK FLAT I, AN OFFICIAL FLAT RECORDED IN BOOK 2015, PAGE 13814 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N68°22'32"E, 1255.93 FEET ALONG THE NORTH LINE OF SAID NE<sup>1</sup>/<sub>4</sub> TO THE POINT OF BEGINNING AND CONTAINING 19.82 ACRES MORE OR LESS

## Comprehensive Plan Land Use Map Change Illustration



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

**ITEM:** Annexation Agreement - Proposed Annexation Moratorium and Subdivision Review Agreement between the City of West Des Moines and the City of Cumming

**DATE:** October 4, 2021

**RESOLUTION:** Approval of Agreement

**FINANCIAL IMPACT:** None

**BACKGROUND:** On October 14, 2013, the City of West Des Moines and the City of Cumming entered into an annexation moratorium agreement establishing potential boundaries where each city would be able to grow and develop. The maximum term for such agreement by State Law is 10 years.

The City of Cumming recently requested to renew the agreement even though it does not expire until October 14, 2023. Staff has been working with representatives of the City of Cumming to draft a new agreement. That process has now been concluded and the draft map of the annexation line is attached as Attachment II, Exhibit A. There are no changes being proposed to the currently approved boundary line between the two cities. This item had originally been scheduled for the City Council meeting of September 7, 2021, but because of a noticing error it had to be rescheduled.


The City of Cumming will approve the agreement at a Public Hearing on October 11, 2021. The agreement does not go into effect until it is approved by both City Councils and filed with the City Development Board.

**OUTSTANDING ISSUES:** There are no outstanding issues.

**RECOMMENDATION:** Adoption of the resolution approving the Annexation Moratorium and Subdivision Review Agreement with the City of Cumming.

Lead Staff Member: Clyde Evans, AICP, Director

**STAFF REVIEWS:**

Department Director	Clyde Evans, Community and Economic Development Director
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register
Date(s) Published	September 3, 2021
Letter sent to surrounding property owners	N/A

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No <input type="checkbox"/>	Split <input type="checkbox"/>

**\ATTACHMENTS:**

Attachment I -  
    Exhibit A -  
Attachment II -  
    Exhibit A -  
    Exhibit B-

Resolution  
Notice of Public Hearing  
Annexation Moratorium Agreement  
Legal Description  
Map of Annexation Boundary Line



**RESOLUTION APPROVING ANNEXATION MORATORIUM AND SUBDIVISION  
REVIEW AGREEMENT WITH THE CITY OF CUMMING, IOWA**

WHEREAS, representatives of the cities of West Des Moines and Cumming have negotiated the terms of an Annexation Moratorium Agreement (“Agreement”) which establishes a defined boundary beyond which each city has agreed not to annex land for the ten year term of the Agreement; and,

WHEREAS, the City of West Des Moines desires to affirm the terms and conditions and approve the Annexation Moratorium Agreement with the City of Cumming for a ten-year term pursuant to Iowa Code §368.4; and,

WHEREAS, in addition, the cities of West Des Moines and Cumming have each established their authority to exercise their right under Iowa Code §354.9 to review subdivision plats and plats of survey for divisions or subdivisions in the unincorporated area within two miles of each city’s respective boundary; and,

WHEREAS, each city desires to establish a boundary between the areas over which it exercises its extraterritorial jurisdiction to review subdivision plats and plats of survey, so that each city will review only those subdivision plats and plats of survey of land located within its planned future growth areas; and,

WHEREAS, pursuant to Code of Iowa section 368.4, a notice containing a description of the annexation moratorium area and the date and time of this public hearing, attached hereto as Exhibit "A", has been made; and,

WHEREAS, this being the time and place for a public hearing regarding approval of the *Annexation Moratorium and Subdivision Review Agreement*; and,

WHEREAS, the City Council of the City of West Des Moines, Iowa finds that approval of the Agreement is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of West Des Moines, Iowa, as follows:

1. Pursuant to Code of Iowa section 368.4, publication of notice regarding approval of the *Annexation Moratorium and Subdivision Review Agreement* has been properly made.
2. The public hearing regarding approval of the Agreement is hereby closed.
3. The proposed *Annexation Moratorium and Subdivision Review Agreement* is hereby approved.

4. The Mayor is hereby authorized and directed to sign the Agreement and the City Clerk is directed to attest to the Mayor's signature.
5. Upon execution of the Agreement, the City Clerk shall forward one duplicate original to the City of Cumming for approval and execution, and upon full execution by both Cities, the City Clerk shall provide an original Agreement to the Office of Iowa Secretary of State and to the Office of the Warren County Recorder and the Office of the Madison County Recorder for recording.

PASSED AND ADOPTED this 4th day of October 2021.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

## NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City Councils of the cities of West Des Moines and Cumming will each hold public hearings to consider a proposed Annexation Moratorium Agreement (“Agreement”) between the cities. The purpose of the Agreement is to allow Cumming and West Des Moines to plan for their orderly future growth and for the extension of public infrastructure necessary to serve that growth. The territory under discussion is the unincorporated area between the two cities. The Agreement, which will be in effect for ten years, would establish a line of demarcation between the two cities, which neither may cross through annexation.

Copies of the Agreement are available in the respective City Clerks’ office.

The City Council of the City of Cumming, Iowa shall consider approval of the Agreement at a public hearing to be held at 7:00 p.m., on October 11th, 2021, electronically via Zoom. Meeting ID: 864 9156 8057 and Passcode: 821268.

The City Council of the City of West Des Moines will consider approval of the Agreement at a public hearing to be held at 5:35 p.m., on October 4, 2021, in the Council Chambers of the City of West Des Moines’ City Hall, located at 4200 Mills Civic Parkway, West Des Moines, Iowa.

At the above designated times and places of the public hearing, persons may express their opinion on the proposed Annexation Moratorium Agreement. Opinions in writing may be submitted to the City Clerk’s office within the respective city before the time of the public hearing. Comments may be submitted to the Community Development Department for the City of West Des Moines at PO Box 65320, West Des Moines, Iowa 50265-0320; or to the City of Cumming at PO Box 100, Cumming, Iowa 50061.

It is the responsibility of the individual with a disability requiring accommodations to inform the City Clerk’s Office, at least 48 hours in advance, that certain accommodations are requested to allow full participation in the City Council meeting. Please call 515-222-3603 for the City of West Des Moines, or 515-981-9214 for the City of Cumming to have accommodations provided.

CITY OF CUMMING, IOWA, and  
CITY OF WEST DES MOINES, IOWA

Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

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SPACE ABOVE THIS LINE FOR RECORDER

**Annexation Moratorium and Subdivision Review Agreement pursuant to Iowa Code Sections 368 and 28E between the City of Cumming, Iowa and West Des Moines, Iowa**

This Annexation Moratorium and Subdivision Review Agreement (hereinafter "Agreement") is made and entered into as of the 11<sup>th</sup> of October, 2021, by and between the **City of Cumming**, an Iowa municipal corporation (hereinafter "Cumming") and the **City of West Des Moines**, an Iowa municipal corporation (hereinafter "West Des Moines").

WHEREAS, pursuant to Iowa Code Chapter 368, the cities of Cumming and West Des Moines have negotiated the terms of this Annexation Moratorium Agreement for the purpose of establishing boundaries wherein each city would agree that it would not annex land beyond the established boundaries for the ten year term of the Agreement; and,

WHEREAS, in addition to the terms and conditions of the Annexation Moratorium Agreement, and under the authority of Iowa Code Chapter 28E, the cities of Cumming and West Des Moines desire to establish a boundary between the areas over which each city will exercise its extraterritorial jurisdiction pursuant to Iowa Code §354.9 to review subdivision plats and plats of survey so that each city will review only those subdivision plats and plats of survey of land located within each city's planned future growth areas or areas potentially affecting the adjacent city; and,

WHEREAS, the cities of Cumming and West Des Moines have approved this Agreement after notice and public hearing as provided by Iowa Code Section 368.4.

NOW, THEREFORE, the parties to this Agreement hereby covenant and agree as follows:

## ARTICLE 1. GENERAL

### Section 1. Purpose.

A. The purpose of this Agreement is to allow the cities of Cumming and West Des Moines to each plan for its orderly future growth. By establishing a boundary for the future growth of each city, both cities can plan for the orderly future extension of public infrastructure and services to serve each city's future growth area. Without such an agreement, each city's investment of scarce resources in public infrastructure and services to planned future growth areas may be lost if the area planned to be served by such investment becomes part of the other city.

B. A further purpose of this Agreement is to provide for but avoid duplication in the review of plats of unincorporated land located within two miles of both cities. It is the intent of the two cities that such plats be reviewed only by Warren County or Madison County as the case may be and by the city in whose planning area the land is located or which adjacent city that potentially may be affected.

### Section 2. Term.

The term of this Agreement shall commence upon the date this Agreement is approved by the City Council of the City of West Des Moines, or the date this Agreement is approved by the City Council of the City of Cumming, whichever occurs later. This Agreement shall thereafter remain in full force and effect for a term of ten years from the date of its approval but may be amended or terminated prior to the expiration of the ten year term upon mutual agreement of the cities.

### Section 3. No Separate Legal Entity or Property Disposition.

No separate legal entity is created by this Agreement and no personal or real property shall be acquired by either city regarding this Agreement.

### Section 4. Administrator.

The Community and Economic Development Director of the City of West Des Moines shall be the Administrator of this Agreement.

## ARTICLE 2. ANNEXATION MORATORIUM AGREEMENT

### Section 1. Annexation Boundary Line.

The cities of Cumming and West Des Moines hereby agree upon and approve the establishment of an Annexation Boundary Line legally described as attached hereto as Exhibit "A",

such Annexation Boundary Line being generally as shown on the map attached hereto as Exhibit "B".

## Section 2. Annexation Limitations.

The City of Cumming agrees for the term of this Agreement to refrain from annexing any land which is located north and west of the Annexation Boundary Line described above. The City of West Des Moines agrees for the term of this Agreement to refrain from annexing any land which is located south and east of the Annexation Boundary Line described above. Pursuant to Iowa Code §368.4 and succeeding legislation, the City Development Board shall dismiss any petition, plan or application for a boundary adjustment which would cause either city to annex land in violation of this section.

## ARTICLE 3. REVIEW OF PLATS

### Section 1. Plat Review Authority.

A. Subdivision plats and plats of survey for land located north and west of the Annexation Boundary Line in the portion of unincorporated Warren County or Madison County as the case may be within two miles of the boundaries of the city of West Des Moines shall be subject to the extraterritorial jurisdiction of the City of West Des Moines pursuant to Iowa Code §354.9. The City of Cumming hereby waives all right to review and approve any subdivision plats and plats of survey within such area.

B. Subdivision plats and plats of survey for land located south and east of the Annexation Boundary Line in the portion of unincorporated Warren County or Madison County as the case may be within two miles of the boundaries of the city of Cumming shall be subject to the extraterritorial jurisdiction of the City of Cumming pursuant to Iowa Code §354.9. The City of West Des Moines hereby waives all right to review and approve any subdivision plats and plats of survey within such area.

C. Both cities agree that they will use their best efforts to ensure that land uses in areas within their review jurisdiction and which are adjacent to the opposing city's corporate boundary or review jurisdiction are compatible with the opposing city's adjacent land uses.

## ARTICLE 4. FILING AND RECORDING

Pursuant to Iowa Code §368.4, this Agreement and the Resolution approving the Agreement from each City shall be filed with the City Development Board within ten days of the later date of approval by the approving cities. Pursuant to Iowa Code §28E.8, this Agreement shall also be filed with the Iowa Secretary of State and recorded in the Office of the Warren County Recorder and in the Office of the Madison County Recorder.

IN WITNESS WHEREOF, the City of West Des Moines and the City of Cumming have caused this Agreement to be executed by their respective Mayors, with attestation by their respective City Clerks.

**CITY OF WEST DES MOINES, IOWA**

ATTEST:

By: \_\_\_\_\_  
Steven K. Gaer, Mayor

By: \_\_\_\_\_  
Ryan T. Jacobson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard J. Scieszinski  
City Attorney

STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF POLK    )

On this 4th day of October, 2021, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared STEVEN K. GAER and RYAN T. JACOBSON, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of West Des Moines, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of City of West Des Moines, Iowa, by authority of its City Council, as contained in the Resolution adopted by City Council under Roll Call No. \_\_\_\_\_ of City Council on the 4th day of October, 2021, and that Steven K. Gaer and Ryan T. Jacobson acknowledged the execution of the instrument to be the voluntary act and deed of City of West Des Moines, Iowa, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in the State of Iowa

**CITY OF CUMMING, IOWA**

ATTEST:

By: \_\_\_\_\_  
Tom Becker, Mayor

By: \_\_\_\_\_  
Angie Ritchie, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

STATE OF IOWA            )  
                                  ) ss:  
COUNTY OF WARREN    )

On this 11<sup>th</sup> day of October, 2021, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Tom Becker and Angie Ritchie, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of Cumming, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of City of Cumming, Iowa, by authority of its City Council, as contained in the Resolution adopted by City Council in the Resolution No. \_\_\_\_\_ adopted by City Council on the 11th day of October, 2021, and that Tom Becker and Angie Ritchie acknowledged the execution of the instrument to be the voluntary act and deed of City of Cumming, Iowa, by it and by them voluntarily executed.

**Exhibits:**

- A- Legal Description
- B- Map of Annexation Boundary Line



EXHIBIT A

LEGAL DESCRIPTION  
OF ANNEXATION BOUNDARY LINE  
CITIES OF CUMMING AND WEST DES MOINES, IOWA

A LINE IN SECTIONS 7 AND 8 IN TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, IOWA, AND SECTIONS 11, 12, 14, 15, 22 AND 27 IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, DELINEATES AN ANNEXATION MORATORIUM LINE BETWEEN THE CITIES OF CUMMING, IOWA, AND WEST DES MOINES, IOWA, THIS LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LINE BEGINNING AT THE WEST DES MOINES CORPORATE LIMITS WITH SAID POINT BEING LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 8, TO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TO THE WEST LINE OF THE EAST TWENTY (20) ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH, ALONG THE WEST LINE OF THE EAST TWENTY (20) ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TO THE NORTH LINE OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 14, TO THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 15, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15

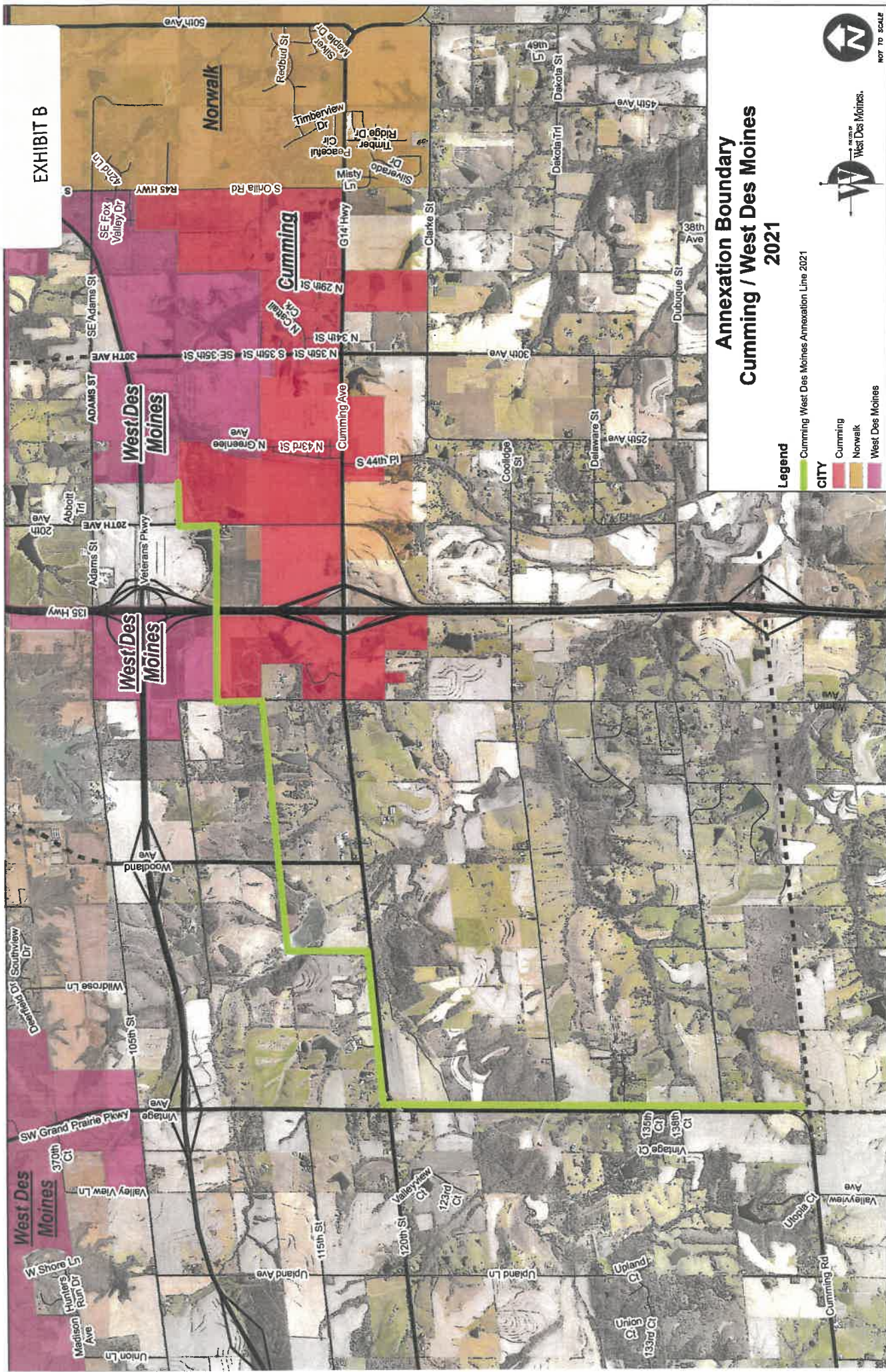
THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 77 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 77 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, WITH SAID POINT BEING THE TERMINATION POINT OF THE LINE.

EXHIBIT B



Annexation Boundary  
Cumming / West Des Moines  
2021

Legend

Cumming West Des Moines Annexation Line 2021

CITY

- Cumming
- Norwalk
- West Des Moines



NOT TO SCALE

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

**DATE: October 4, 2021**

**ITEM:** Resolution - Opening and closing public hearing and approving conveyance of an easement to MidAmerican Energy Company for underground electric (Hawk Beacon – 41<sup>st</sup> Street and Mills Civic Parkway Intersection, Project No. 0510-044-2020)

**FINANCIAL IMPACT:** None at this time


**SYNOPSIS:** MidAmerican Energy Company is requesting a Permanent Easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, under and on the surface of the ground needed for a Hawk Beacon located at the intersection of 41<sup>st</sup> Street and Mills Civic Parkway.

The attached Resolution opens and closes the public hearing and approves the conveyance of property interest to MidAmerican Energy Company following public hearing.

**RECOMMENDATION:** Approve the Resolution opening and closing public hearing and approving conveying the property interest to MidAmerican Energy Company.

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

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register
Dates(s) Published	09/25/21

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	N/A		
Date Reviewed			
Recommendation			

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OPENING AND CLOSING PUBLIC HEARING AND APPROVING  
CONVEYANCE OF PROPERTY INTEREST TO MIDAMERICAN ENERGY**

**WHEREAS**, the City of West Des Moines, Iowa is the owner of Lot 2 in Replat of West Des Moines City/School Campus, an official plat, now including in and forming a part of the City of West Des Moines, Iowa; and

**WHEREAS**, an Underground Electric Easement is needed by MidAmerican Energy from the City under a portion of the above property for the installation of a Hawk Beacon at the intersection of 41<sup>st</sup> Street and Mills Civic Parkway, Project No. 0510-044-2020; and

**WHEREAS**, pursuant to Code of Iowa Sections 362.3 and 364.7, publication of notice regarding conveyance of the property interest has been made; and

**WHEREAS**, this being the time and place for a public hearing regarding conveyance of the property interest; and

**WHEREAS**, Staff has reviewed the easement plat; and

**WHEREAS**, the City Council of the City of West Des Moines, Iowa finds that the conveyance of the Easement to MidAmerican Energy should be approved.

**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 regarding conveyance of the property interest has been properly made.
2. The public hearing regarding conveyance of property interest to MidAmerican Energy in the form of a Underground Electric Easement is closed and hereby approved.
3. The Mayor is authorized to sign the conveyance document and the City Clerk is directed to attest to the Mayor's signature.
4. The document shall be filed with the county recorder as appropriate.

**PASSED AND APPROVED** this 4<sup>th</sup> day of October, 2021.

ATTEST:

\_\_\_\_\_  
Steven K. Gaer, Mayor

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

Prepared by and return to: Jill Ingraham 515-242-4070  
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY  
UNDERGROUND ELECTRIC EASEMENT**

Folder No.	<u>105892</u>	State of	<u>Iowa</u>	
Work Req. No.	<u>DR2870934X</u>	County of	<u>Polk</u>	
Project No.	_____	Section	<u>17</u>	
		Township	<u>78</u>	North
		Range	<u>25</u>	West of the 5 <sup>th</sup> P.M.

1. For and in consideration of the sum of One and no/100---Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **City of West Des Moines, Iowa**, a municipal corporation, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

**DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:**

Lot 2 in Replat of West Des Moines City/School Campus, an official plat, now included in and forming a part of the City of West Des Moines, Iowa.

**EASEMENT AREA:**

An underground electric easement described as follows:

Said easement area is generally depicted on Exhibit "A", attached hereto and made a part hereof.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.

3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants or other objects on the Easement Area described above or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

5. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.

6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation.

7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter of dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

9. Each party shall indemnify and hold the other party 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 the indemnitor; provided, indemnitee give the indemnitor prompt notice of any such claim and all necessary information and assistance so that indemnitor, at its option, may defend or settle such claim, and indemnitee does not take any adverse position in connection with 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.





Dear \_\_\_\_\_

Enclosed please find two copies of a MidAmerican Energy Company underground electric easement located in your property at \_\_\_\_\_

Your timely action is needed in order to expedite the process of providing service to your property. Therefore, please have these easements signed and notarized and return one original to our office for recording. If there is a question about where to get the easement notarized, contact your bank as they should provide notary services. You may keep the copy stamped "Customer Copy" for your records.

If you have any questions concerning this matter, please feel free to contact me at XXX-XXX-XXXX.

Sincerely yours,

  
Right-of-Way Services  
MidAmerican Energy Company

Enclosures

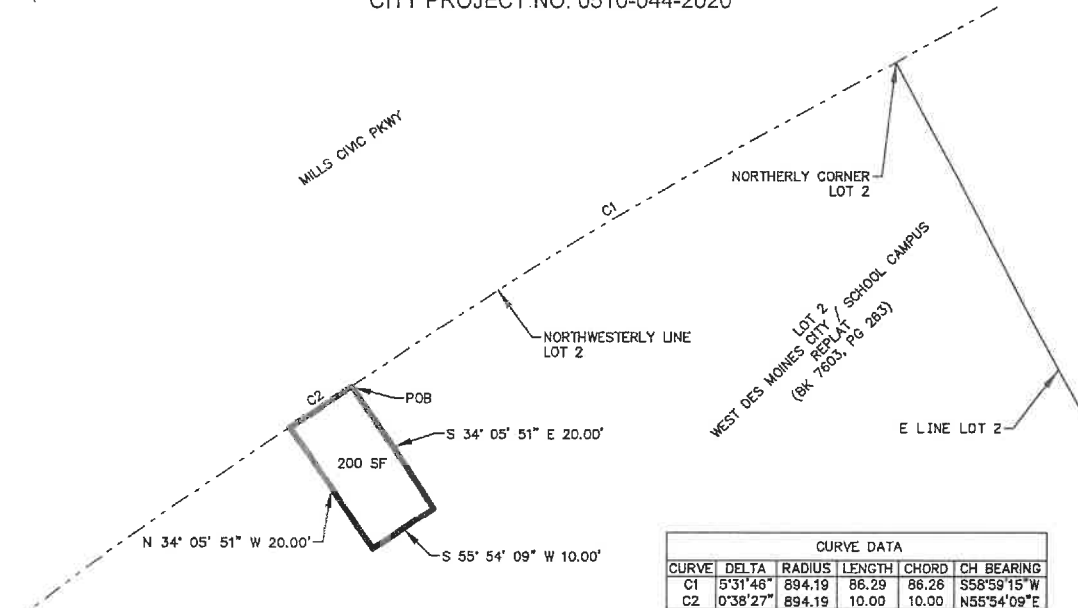
INDEX LEGEND

City/County: West Des Moines/Polk  
 Location: Lot 2 West Des Moines City / School Campus Replat  
 Parcel ID: 32004883812000  
 Requestor: MidAmerican Energy Company  
 Proprietor: City of West Des Moines  
 Surveyor: Daryl Eiffler, SEH Inc.  
 Return to: City of West Des Moines, 4200 Mills Civic Pkwy,  
 West Des Moines, IA 50265

# EXHIBIT "A"

## PERMANENT EASEMENT

ELECTRICAL UTILITY EASEMENT BEING CONVEYED TO THE MIDAMERICAN ENERGY COMPANY  
 HAWK BEACON - 41ST STREET AND MILLS CIVIC PARKWAY INTERSECTION  
 CITY PROJECT NO. 0510-044-2020

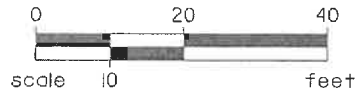


LEGEND

- RIGHT OF WAY
- - - SECTION LINE
- PROPERTY LINE
- - - EXISTING UTILITY EASEMENT
- - - PUBLIC UTILITY EASEMENT LINE
- EASEMENT AREA

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.  
 INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

N



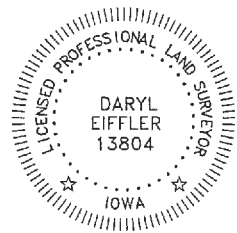
EASEMENT DESCRIPTION:

That part of Lot 2 in the Replat of West Des Moines City / School Campus, an official plat, now included in and forming a part of the City of West Des Moines, Iowa, described as follows:

Commencing at most northerly corner of said Lot 2;  
 Thence southwesterly 86.29 feet along the northwesterly line of said Lot 2 along a nontangential curve concave to the southeast, having a central angle of 05 degrees 31 minutes 46 seconds, a radius of 894.19 feet, a chord of 86.26 feet and a chord bearing of South 58 degrees 59 minutes 15 seconds West (assumed bearing) to the point of beginning;  
 Thence South 34 degrees 05 minutes 51 seconds East 20.00 feet;  
 Thence South 55 degrees 54 minutes 09 seconds West 10.00 feet;  
 Thence North 34 degrees 05 minutes 51 seconds West 20.00 feet to the northwesterly line of said Lot 2;  
 Thence northeasterly 10.00 feet along said northwesterly line along a nontangential curve concave to the southeast, having a central angle of 00 degrees 38 minutes 27 seconds, a radius of 894.19 feet, a chord of 10.00 feet and a chord bearing of North 55 degrees 54 minutes 09 seconds East to the point of beginning, containing 200 square feet, more or less, and is subject to recorded and unrecorded easements, restrictions and servitudes, if any.

**SEH**  
 PHONE: 641.424.6344  
 215 NORTH ADAMS AVENUE  
 MASON CITY, IA 50401-3119  
 www.sehinc.com

PROJECT NUMBER 156507  
 DATE PREPARED JULY 2021  
 PREPARED BY D.EIFFLER  
 CLIENT ALPHA WDESM



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR SEH  
*Daryl Eiffler*  
 DARYL EIFFLER DATE 7/31/21  
 LICENSE NUMBER 13804

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 SHEETS COVERED BY THIS SEAL: 1

X:\UZUVA\WDESM\156507-05-Final-dgn\05-Drawings\05-Drawings\05-Transmit\Right at Way\plan\seal\156507-05-Easement\_L Exhibit.dgn 8/20/2021 9:53 PM rjefrnek

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

**DATE: October 4, 2021**

**ITEM:**

Resolution - Public Hearing Regarding the Final Design and Site Selection and Approval of the Acquisition of Property, Including Agricultural Property  
Grand Avenue West Segment 4 Sewer Extension

**FINANCIAL IMPACT:**

None at this time.

**BACKGROUND:**

Pursuant to state law, a municipality is required to provide notice and hold a public hearing to receive public input regarding the final design and site selection of a public improvement project when the acquisition of agricultural property for the project is necessary. The public hearing is necessary to make the final selection for the site of the project and to authorize the acquisition of property, including agricultural property, for the project.

The attached Resolution opens and closes the public hearing; approves the design and location of the project; approves the acquisition of property, including agricultural property necessary for the project, at the fair market value to be established by compensation estimate and/or appraisal; approves hiring of appraiser; and approves initiation and completion of condemnation proceedings, if necessary.

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 for Public Hearing Regarding the Final Design and Site Selection and Approval of the Acquisition of Property, Including Agricultural Property

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

**STAFF REVIEWS**

Department Director	Brian J. Hemesath, P.E., City Engineer
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	September 24, 2021

**SUBCOMMITTEE REVIEW (if applicable)**

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION FOR PUBLIC HEARING REGARDING THE FINAL DESIGN AND SITE SELECTION AND APPROVAL OF THE ACQUISITION OF PROPERTY, INCLUDING AGRICULTURAL PROPERTY, FOR THE CONSTRUCTION OF THE PROJECT**

**GRAND AVENUE WEST SEGMENT 4 SEWER EXTENSION  
PROJECT NO. 0510-027-2021**

**WHEREAS**, the City of West Des Moines has previously approved funding for the construction of the Grand Avenue West Segment 4 Sewer Extension, Project No. 0510-027-2021 (hereinafter “Project”); and

**WHEREAS**, the proposed project site includes agricultural property; and

**WHEREAS**, Code of Iowa Section 6B.2A requires a municipality to hold a public hearing to receive input regarding the final design and site selection for a public improvement project in which agricultural property will be acquired, and Code of Iowa Section 6B.2D requires a municipality to allow individuals with an interest in property that may be acquired for the Project to voice objection to the Project; and

**WHEREAS**, pursuant to Code of Iowa Section 6B.2A, written notice of the public hearing was made on August 31, 2021 to each known owner, contract purchaser and tenant of agricultural property that may be acquired; and

**WHEREAS**, pursuant to Code of Iowa Section 6B.2A, published notice of the public hearing was made on September 24, 2021, a copy of which is on file in the Office of the City Clerk; and

**WHEREAS**, the City Council has received public input regarding the general nature of the Project, including objections to the Project, has determined the source of funding for the Project, has reviewed the site-specific design and location of the Project and has determined that the acquisition of property, including the acquisition of agricultural property through voluntary purchase or condemnation is for a public purpose and necessary for completion of the Project; and

**WHEREAS**, upon consideration of the information received by the City Council, including public input regarding the Project, the City Council has determined that it is in the best interest of the City of West Des Moines to proceed with the construction of the Project.

**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 6B.2A, written and published notice of the public hearing has been properly made to each owner and contract purchaser of agricultural property which may be needed for construction of the Project.
2. Pursuant to Code of Iowa Section 6B.2D, written notice of the public hearing has been properly made to each known property owner, contract purchaser and tenant of property that may be acquired for the Project in order for these owners, purchasers and tenants to voice objections to the Project.
3. Input from individuals with an interest in property to be acquired for the Project, including the owners and contract purchasers of agricultural property, have been received and considered.
4. The public hearing on this matter is closed.

5. The design and location of the Project, which shall be funded with funds identified by the City of West Des Moines at the hearing, has been reviewed and is acceptable and appropriate.
6. The City shall obtain compensation estimates and/or appraisals establishing the fair market value of the property and easements required for construction of the Project, the locations and descriptions of which are shown on the attached Exhibit A.
7. Pursuant to the property acquisition policy of the City of West Des Moines, acquisition of all property and easements necessary for the construction of the Project is hereby approved.
8. City staff is authorized to acquire M.A.I. appraisals or formulate compensation estimates establishing the fair market value of the property necessary for the Project.
9. City staff is further authorized to acquire the property and easements through voluntary acquisition or gift based upon the fair market value of each property as determined by the M.A.I. appraisal or compensation estimates, which upon the appraisals/estimates completion are hereby approved (copies of which shall be on file in the Office of the City Clerk).
10. Upon the inability of the City to acquire the property voluntarily or by gift, condemnation of such property is hereby approved. The City Legal Department is authorized to initiate and complete condemnation proceedings.
11. Acquisition of property related to the Project shall be done in accordance with all local, state and federal laws and regulations.

**PASSED AND ADOPTED** on this **4th** day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

**Agricultural Properties**  
**Grand Avenue West Segment 4 Sewer Extension**  
**Project No. 0510-027-2021**

<b>Parcel No.</b>	<b>Mail Name</b>	<b>Mail Address</b>	<b>Mail City</b>	<b>Mail ST</b>	<b>Mail ZIP</b>
1623300011	JAMES C. & DEBORAH L. MILLER	1390 SOUTH 88TH STREET	WEST DES MOINES	IA	50266
1623300006	DB BOONEVILLE, LLC	7395 NW 100TH STREET	JOHNSTON	IA	50131

**NOTICE OF INTENT TO COMMENCE A PUBLIC IMPROVEMENT PROJECT  
AND TO ACQUIRE AGRICULTURAL LAND FOR THE PROJECT**

**GRAND AVENUE WEST SEGMENT 4 SEWER EXTENSION  
PROJECT NO. 0510-027-2021**

All or a portion of the property as shown on the Parcel Location Map attached hereto as Exhibit "A".

**TO: Owners and Parties in Possession**

Under the provisions of Chapter 6B of the Iowa Code, a governmental body which proposes to acquire agricultural land under power of eminent domain for a public improvement project is required to give notice of intent to commence the project to all owners of such agricultural land whose properties may be acquired in whole or in part for the project (see Iowa Code §§ 6A.21(a) and 6B.2A).

**1. DESCRIPTION OF THE PROJECT.**

**NOTICE IS HEREBY GIVEN** to the above identified owners of agricultural land that the City Council of the City of West Des Moines, Iowa will consider authorizing the commencement of a project to acquire property and property interests for the construction of sanitary sewer improvements which will comprise the Grand Avenue West Segment 4 Sewer Extension.

**2. PRIVATE PROPERTY MAY BE ACQUIRED BY PURCHASE OR CONDEMNATION.**

If the above described project and/or acquisition of property is approved by the City Council, the City will be required to acquire property for the project improvements. Upon review of Dallas County property records, it appears that agricultural land and property interests owned by the above identified persons/entities may have to be acquired in whole or in part for the Project. The City will attempt to purchase the required agricultural land and/or property interests by good faith negotiations, and it may condemn those properties which it is unable to purchase. The proposed location of the above described public improvement is shown on a conceptual drawing of the Project which is now on file in the office of the City Clerk and available for public inspection.

**3. CITY PROCESS TO DECIDE TO PROCEED WITH THE PROJECT AND TO ACQUIRE PROPERTY; CITY COUNCIL ACTION REQUIRED TO PROCEED WITH PROJECT; OPPORTUNITY FOR PUBLIC INPUT.**

In making the decision to proceed with the Project and to authorize the acquisition of property and property interests, the City Council will hold a public hearing, giving persons interested in the proposed Project the opportunity to present their views, including the proposed acquisition of property. The public hearing will be held during the City Council's regularly scheduled meeting on **the 4th day of October, 2021 in the City Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, commencing at 5:35 p.m.** In order for the City to proceed, the City Council will be required to consider and approve the Project and authorize acquisition of private property by Council resolution following the public hearing.

If the Project is approved, an appraiser retained by the City will determine the compensation to be paid for property or property interests that are needed for the Project. The City will offer no less than the appraised fair market value and will attempt to purchase only the needed property by good faith

negotiations. If the City is unable to acquire property needed for the Project by negotiation, the City will acquire the property by condemnation.

#### 4. CONTACT PERSON.

Further information regarding this proposed public improvement project or its impact on the properties identified above may be obtained by contacting **Brian Hemesath, West Des Moines City Engineer, 4200 Mills Civic Parkway, West Des Moines, Iowa 50265, or by telephone at (515) 222-3475.**

#### 5. STATEMENT OF RIGHTS.

Just as the law grants certain entities the right to acquire private property, you as the owner of property have certain rights. You have the right to:

- a. Receive just compensation for the taking of property. (Iowa Const., Article 1, Section 18)
- b. An offer to purchase which may not be less than the lowest appraisal of the fair market value of the property. (Iowa Code §§ 6B.45, 6B54)
- c. Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based, not less than ten (10) days before being contacted by the acquiring agency's acquisition agent. (Iowa Code §6B.45)
- d. When an appraisal is required, an opportunity to accompany at least one appraiser of the acquiring agency who appraises your property. (Iowa Code §6B.54)
- e. Participate in good faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings. (Iowa Code §6B.3(1))
- f. If you cannot agree on a purchase price with the acquiring agency, a determination of just compensation by an impartial compensation commission and the right to appeal its award to district court. (Iowa Code §§ 6B.4, 6B.7, and 6B.18)
- g. A review by the compensation commission of the necessity for the condemnation if your property is agricultural land being condemned for industry. (Iowa Code § 6B.4A)
- h. Payment of the agreed upon purchase price, or if condemned, a deposit of the compensation commission award before you are required to surrender possession of the property. (Iowa Code §§ 6B.25 and 6B.54(11))
- i. Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code §§ 6B.33 and 6B.54(10))
- j. Reimbursement of certain litigation expenses: (1) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (2) if the award on appeal in court is more than the compensation commissioner's award. (Iowa Code § 6B.33)
- k. At least 90 days written notice to vacate occupied property. (Iowa Code § 6B.54(4))
- l. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility, and the amount of payments. (Iowa Code §316.9)



The rights set out in this Statement are not claimed to be a full and complete list or explanation of an owner's rights under the law. They are derived from Iowa Code Chapters 6A, 6B and 316. For a more thorough presentation of an owner's rights, you should refer directly to the Iowa Code or contact an attorney of your choice.

This Notice is given by authority of the City Council of the City of West Des Moines, Iowa.

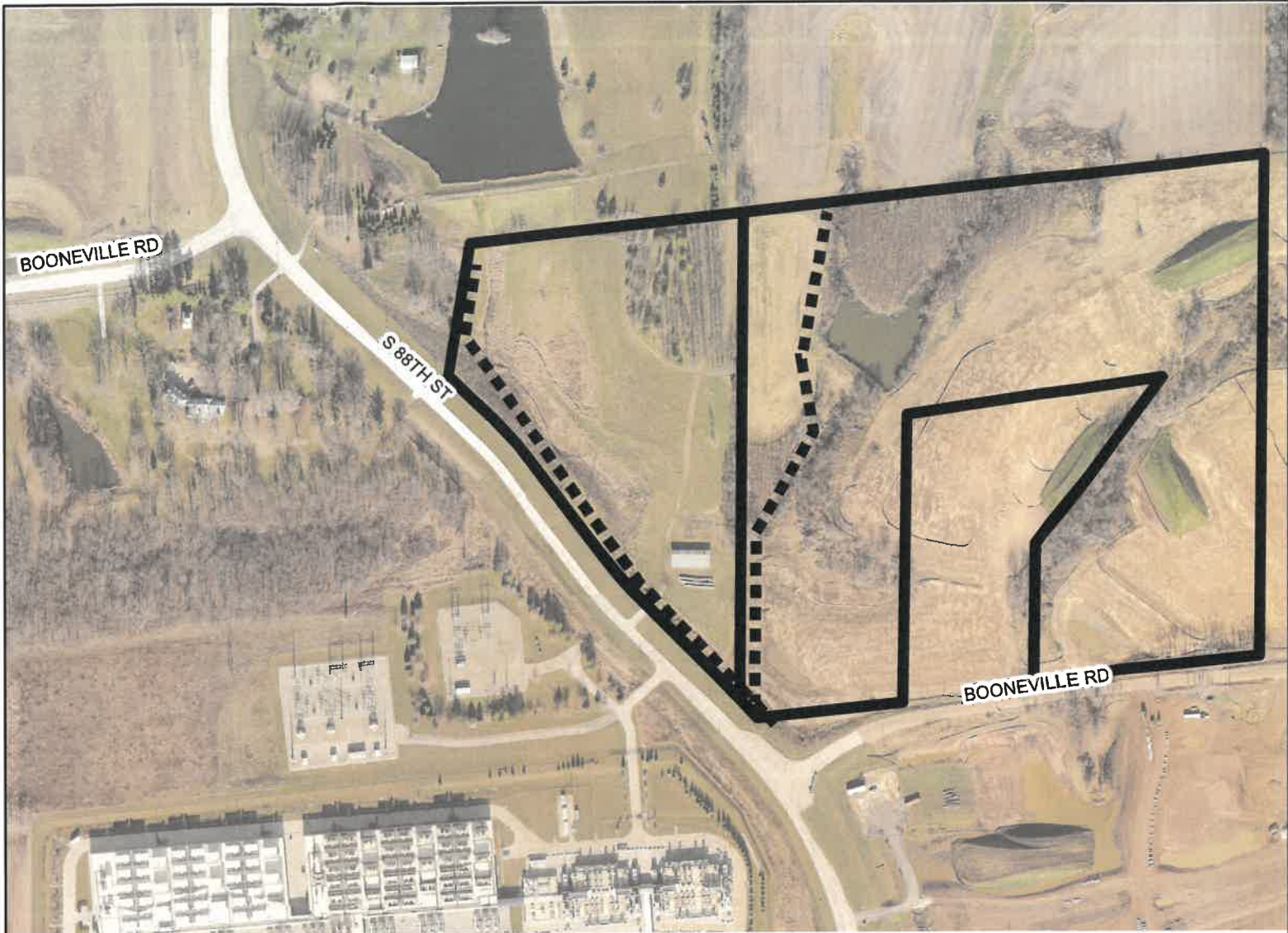
/s/ Ryan T. Jacobson  
City Clerk, West Des Moines, Iowa

To be published in the Des Moines Register no less than four (4) nor more than twenty (20) days before October 4, 2021.

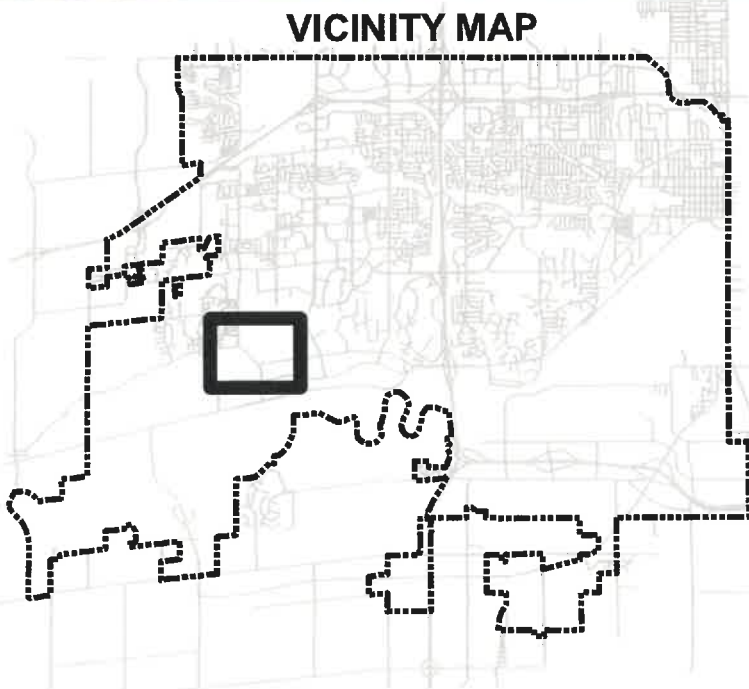
Mailed to all affected Property Owners on August 31, 2021.

**Agricultural Properties**  
**Grand Avenue West Segment 4 Sewer Extension**  
**Project No. 0510-027-2021**

<b>Parcel No.</b>	<b>Mail Name</b>	<b>Mail Address</b>	<b>Mail City</b>	<b>Mail ST</b>	<b>Mail ZIP</b>
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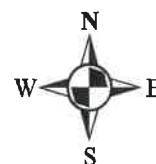


**VICINITY MAP**



**LEGEND**

PROJECT LOCATION



PROJECT:

**Grand Avenue West Segment 4 Sewer Extension Ag Properties**

LOCATION:

**Exhibit 'A'**

DRAWN BY: JPM

DATE: 9/27/2021

PROJECT NUMBER/NAME: 0510-027-2021

SHT. 1 of 1

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

**6(e)**

**DATE: October 4, 2021**

**ITEM:**

Public Hearing (5:35 p.m.)  
Grand Avenue – South Grand Prairie Parkway to South 115th Street

**FINANCIAL IMPACT:**

The Engineering Estimate of Construction Cost was estimated to be \$9,064,967.25 for Grand Avenue – South Grand Prairie Parkway to South 115th Street. There were four (4) bids submitted with the low bid of \$8,133,000.00 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 Grand Prairie Parkway Urban Renewal Area TIF.

**BACKGROUND:**

The project includes the construction of Grand Avenue from South Grand Prairie Parkway to South 115th Street as part of Microsoft's Ginger West development. Grand Avenue (minor arterial) is being constructed as three lanes on the eastern portion where the roadway crosses the proposed Johnson Creek bridge and ties into the South Grand Prairie Parkway intersection, but will only be two lanes on the western portion of the roadway. In order to provide water service and looping to the southern portion of the Microsoft Ginger West site, watermain will also be extended along South Grand Prairie Parkway as part of this project along with a meter pit near the South Grand Prairie Parkway bridge. The project will include grading, storm sewer, sanitary sewer, watermain, fiber conduit inter-connect (City's open access conduit network and Microsoft conduit), paving, multi-use trail, channel excavation, and other miscellaneous work. Work associated with the Grand Avenue Bridge over Johnson Creek will be bid separately upon successful receipt of permit approvals. Close coordination with Microsoft has already taken place and will continue. All watermain and fiber conduit shall be installed and operational by July 1, 2022. The remainder of the project is anticipated to be completed by November 1, 2022.

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 Grand Avenue – South Grand Prairie Parkway to South 115th Street;
- Motion receiving and filing Report of Bids;
- Resolution awarding the construction contract to Elder Corporation.

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

**STAFF REVIEWS**

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

**PUBLICATION(S)** (if applicable)

Published In	<i>Des Moines Register</i>
Dates(s) Published	<i>September 24, 2021</i>

**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 September 7, 2021, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Grand Avenue – South Grand Prairie Parkway to South 115th Street  
Project No. 0510-010-2021**

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,

**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 **4th** day of **October, 2021**.

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Steven K. Gaer, Mayor

ATTEST:

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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:

**Grand Avenue – South Grand Prairie Parkway to South 115th Street  
Project No. 0510-010-2021**

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 \$8,133,000.00 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 Grand Avenue – South Grand Prairie Parkway to South 115th Street is hereby awarded to Elder Corporation in the amount of \$8,133,000.00 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 **4th** day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

**TABULATION OF BIDS**  
 Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
 City of West Des Moines  
 Project No. 0510-010-2021  
 Bid Date/Time: September 29, 2020 at 2:00 PM

ITEM	DESCRIPTION	ENGINEER'S ESTIMATE			ELDER CORPORATION DES MOINES, IA			ABSOLUTE CONCRETE SLATER, IA		
		UNIT QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE		
<b>EARTHWORK</b>										
2.01	Clearing and Grubbing	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 99,306.46	\$ 99,306.46	\$ 38,500.00	\$ 38,500.00	\$ 38,500.00
2.02	Topsoil Strip, Salvage, and Respread	CY	47,300	\$ 5.00	\$ 236,500.00	\$ 5.00	\$ 236,500.00	\$ 5.00	\$ 236,500.00	\$ 236,500.00
2.03	Excavation, Class 10, Roadway and Borrow	CY	46,525	\$ 4.00	\$ 186,100.00	\$ 2.50	\$ 116,312.50	\$ 2.50	\$ 116,312.50	\$ 116,312.50
2.04	Excavation, Class 10, Contractor Furnished	CY	137,550	\$ 7.00	\$ 962,850.00	\$ 8.00	\$ 1,100,400.00	\$ 8.00	\$ 1,100,400.00	\$ 1,100,400.00
2.05	Subgrade Preparation, 12 Inches	SY	21,587	\$ 4.00	\$ 86,348.00	\$ 2.00	\$ 43,174.00	\$ 2.00	\$ 43,174.00	\$ 43,174.00
2.06	Modified Subbase, 6 Inch.	SY	21,587	\$ 10.00	\$ 215,870.00	\$ 6.75	\$ 145,712.25	\$ 6.75	\$ 145,712.25	\$ 145,712.25
2.07	Special Backfill	TON	1,475	\$ 30.00	\$ 44,250.00	\$ 25.00	\$ 36,875.00	\$ 25.00	\$ 36,875.00	\$ 36,875.00
2.08	Removal of Existing Debris	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
<b>PIPE CULVERTS</b>										
4.01	Storm Sewer, Trenched, 15"	LF	1,113	\$ 70.00	\$ 77,910.00	\$ 72.00	\$ 80,136.00	\$ 72.00	\$ 80,136.00	\$ 80,136.00
4.02	Storm Sewer, Trenched, 18"	LF	616	\$ 75.00	\$ 46,200.00	\$ 61.00	\$ 37,576.00	\$ 61.00	\$ 37,576.00	\$ 37,576.00
4.03	Storm Sewer, Trenched, 24"	LF	915	\$ 85.00	\$ 77,775.00	\$ 75.00	\$ 68,625.00	\$ 75.00	\$ 68,625.00	\$ 68,625.00
4.04	Storm Sewer, Trenched, 30"	LF	1,224	\$ 105.00	\$ 128,520.00	\$ 107.00	\$ 130,968.00	\$ 107.00	\$ 130,968.00	\$ 130,968.00
4.05	Storm Sewer, Trenched, 36"	LF	936	\$ 130.00	\$ 121,680.00	\$ 126.00	\$ 117,936.00	\$ 126.00	\$ 117,936.00	\$ 117,936.00
4.06	Pipe Culvert, Trenched, CMP, 30"	LF	36	\$ 80.00	\$ 2,880.00	\$ 104.00	\$ 3,744.00	\$ 104.00	\$ 3,744.00	\$ 3,744.00
4.07	Pipe Apron w/ Footing and Apron Guard, Concrete, 18"	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 1,820.00	\$ 3,640.00	\$ 1,820.00	\$ 3,640.00	\$ 3,640.00
4.08	Pipe Apron w/ Footing and Apron Guard, Concrete, 36"	EA	1	\$ 5,500.00	\$ 5,500.00	\$ 3,590.00	\$ 3,590.00	\$ 3,590.00	\$ 3,590.00	\$ 3,590.00
4.09	Pipe Apron, CMP, 30"	EA	2	\$ 1,100.00	\$ 2,200.00	\$ 1,700.00	\$ 3,400.00	\$ 1,700.00	\$ 3,400.00	\$ 3,400.00
4.10	Subdrain, Type 1, 6"	LF	9,425	\$ 18.00	\$ 169,650.00	\$ 19.00	\$ 179,075.00	\$ 19.00	\$ 179,075.00	\$ 179,075.00
4.11	Subdrain Outlets and Connections, CMP, 8"	EA	72	\$ 375.00	\$ 27,000.00	\$ 292.00	\$ 21,024.00	\$ 292.00	\$ 21,024.00	\$ 21,024.00
<b>WATER MAIN AND APPURTENANCES - GRAND AVENUE</b>										
5.01	Water Main, Trenched, 12"	LF	25	\$ 50.00	\$ 1,250.00	\$ 148.00	\$ 3,700.00	\$ 148.00	\$ 3,700.00	\$ 3,700.00
5.02	Water Main, Trenched, 16"	LF	4,355	\$ 90.00	\$ 391,950.00	\$ 97.00	\$ 422,435.00	\$ 97.00	\$ 422,435.00	\$ 422,435.00
5.03	Water Main, Trenched, DIP, 16"	LF	440	\$ 110.00	\$ 48,400.00	\$ 131.00	\$ 57,640.00	\$ 131.00	\$ 57,640.00	\$ 57,640.00
5.04	Fittings, Water Main	LB	14,449	\$ 9.50	\$ 137,265.50	\$ 6.00	\$ 86,694.00	\$ 6.00	\$ 86,694.00	\$ 86,694.00
5.05	Valve, Gate, 16"	EA	17	\$ 7,000.00	\$ 119,000.00	\$ 7,840.00	\$ 133,280.00	\$ 7,840.00	\$ 133,280.00	\$ 133,280.00
5.06	Fire Hydrant Assembly	EA	16	\$ 6,500.00	\$ 104,000.00	\$ 6,250.00	\$ 100,000.00	\$ 6,250.00	\$ 100,000.00	\$ 100,000.00
<b>STRUCTURES FOR SANITARY AND STORM</b>										
6.01	Manhole, SW-401, 48"	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 3,020.00	\$ 3,020.00	\$ 3,020.00	\$ 3,020.00	\$ 3,020.00
6.02	Manhole, SW-401, 60"	EA	1	\$ 6,000.00	\$ 6,000.00	\$ 5,370.00	\$ 5,370.00	\$ 5,370.00	\$ 5,370.00	\$ 5,370.00
6.03	Manhole, SW-401, 84"	EA	1	\$ 15,000.00	\$ 15,000.00	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
6.04	Intake, SW-501	EA	8	\$ 4,000.00	\$ 32,000.00	\$ 2,460.00	\$ 19,680.00	\$ 2,460.00	\$ 19,680.00	\$ 19,680.00
6.05	Intake, SW-503	EA	7	\$ 4,500.00	\$ 31,500.00	\$ 4,590.00	\$ 32,130.00	\$ 4,590.00	\$ 32,130.00	\$ 32,130.00
6.06	Intake, SW-503, Modified	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 4,870.00	\$ 4,870.00	\$ 4,870.00	\$ 4,870.00	\$ 4,870.00
6.07	Intake, SW-505	EA	9	\$ 5,000.00	\$ 45,000.00	\$ 4,460.00	\$ 40,140.00	\$ 4,460.00	\$ 40,140.00	\$ 40,140.00
6.08	Intake, SW-506	EA	4	\$ 7,200.00	\$ 28,800.00	\$ 8,290.00	\$ 33,160.00	\$ 8,290.00	\$ 33,160.00	\$ 33,160.00
6.09	Intake, SW-506, Modified	EA	5	\$ 8,000.00	\$ 40,000.00	\$ 8,460.00	\$ 42,300.00	\$ 8,460.00	\$ 42,300.00	\$ 42,300.00
6.10	Field Tile, 12"	LF	178	\$ 60.00	\$ 10,680.00	\$ 50.00	\$ 8,900.00	\$ 50.00	\$ 8,900.00	\$ 8,900.00
<b>STREETS AND RELATED WORK</b>										
7.01	Pavement, PCC, 9 In. Reinforced	SY	16,425	\$ 65.00	\$ 1,067,625.00	\$ 63.50	\$ 1,042,987.50	\$ 63.50	\$ 1,042,987.50	\$ 1,314,000.00
7.02	Pavement, PCC, 10 In. Reinforced	SY	1,662	\$ 80.00	\$ 132,960.00	\$ 90.00	\$ 149,580.00	\$ 90.00	\$ 149,580.00	\$ 164,538.00
7.03	Shared Use Path, PCC, Reinforced, 6 In.	SY	4,810	\$ 55.00	\$ 264,550.00	\$ 40.68	\$ 195,670.80	\$ 50.00	\$ 240,500.00	\$ 240,500.00
7.04	Special Subgrade Preparation for Shared Use Path	SY	5,842	\$ 40.00	\$ 233,680.00	\$ 1.75	\$ 10,223.50	\$ 1.75	\$ 10,223.50	\$ 10,223.50
7.05	Detectable Warnings	SF	26	\$ 40.00	\$ 1,040.00	\$ 50.00	\$ 1,300.00	\$ 55.00	\$ 1,430.00	\$ 1,430.00
7.06	Granular Surfacing	TON	850	\$ 30.00	\$ 25,500.00	\$ 25.50	\$ 21,675.00	\$ 25.50	\$ 21,675.00	\$ 21,675.00
7.07	Granular Shoulder	TON	305	\$ 25.00	\$ 7,625.00	\$ 42.00	\$ 12,810.00	\$ 42.00	\$ 12,810.00	\$ 12,810.00
7.08	Temporary Detour Pavement	SY	3,699	\$ 60.00	\$ 221,940.00	\$ 35.00	\$ 129,465.00	\$ 40.00	\$ 147,960.00	\$ 147,960.00
7.09	Pavement Removal	SY	3,699	\$ 18.00	\$ 66,582.00	\$ 5.25	\$ 19,419.75	\$ 5.25	\$ 19,419.75	\$ 19,419.75
7.10	Driveway Paved, PCC, 7 In.	SY	485	\$ 80.00	\$ 38,800.00	\$ 55.35	\$ 26,844.75	\$ 75.00	\$ 36,375.00	\$ 36,375.00



**TABULATION OF BIDS**  
 Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
 City of West Des Moines  
 Project No. 0510-010-2021  
 Bid Date/Time: September 29, 2020 at 2:00 PM

ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE			ELDER CORPORATION DES MOINES, IA			ABSOLUTE CONCRETE SLATER, IA		
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
<b>TRAFFIC CONTROL</b>												
8.01	Permanent Road Closure, Urban	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
8.02	Temporary Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 6,500.00	\$ 6,500.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
8.03	Painted Pavement Markings, Solvent/Waterborne	STA	56.5	\$ 100.00	\$ 5,650.00	\$ 100.00	\$ 5,650.00	\$ 100.00	\$ 5,650.00	\$ 100.00	\$ 5,650.00	\$ 5,650.00
8.04	Painted Symbols and Legends, Durable	EA	11	\$ 125.00	\$ 1,375.00	\$ 250.00	\$ 2,750.00	\$ 250.00	\$ 2,750.00	\$ 250.00	\$ 2,750.00	\$ 2,750.00
8.05	Entrance Haulroad Relocation	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 31,400.00	\$ 31,400.00	\$ 31,400.00	\$ 31,400.00	\$ 31,400.00	\$ 31,400.00	\$ 31,400.00
<b>SITE WORK AND LANDSCAPING</b>												
9.01	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Rescue P	AC	35.4	\$ 2,750.00	\$ 97,350.00	\$ 2,800.00	\$ 99,120.00	\$ 3,200.00	\$ 113,280.00	\$ 3,200.00	\$ 113,280.00	\$ 113,280.00
9.02	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 2	AC	17.2	\$ 2,500.00	\$ 43,000.00	\$ 2,400.00	\$ 41,280.00	\$ 2,500.00	\$ 43,000.00	\$ 2,500.00	\$ 43,000.00	\$ 43,000.00
9.03	Erosion Control Mulching, hydromulching	AC	53	\$ 1,500.00	\$ 79,500.00	\$ 1,100.00	\$ 58,300.00	\$ 1,500.00	\$ 79,500.00	\$ 1,500.00	\$ 79,500.00	\$ 79,500.00
9.04	Weeding - Chemical Treatment Broadleaf	AC	53	\$ 200.00	\$ 10,600.00	\$ 75.00	\$ 3,975.00	\$ 75.00	\$ 3,975.00	\$ 75.00	\$ 3,975.00	\$ 3,975.00
9.05	SWPPP Preparation	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
9.06	SWPPP Management	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
9.07	Filter Sock, 9 Inch.	LF	11,257	\$ 3.00	\$ 33,771.00	\$ 1.50	\$ 16,885.50	\$ 1.75	\$ 19,699.75	\$ 1.75	\$ 19,699.75	\$ 19,699.75
9.08	Removal of Filter Sock, 9 Inch.	LF	11,257	\$ 1.00	\$ 11,257.00	\$ 0.20	\$ 2,251.40	\$ 0.20	\$ 2,251.40	\$ 0.20	\$ 2,251.40	\$ 2,251.40
9.09	Temporary RECP, Type 2C	SQ	4,500	\$ 3.00	\$ 13,500.00	\$ 1.30	\$ 5,850.00	\$ 1.75	\$ 7,875.00	\$ 1.75	\$ 7,875.00	\$ 7,875.00
9.10	Revetment, Class E	TON	7,500	\$ 65.00	\$ 487,500.00	\$ 56.00	\$ 420,000.00	\$ 56.00	\$ 420,000.00	\$ 56.00	\$ 420,000.00	\$ 420,000.00
9.11	Silt Fence	LF	23,500	\$ 2.00	\$ 47,000.00	\$ 1.50	\$ 35,250.00	\$ 1.50	\$ 35,250.00	\$ 1.50	\$ 35,250.00	\$ 35,250.00
9.12	Removal of Silt Fence	LF	23,500	\$ 1.00	\$ 23,500.00	\$ 0.05	\$ 1,175.00	\$ 0.05	\$ 1,175.00	\$ 0.05	\$ 1,175.00	\$ 1,175.00
9.13	Inlet Protection Device, Install and Removal, Sediment Basket	EA	40	\$ 200.00	\$ 8,000.00	\$ 155.00	\$ 6,200.00	\$ 155.00	\$ 6,200.00	\$ 155.00	\$ 6,200.00	\$ 6,200.00
9.14	Inlet Protection Device, Maintenance	EA	68	\$ 30.00	\$ 2,040.00	\$ 30.00	\$ 2,040.00	\$ 30.00	\$ 2,040.00	\$ 30.00	\$ 2,040.00	\$ 2,040.00
9.15	Flex-A-Mat	SQ	245	\$ 150.00	\$ 36,750.00	\$ 150.00	\$ 36,750.00	\$ 720.00	\$ 176,400.00	\$ 720.00	\$ 176,400.00	\$ 176,400.00
<b>GENERAL PROVISIONS</b>												
11.01	Construction Survey	LS	1	\$ 55,000.00	\$ 55,000.00	\$ 25,000.00	\$ 25,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00
11.02	Concrete Washout	LS	1	\$ 13,139.50	\$ 13,139.50	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
<b>FIBER CONDUIT INTER-CONNECT (MS)</b>												
13.01	Portland Cement Concrete (PCC) Vault (4'x6'x7'), Furnish and Ir	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
13.02	Handhole (2.5'x4'x4'), Furnish and Install	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 7,000.00
13.03	Conduit, Furnish and Install, SDR 11 HDPE, 4 In. Dia, Duct Banl	LF	2,466	\$ 31.00	\$ 76,446.00	\$ 18.00	\$ 44,388.00	\$ 18.00	\$ 44,388.00	\$ 18.00	\$ 44,388.00	\$ 44,388.00
13.04	Conduit Pathway, Furnish & Install, 7-Way Multi-Duct, Installed-I	LF	2,531	\$ 5.25	\$ 13,287.75	\$ 11.00	\$ 27,841.00	\$ 11.00	\$ 27,841.00	\$ 11.00	\$ 27,841.00	\$ 27,841.00
13.05	Test Station/Fiber Optic Line Marker Combination, Above Grade	EA	1	\$ 300.00	\$ 300.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
13.06	Fiber Conduit/Structures As-Built Documentation (MS)	EA	1	\$ 1,250.00	\$ 1,250.00	\$ 1,750.00	\$ 1,750.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
13.07	Conduit and Tracer Wire Acceptance Testing (MS)	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
13.08	Construction Survey - Fiber Conduit Inter-Connect (MS)	EA	1	\$ 1,750.00	\$ 1,750.00	\$ 1,250.00	\$ 1,250.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
<b>FIBER CONDUIT INTER-CONNECT (CITY)</b>												
14.01	City-Provided Vault, Install Only, Large Round (IAP)	EA	5	\$ 1,500.00	\$ 7,500.00	\$ 850.00	\$ 4,250.00	\$ 850.00	\$ 4,250.00	\$ 850.00	\$ 4,250.00	\$ 4,250.00
14.02	Conduit, Furnish and Install SDR 13.5 HDPE, 1 In. Dia., Blue wit	LF	9,252	\$ 11.00	\$ 101,772.00	\$ 4.00	\$ 37,008.00	\$ 4.00	\$ 37,008.00	\$ 4.00	\$ 37,008.00	\$ 37,008.00
14.03	Conduit Pathway, Furnish and Install 7-Way Multi-Duct Bank, Di	LF	4,631	\$ 13.50	\$ 62,518.50	\$ 11.00	\$ 50,941.00	\$ 12.00	\$ 55,572.00	\$ 12.00	\$ 55,572.00	\$ 55,572.00
14.04	Test Station, Below Grade, Furnish and Install	EA	5	\$ 500.00	\$ 2,500.00	\$ 350.00	\$ 1,750.00	\$ 350.00	\$ 1,750.00	\$ 350.00	\$ 1,750.00	\$ 1,750.00
14.05	Fiber Conduit/Structures As-Built Documentation (City)	EA	1	\$ 250.00	\$ 250.00	\$ 1,750.00	\$ 1,750.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
14.06	Conduit and Tracer Wire Acceptance Testing (City)	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
14.07	Construction Survey - Fiber Conduit Inter-Connect (City)	EA	1	\$ 1,750.00	\$ 1,750.00	\$ 1,250.00	\$ 1,250.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
<b>S. GRAND PRAIRIE PARKWAY - METER PIT</b>												
15.01	Trench Foundation	TON	10	\$ 50.00	\$ 500.00	\$ 38.00	\$ 380.00	\$ 38.00	\$ 380.00	\$ 38.00	\$ 380.00	\$ 380.00
15.02	Imported Backfill	TON	40	\$ 25.00	\$ 1,000.00	\$ 38.00	\$ 1,520.00	\$ 38.00	\$ 1,520.00	\$ 38.00	\$ 1,520.00	\$ 1,520.00
15.03	Water Main, Trenched, DI, Class 52, 12"	LF	80	\$ 130.00	\$ 10,400.00	\$ 103.00	\$ 8,240.00	\$ 103.00	\$ 8,240.00	\$ 103.00	\$ 8,240.00	\$ 8,240.00
15.04	Water Main, Trenched, DI, Class 52, 8"	LF	20	\$ 120.00	\$ 2,400.00	\$ 42.00	\$ 840.00	\$ 42.00	\$ 840.00	\$ 42.00	\$ 840.00	\$ 840.00
15.05	Water Main, Trenched, DI, Class 52, 4"	LF	10	\$ 110.00	\$ 1,100.00	\$ 212.00	\$ 2,120.00	\$ 212.00	\$ 2,120.00	\$ 212.00	\$ 2,120.00	\$ 2,120.00
15.06	Fitting, Bend, 12"	EA	2	\$ 1,500.00	\$ 3,000.00	\$ 855.00	\$ 1,710.00	\$ 855.00	\$ 1,710.00	\$ 855.00	\$ 1,710.00	\$ 1,710.00

**TABULATION OF BIDS**  
 Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
 City of West Des Moines  
 Project No. 0510-010-2021  
 Bid Date/Time: September 29, 2020 at 2:00 PM

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ELDER CORPORATION  
DES MOINES, IA

ABSOLUTE CONCRETE  
SLATER, IA

ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE			1			2		
				UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE		
15.07	Fitting, Reducer, 12"x8"	EA	2	\$ 1,100.00	\$ 2,200.00	\$ 726.00	\$ 1,452.00	\$ 726.00	\$ 1,452.00	\$ 726.00	\$ 1,452.00	
15.08	Fitting, Dismantling Joint, 8"	EA	1	\$ 500.00	\$ 500.00	\$ 916.00	\$ 916.00	\$ 916.00	\$ 916.00	\$ 916.00	\$ 916.00	
15.09	Fitting, Tee, 12"x4"	EA	1	\$ 900.00	\$ 900.00	\$ 866.00	\$ 866.00	\$ 866.00	\$ 866.00	\$ 866.00	\$ 866.00	
15.10	Tapping Valve Assembly, 24"x12"	EA	2	\$ 16,000.00	\$ 32,000.00	\$ 7,750.00	\$ 15,500.00	\$ 7,750.00	\$ 15,500.00	\$ 7,750.00	\$ 15,500.00	
15.11	Gate Valve, 4"	EA	1	\$ 1,300.00	\$ 1,300.00	\$ 988.00	\$ 988.00	\$ 988.00	\$ 988.00	\$ 988.00	\$ 988.00	
15.12	Isolation Valve, 4"	EA	1	\$ 800.00	\$ 800.00	\$ 988.00	\$ 988.00	\$ 988.00	\$ 988.00	\$ 988.00	\$ 988.00	
15.13	Manhole, SW-401, 72"	EA	1	\$ 13,000.00	\$ 13,000.00	\$ 12,900.00	\$ 12,900.00	\$ 12,900.00	\$ 12,900.00	\$ 12,900.00	\$ 12,900.00	
15.14	8" PCC Slab, 72"x54"	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
15.15	Electromagnetic Flow Sensor, 8"	EA	1	\$ 9,500.00	\$ 9,500.00	\$ 8,000.00	\$ 8,000.00	\$ 8,456.00	\$ 8,456.00	\$ 8,456.00	\$ 8,456.00	
15.16	Electrical	LS	1	\$ 28,000.00	\$ 28,000.00	\$ 50,000.00	\$ 50,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	
15.17	Controls/Integration	LS	1	\$ 14,000.00	\$ 14,000.00	\$ 45,000.00	\$ 45,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	
15.18	Mechanical	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 3,730.00	\$ 3,730.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
15.19	Water Main, Trenched, DI, Class 52 6"	LF	15	\$ 120.00	\$ 1,800.00	\$ 50.00	\$ 750.00	\$ 50.00	\$ 750.00	\$ 50.00	\$ 750.00	
15.20	Remove and Replace Hydrant	EA	1	\$ 4,500.00	\$ 4,500.00	\$ 2,220.00	\$ 2,220.00	\$ 2,220.00	\$ 2,220.00	\$ 2,220.00	\$ 2,220.00	
15.21	Tee, 12" x6"	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 920.00	\$ 920.00	\$ 950.00	\$ 920.00	\$ 950.00	\$ 920.00	
15.22	Tee, 6" x6"	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	
15.23	Gate Valve, 6"	EA	1	\$ 2,300.00	\$ 2,300.00	\$ 1,240.00	\$ 1,240.00	\$ 1,240.00	\$ 1,240.00	\$ 1,240.00	\$ 1,240.00	
<b>S. GRAND PRAIRIE PARKWAY - WATER MAIN</b>												
16.01	Removal of Water Main	LF	1,008	\$ 15.00	\$ 15,120.00	\$ 25.00	\$ 25,200.00	\$ 25.00	\$ 25,200.00	\$ 25.00	\$ 25,200.00	
16.02	Water Main, Trenched, Restrained Joint, 16 In.	LF	160	\$ 150.00	\$ 24,000.00	\$ 108.00	\$ 17,280.00	\$ 108.00	\$ 17,280.00	\$ 108.00	\$ 17,280.00	
16.03	Water Main, Trenched, Unrestrained, 24 In.	LF	1,729	\$ 250.00	\$ 432,250.00	\$ 195.00	\$ 337,155.00	\$ 195.00	\$ 337,155.00	\$ 195.00	\$ 337,155.00	
16.04	Water Main, Trenched, Restrained Joint, 24 In.	LF	327	\$ 350.00	\$ 114,450.00	\$ 277.00	\$ 90,579.00	\$ 277.00	\$ 90,579.00	\$ 277.00	\$ 90,579.00	
16.05	Water Main, Trenched, Restrained Joint, DIP, C151, Class 52, 1	LF	34	\$ 200.00	\$ 6,800.00	\$ 136.00	\$ 4,624.00	\$ 136.00	\$ 4,624.00	\$ 136.00	\$ 4,624.00	
16.06	Water Main, Trenched, Restrained Joint, DIP, C151, Class 52, 2	LF	15	\$ 350.00	\$ 5,250.00	\$ 176.00	\$ 2,640.00	\$ 176.00	\$ 2,640.00	\$ 176.00	\$ 2,640.00	
16.07	Water Main W/Casing Pipe, Trenchless, Restrained, 24 In.	LF	315	\$ 550.00	\$ 173,250.00	\$ 981.00	\$ 309,015.00	\$ 981.00	\$ 309,015.00	\$ 981.00	\$ 309,015.00	
16.08	Valve, Gate, 24 In.	EA	6	\$ 22,000.00	\$ 132,000.00	\$ 19,600.00	\$ 117,600.00	\$ 19,600.00	\$ 117,600.00	\$ 19,600.00	\$ 117,600.00	
16.09	Remove Existing Fire Hydrant Assembly	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 483.00	\$ 483.00	\$ 483.00	\$ 483.00	\$ 483.00	\$ 483.00	
16.10	Valve Removal	EA	3	\$ 400.00	\$ 1,200.00	\$ 248.00	\$ 744.00	\$ 248.00	\$ 744.00	\$ 248.00	\$ 744.00	
16.11	Silt Fence, Removal of Sediment	LF	400	\$ 0.10	\$ 40.00	\$ 0.05	\$ 20.00	\$ 0.05	\$ 20.00	\$ 0.05	\$ 20.00	
16.12	Inlet Protection Device, Installation	EA	6	\$ 250.00	\$ 1,500.00	\$ 150.00	\$ 900.00	\$ 155.00	\$ 930.00	\$ 155.00	\$ 930.00	
16.13	Railroad Protective Liability Insurance	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 11,690.59	\$ 11,690.59	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
16.14	Railroad Protection Services	CDAY	5	\$ 15,000.00	\$ 75,000.00	\$ 1,792.00	\$ 8,960.00	\$ 1,792.00	\$ 8,960.00	\$ 1,792.00	\$ 8,960.00	
<b>GRAND AVE SANITARY SEWER</b>												
17.01	Sanitary Sewer In Place, 24"	LF	4,190	\$ 225.00	\$ 942,750.00	\$ 184.00	\$ 770,960.00	\$ 184.00	\$ 770,960.00	\$ 184.00	\$ 770,960.00	
17.02	Sanitary Sewer in Place, 15"	LF	150	\$ 140.00	\$ 21,000.00	\$ 84.00	\$ 12,600.00	\$ 84.00	\$ 12,600.00	\$ 84.00	\$ 12,600.00	
17.03	Manholes - Type SW-301	EA	10	\$ 12,000.00	\$ 120,000.00	\$ 9,780.00	\$ 97,800.00	\$ 9,780.00	\$ 97,800.00	\$ 9,780.00	\$ 97,800.00	
17.04	Video Inspection of Sanitary Sewer	LF	4,340	\$ 3.00	\$ 13,020.00	\$ 5.00	\$ 21,700.00	\$ 5.00	\$ 21,700.00	\$ 5.00	\$ 21,700.00	
17.05	Field Tile - 10"	LF	100	\$ 50.00	\$ 5,000.00	\$ 57.00	\$ 5,700.00	\$ 57.00	\$ 5,700.00	\$ 57.00	\$ 5,700.00	
17.06	Field Tile - 8" and Smaller	LF	200	\$ 30.00	\$ 6,000.00	\$ 48.00	\$ 9,600.00	\$ 48.00	\$ 9,600.00	\$ 48.00	\$ 9,600.00	
17.07	Stabilizing Material	TON	100	\$ 40.00	\$ 4,000.00	\$ 38.00	\$ 3,800.00	\$ 38.00	\$ 3,800.00	\$ 38.00	\$ 3,800.00	
<b>TOTAL BID:</b>				\$ 9,064,967.25			\$ 8,133,000.00			\$ 8,759,914.15		
<b>BID SECURITY:</b>				10%			10%			10%		

**TABULATION OF BIDS**  
 Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
 City of West Des Moines  
 Project No. 0510-010-2021  
 Bid Date/Time: September 29, 2020 at 2:00 PM

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ITEM	DESCRIPTION	ENGINEER'S ESTIMATE			MCANINCH CORPORATION DES MOINES, IA			CONCRETE TECHNOLOGIES GRIMES, IA		
		UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
<b>EARTHWORK</b>										
2.01	Clearing and Grubbing	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 39,270.00	\$ 39,270.00	\$ 105,000.00	\$ 105,000.00	
2.02	Topsoil Strip, Salvage, and Respread	CY	47,300	\$ 5.00	\$ 236,500.00	\$ 2,65	\$ 125,345.00	\$ 5.25	\$ 248,325.00	
2.03	Excavation, Class 10, Roadway and Borrow	CY	46,525	\$ 4.00	\$ 186,100.00	\$ 6.23	\$ 289,850.75	\$ 2.65	\$ 123,291.25	
2.04	Excavation, Class 10, Contractor Furnished	CY	137,550	\$ 7.00	\$ 962,850.00	\$ 9.41	\$ 1,294,345.50	\$ 8.40	\$ 1,155,420.00	
2.05	Subgrade Preparation, 12 Inches	SY	21,587	\$ 4.00	\$ 86,348.00	\$ 3.48	\$ 75,122.76	\$ 2.10	\$ 45,332.70	
2.06	Modified Subbase, 6 Inch.	SY	21,587	\$ 10.00	\$ 215,870.00	\$ 7.76	\$ 167,515.12	\$ 7.10	\$ 153,267.70	
2.07	Special Backfill	TON	1,475	\$ 30.00	\$ 44,250.00	\$ 27.20	\$ 40,120.00	\$ 26.25	\$ 38,718.75	
2.08	Removal of Existing Debris	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 10,600.00	\$ 10,600.00	\$ 52,500.00	\$ 52,500.00	
<b>PIPE CULVERTS</b>										
4.01	Storm Sewer, Trenched, 15"	LF	1,113	\$ 70.00	\$ 77,910.00	\$ 71.00	\$ 79,023.00	\$ 75.60	\$ 84,142.80	
4.02	Storm Sewer, Trenched, 18"	LF	616	\$ 75.00	\$ 46,200.00	\$ 73.00	\$ 44,968.00	\$ 64.00	\$ 39,424.00	
4.03	Storm Sewer, Trenched, 24"	LF	915	\$ 85.00	\$ 77,775.00	\$ 76.00	\$ 69,540.00	\$ 79.00	\$ 72,285.00	
4.04	Storm Sewer, Trenched, 30"	LF	1,224	\$ 105.00	\$ 128,520.00	\$ 103.00	\$ 126,072.00	\$ 112.50	\$ 137,700.00	
4.05	Storm Sewer, Trenched, 36"	LF	936	\$ 130.00	\$ 121,680.00	\$ 129.00	\$ 120,744.00	\$ 132.50	\$ 124,020.00	
4.06	Pipe Culvert, Trenched, CMP, 30"	LF	36	\$ 80.00	\$ 2,880.00	\$ 260.00	\$ 9,360.00	\$ 110.00	\$ 3,960.00	
4.07	Pipe Apron w/ Footing and Apron Guard, Concrete, 18"	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 1,900.00	\$ 3,800.00	\$ 1,910.00	\$ 3,820.00	
4.08	Pipe Apron w/ Footing and Apron Guard, Concrete, 36"	EA	1	\$ 5,500.00	\$ 5,500.00	\$ 3,300.00	\$ 3,300.00	\$ 3,770.00	\$ 3,770.00	
4.09	Pipe Apron, CMP, 30"	EA	2	\$ 1,100.00	\$ 2,200.00	\$ 1,175.00	\$ 2,350.00	\$ 1,785.00	\$ 3,570.00	
4.10	Subdrain, Type 1, 6"	LF	9,425	\$ 18.00	\$ 169,650.00	\$ 11.22	\$ 105,748.50	\$ 11.50	\$ 108,387.50	
4.11	Subdrain Outlets and Connections, CMP, 8"	EA	72	\$ 375.00	\$ 27,000.00	\$ 331.50	\$ 23,868.00	\$ 345.00	\$ 24,840.00	
<b>WATER MAIN AND APPURTENANCES - GRAND AVENUE</b>										
5.01	Water Main, Trenched, 12"	LF	25	\$ 50.00	\$ 1,250.00	\$ 170.00	\$ 4,250.00	\$ 155.00	\$ 3,875.00	
5.02	Water Main, Trenched, 16"	LF	4,355	\$ 90.00	\$ 391,950.00	\$ 116.00	\$ 505,180.00	\$ 102.00	\$ 444,210.00	
5.03	Water Main, Trenched, DIP, 16"	LF	440	\$ 110.00	\$ 48,400.00	\$ 214.00	\$ 94,160.00	\$ 137.50	\$ 60,500.00	
5.04	Fittings, Water Main	LB	14,449	\$ 9.50	\$ 137,265.50	\$ 6.00	\$ 86,694.00	\$ 6.30	\$ 91,028.70	
5.05	Valve, Gate, 16"	EA	17	\$ 7,000.00	\$ 119,000.00	\$ 8,380.00	\$ 142,460.00	\$ 8,235.00	\$ 139,995.00	
5.06	Fire Hydrant Assembly	EA	16	\$ 6,500.00	\$ 104,000.00	\$ 7,160.00	\$ 114,560.00	\$ 6,565.00	\$ 105,040.00	
<b>STRUCTURES FOR SANITARY AND STORM</b>										
6.01	Manhole, SW-401, 48"	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 3,695.00	\$ 3,695.00	\$ 3,175.00	\$ 3,175.00	
6.02	Manhole, SW-401, 60"	EA	1	\$ 6,000.00	\$ 6,000.00	\$ 6,762.00	\$ 6,762.00	\$ 5,640.00	\$ 5,640.00	
6.03	Manhole, SW-401, 84"	EA	1	\$ 15,000.00	\$ 15,000.00	\$ 11,316.00	\$ 11,316.00	\$ 10,175.00	\$ 10,175.00	
6.04	Intake, SW-501	EA	8	\$ 4,000.00	\$ 32,000.00	\$ 3,160.00	\$ 25,280.00	\$ 2,585.00	\$ 20,680.00	
6.05	Intake, SW-503	EA	7	\$ 4,500.00	\$ 31,500.00	\$ 5,700.00	\$ 39,900.00	\$ 4,825.00	\$ 33,775.00	
6.06	Intake, SW-503, Modified	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 10,442.00	\$ 10,442.00	\$ 5,115.00	\$ 5,115.00	
6.07	Intake, SW-505	EA	9	\$ 5,000.00	\$ 45,000.00	\$ 5,094.00	\$ 45,846.00	\$ 4,685.00	\$ 42,165.00	
6.08	Intake, SW-506	EA	4	\$ 7,200.00	\$ 28,800.00	\$ 8,520.00	\$ 34,080.00	\$ 8,705.00	\$ 34,820.00	
6.09	Intake, SW-506, Modified	EA	5	\$ 8,000.00	\$ 40,000.00	\$ 15,100.00	\$ 75,500.00	\$ 8,885.00	\$ 44,425.00	
6.10	Field Tile, 12"	LF	178	\$ 60.00	\$ 10,680.00	\$ 39.00	\$ 6,942.00	\$ 52.50	\$ 9,345.00	
<b>STREETS AND RELATED WORK</b>										
7.01	Pavement, PCC, 9 In. Reinforced	SY	16,425	\$ 65.00	\$ 1,067,625.00	\$ 64.77	\$ 1,063,847.25	\$ 77.50	\$ 1,272,937.50	
7.02	Pavement, PCC, 10 In. Reinforced	SY	1,662	\$ 80.00	\$ 132,960.00	\$ 91.80	\$ 152,571.60	\$ 84.00	\$ 139,608.00	
7.03	Shared Use Path, PCC, Reinforced, 6 In.	SY	4,810	\$ 55.00	\$ 264,550.00	\$ 41.50	\$ 199,615.00	\$ 45.00	\$ 216,450.00	
7.04	Special Subgrade Preparation for Shared Use Path	SY	5,842	\$ 40.00	\$ 233,680.00	\$ 2.36	\$ 13,787.12	\$ 1.85	\$ 10,807.70	
7.05	Detectable Warnings	SF	26	\$ 40.00	\$ 1,040.00	\$ 51.00	\$ 1,326.00	\$ 48.25	\$ 1,254.50	
7.06	Granular Surfacing	TON	850	\$ 30.00	\$ 25,500.00	\$ 25.55	\$ 21,717.50	\$ 26.80	\$ 22,780.00	
7.07	Granular Shoulder	TON	305	\$ 25.00	\$ 7,625.00	\$ 27.90	\$ 8,509.50	\$ 44.25	\$ 13,496.25	
7.08	Temporary Detour Pavement	SY	3,699	\$ 60.00	\$ 221,940.00	\$ 37.75	\$ 139,637.25	\$ 42.25	\$ 156,282.75	
7.09	Pavement Removal	SY	3,699	\$ 18.00	\$ 66,582.00	\$ 7.15	\$ 26,447.85	\$ 5.50	\$ 20,344.50	
7.10	Driveway Paved, PCC, 7 In.	SY	485	\$ 80.00	\$ 38,800.00	\$ 56.50	\$ 27,402.50	\$ 66.50	\$ 32,252.50	

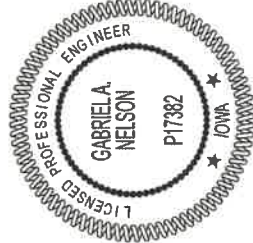
**TABULATION OF BIDS**  
 Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
 City of West Des Moines  
 Project No. 0510-010-2021  
 Bid Date/Time: September 29, 2020 at 2:00 PM

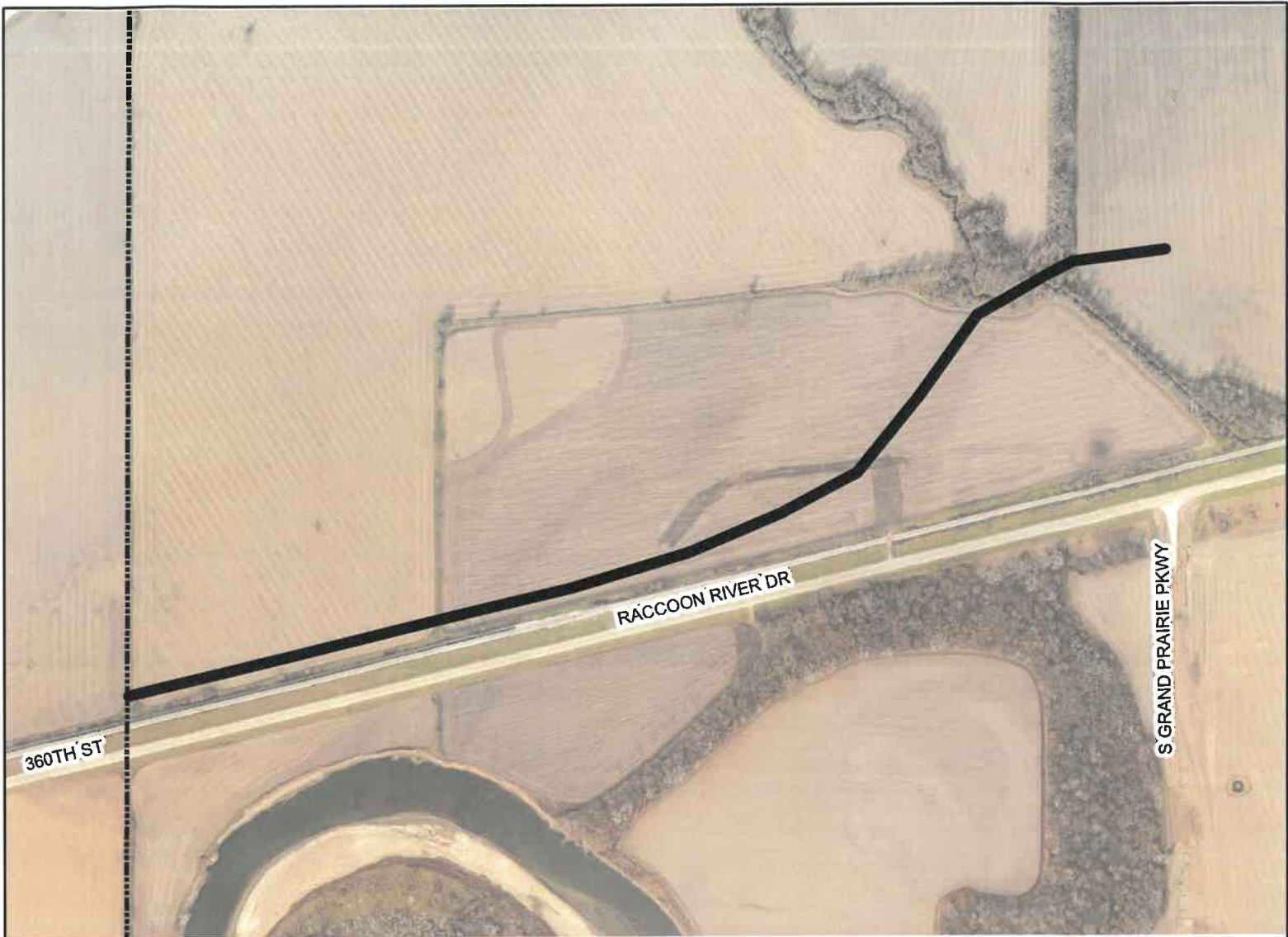
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE		MCANINCH CORPORATION DES MOINES, IA		CONCRETE TECHNOLOGIES GRIMES, IA	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
<b>TRAFFIC CONTROL</b>									
8.01	Permanent Road Closure, Urban	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 1,020.00	\$ 1,020.00	\$ 785.00	\$ 785.00
8.02	Temporary Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 179,080.00	\$ 179,080.00	\$ 6,825.00	\$ 6,825.00
8.03	Painted Pavement Markings, Solvent/Waterborne	STA	56.5	\$ 100.00	\$ 5,650.00	\$ 86.70	\$ 4,898.55	\$ 105.00	\$ 5,932.50
8.04	Painted Symbols and Legends, Durable	EA	11	\$ 125.00	\$ 1,375.00	\$ 392.70	\$ 4,319.70	\$ 262.50	\$ 2,887.50
8.05	Entrance Haulroad Relocation	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 250.00	\$ 250.00	\$ 32,970.00	\$ 32,970.00
<b>SITE WORK AND LANDSCAPING</b>									
9.01	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Rescue P	AC	35.4	\$ 2,750.00	\$ 97,350.00	\$ 3,264.00	\$ 115,545.60	\$ 3,360.00	\$ 118,944.00
9.02	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 2	AC	17.2	\$ 2,500.00	\$ 43,000.00	\$ 2,499.00	\$ 42,982.80	\$ 2,575.00	\$ 44,290.00
9.03	Erosion Control Mulching, hydromulching	AC	53	\$ 1,500.00	\$ 79,500.00	\$ 1,326.00	\$ 70,278.00	\$ 1,365.00	\$ 72,345.00
9.04	Weeding - Chemical Treatment Broadleaf	AC	53	\$ 200.00	\$ 10,600.00	\$ 76.50	\$ 4,054.50	\$ 79.00	\$ 4,187.00
9.05	SWPPP Preparation	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,530.00	\$ 1,530.00	\$ 1,575.00	\$ 1,575.00
9.06	SWPPP Management	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,550.00	\$ 2,550.00	\$ 2,625.00	\$ 2,625.00
9.07	Filter Sock, 9 Inch.	LF	11,257	\$ 3.00	\$ 33,771.00	\$ 1.53	\$ 17,223.21	\$ 1.60	\$ 18,011.20
9.08	Removal of Filter Sock, 9 Inch.	LF	11,257	\$ 1.00	\$ 11,257.00	\$ 0.20	\$ 2,251.40	\$ 0.25	\$ 2,814.25
9.09	Temporary RECP, Type 2C	SQ	4,500	\$ 3.00	\$ 13,500.00	\$ 1.33	\$ 5,985.00	\$ 1.35	\$ 6,075.00
9.10	Revetment, Class E	TON	7,500	\$ 65.00	\$ 487,500.00	\$ 48.00	\$ 360,000.00	\$ 59.00	\$ 442,500.00
9.11	Silt Fence	LF	23,500	\$ 2.00	\$ 47,000.00	\$ 1.53	\$ 35,955.00	\$ 1.60	\$ 37,600.00
9.12	Removal of Silt Fence	LF	23,500	\$ 1.00	\$ 23,500.00	\$ 0.05	\$ 1,175.00	\$ 0.05	\$ 1,175.00
9.13	Inlet Protection Device, Install and Removal, Sediment Basket	EA	40	\$ 200.00	\$ 8,000.00	\$ 158.10	\$ 6,324.00	\$ 165.00	\$ 6,600.00
9.14	Inlet Protection Device, Maintenance	EA	68	\$ 30.00	\$ 2,040.00	\$ 30.60	\$ 2,080.80	\$ 31.50	\$ 2,142.00
9.15	Flex-A-Mat	SQ	245	\$ 150.00	\$ 36,750.00	\$ 632.00	\$ 154,840.00	\$ 650.00	\$ 159,250.00
<b>GENERAL PROVISIONS</b>									
11.01	Construction Survey	LS	1	\$ 55,000.00	\$ 55,000.00	\$ 34,680.00	\$ 34,680.00	\$ 275,000.00	\$ 275,000.00
11.02	Concrete Washout	LS	1	\$ 13,139.50	\$ 13,139.50	\$ 10,200.00	\$ 10,200.00	\$ 11,730.00	\$ 11,730.00
<b>FIBER CONDUIT INTER-CONNECT (MS)</b>									
13.01	Portland Cement Concrete (PCC) Vault (4'x6'x7'), Furnish and Ir	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 14,590.00	\$ 14,590.00	\$ 15,750.00	\$ 15,750.00
13.02	Handhole (2.5'x4'x4'), Furnish and Install	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 3,059.00	\$ 6,118.00	\$ 3,675.00	\$ 7,350.00
13.03	Conduit, Furnish and Install, SDR 11 HDPE, 4 In. Dia, Duct Banl	LF	2,466	\$ 31.00	\$ 76,446.00	\$ 21.05	\$ 51,909.30	\$ 19.00	\$ 46,854.00
13.04	Conduit Pathway, Furnish & Install, 7-Way Multi-Duct, Installed-I	LF	2,531	\$ 5.25	\$ 13,287.75	\$ 8.15	\$ 20,627.65	\$ 11.50	\$ 29,106.50
13.05	Test Station/Fiber Optic Line Marker Combination, Above Grade	EA	1	\$ 300.00	\$ 300.00	\$ 218.00	\$ 218.00	\$ 265.00	\$ 265.00
13.06	Fiber Conduit/Structures As-Built Documentation (MS)	EA	1	\$ 1,250.00	\$ 1,250.00	\$ 7,650.00	\$ 7,650.00	\$ 10,500.00	\$ 10,500.00
13.07	Conduit and Tracer Wire Acceptance Testing (MS)	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 4,998.00	\$ 4,998.00	\$ 10,500.00	\$ 10,500.00
13.08	Construction Survey - Fiber Conduit Inter-Connect (MS)	EA	1	\$ 1,750.00	\$ 1,750.00	\$ 2,040.00	\$ 2,040.00	\$ 10,500.00	\$ 10,500.00
<b>FIBER CONDUIT INTER-CONNECT (CITY)</b>									
14.01	City-Provided Vault, Install Only, Large Round (IAP)	EA	5	\$ 1,500.00	\$ 7,500.00	\$ 1,015.00	\$ 5,075.00	\$ 895.00	\$ 4,475.00
14.02	Conduit, Furnish and Install SDR 13.5 HDPE, 1 In. Dia., Blue wit	LF	9,252	\$ 11.00	\$ 101,772.00	\$ 4.12	\$ 38,118.24	\$ 4.25	\$ 39,321.00
14.03	Conduit Pathway, Furnish and Install 7-Way Multi-Duct Bank, Di	LF	4,631	\$ 13.50	\$ 62,518.50	\$ 11.70	\$ 54,182.70	\$ 12.50	\$ 57,887.50
14.04	Test Station, Below Grade, Furnish and Install	EA	5	\$ 500.00	\$ 2,500.00	\$ 218.29	\$ 1,091.45	\$ 370.00	\$ 1,850.00
14.05	Fiber Conduit/Structures As-Built Documentation (City)	EA	1	\$ 250.00	\$ 250.00	\$ 7,650.00	\$ 7,650.00	\$ 10,500.00	\$ 10,500.00
14.06	Conduit and Tracer Wire Acceptance Testing (City)	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 4,998.00	\$ 4,998.00	\$ 10,500.00	\$ 10,500.00
14.07	Construction Survey - Fiber Conduit Inter-Connect (City)	EA	1	\$ 1,750.00	\$ 1,750.00	\$ 4,080.00	\$ 4,080.00	\$ 10,500.00	\$ 10,500.00
<b>S. GRAND PRAIRIE PARKWAY - METER PIT</b>									
15.01	Trench Foundation	TON	10	\$ 50.00	\$ 500.00	\$ 39.00	\$ 390.00	\$ 40.00	\$ 400.00
15.02	Imported Backfill	TON	40	\$ 25.00	\$ 1,000.00	\$ 22.00	\$ 880.00	\$ 40.00	\$ 1,600.00
15.03	Water Main, Trenched, DI, Class 52, 12"	LF	80	\$ 130.00	\$ 10,400.00	\$ 237.00	\$ 18,960.00	\$ 108.25	\$ 8,660.00
15.04	Water Main, Trenched, DI, Class 52, 8"	LF	20	\$ 120.00	\$ 2,400.00	\$ 129.00	\$ 2,580.00	\$ 44.25	\$ 885.00
15.05	Water Main, Trenched, DI, Class 52, 4"	LF	10	\$ 110.00	\$ 1,100.00	\$ 216.00	\$ 2,160.00	\$ 225.00	\$ 2,250.00
15.06	Fitting, Bend, 12"	EA	2	\$ 1,500.00	\$ 3,000.00	\$ 1,063.00	\$ 2,126.00	\$ 900.00	\$ 1,800.00

**TABULATION OF BIDS**  
 Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
 City of West Des Moines  
 Project No. 0510-010-2021  
 Bid Date/Time: September 29, 2020 at 2:00 PM

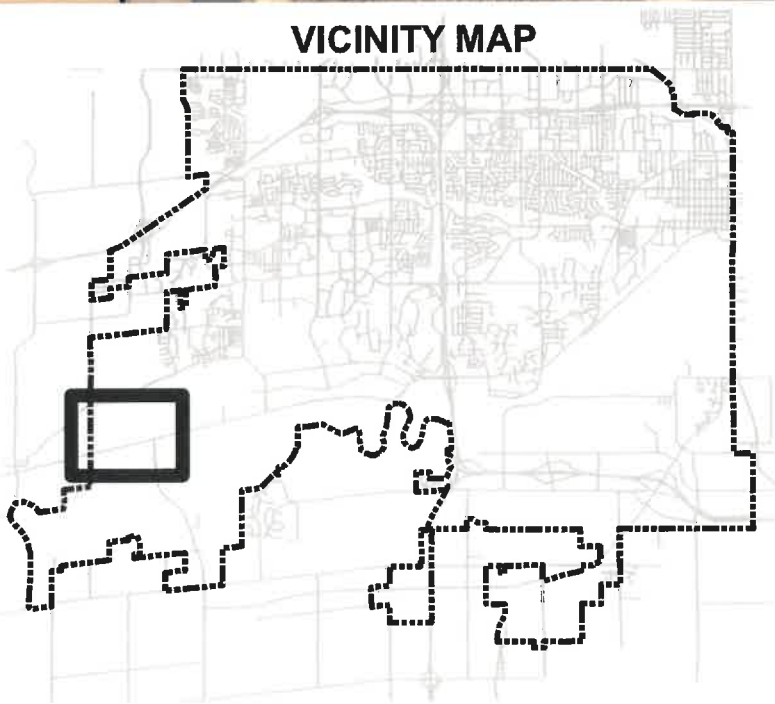
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE			3 MCANINCH CORPORATION DES MOINES, IA			4 CONCRETE TECHNOLOGIES GRIMES, IA		
				UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE	
15.07	Fitting, Reducer, 12"x8"	EA	2	\$ 1,100.00	\$ 2,200.00	\$ 986.00	\$ 1,972.00	\$ 765.00	\$ 1,530.00		\$ 1,530.00	
15.08	Fitting, Dismantling Joint, 8"	EA	1	\$ 500.00	\$ 500.00	\$ 1,154.00	\$ 1,154.00	\$ 965.00	\$ 965.00		\$ 965.00	
15.09	Fitting, Tee, 12"x4"	EA	1	\$ 900.00	\$ 900.00	\$ 1,080.00	\$ 1,080.00	\$ 910.00	\$ 910.00		\$ 910.00	
15.10	Tapping Valve Assembly, 24"x12"	EA	2	\$ 16,000.00	\$ 32,000.00	\$ 11,580.00	\$ 23,160.00	\$ 8,140.00	\$ 16,280.00		\$ 16,280.00	
15.11	Gate Valve, 4"	EA	1	\$ 1,300.00	\$ 1,300.00	\$ 1,323.00	\$ 1,323.00	\$ 1,040.00	\$ 1,040.00		\$ 1,040.00	
15.12	Isolation Valve, 4"	EA	1	\$ 800.00	\$ 800.00	\$ 1,100.00	\$ 1,100.00	\$ 1,040.00	\$ 1,040.00		\$ 1,040.00	
15.13	Manhole, SW-401, 72"	EA	1	\$ 13,000.00	\$ 13,000.00	\$ 30,600.00	\$ 30,600.00	\$ 13,545.00	\$ 13,545.00		\$ 13,545.00	
15.14	8" PCC Slab, 72"x54"	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,346.00	\$ 2,346.00	\$ 1,405.00	\$ 1,405.00		\$ 1,405.00	
15.15	Electromagnetic Flow Sensor, 8"	EA	1	\$ 9,500.00	\$ 9,500.00	\$ 8,625.00	\$ 8,625.00	\$ 11,025.00	\$ 11,025.00		\$ 11,025.00	
15.16	Electrical	LS	1	\$ 28,000.00	\$ 28,000.00	\$ 78,428.00	\$ 78,428.00	\$ 80,750.00	\$ 80,750.00		\$ 80,750.00	
15.17	Controls/Integration	LS	1	\$ 14,000.00	\$ 14,000.00	\$ 73,066.00	\$ 73,066.00	\$ 75,215.00	\$ 75,215.00		\$ 75,215.00	
15.18	Mechanical	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 6,600.00	\$ 6,600.00	\$ 9,060.00	\$ 9,060.00		\$ 9,060.00	
15.19	Water Main, Trenched, DI, Class 52 6"	LF	15	\$ 120.00	\$ 1,800.00	\$ 91.00	\$ 1,365.00	\$ 52.50	\$ 787.50		\$ 787.50	
15.20	Remove and Replace Hydrant	EA	1	\$ 4,500.00	\$ 4,500.00	\$ 9,545.00	\$ 9,545.00	\$ 2,335.00	\$ 2,335.00		\$ 2,335.00	
15.21	Tee, 12"x6"	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 874.00	\$ 874.00	\$ 965.00	\$ 965.00		\$ 965.00	
15.22	Tee, 6"x6"	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 900.00	\$ 900.00	\$ 670.00	\$ 670.00		\$ 670.00	
15.23	Gate Valve, 6"	EA	1	\$ 2,300.00	\$ 2,300.00	\$ 1,470.00	\$ 1,470.00	\$ 1,305.00	\$ 1,305.00		\$ 1,305.00	
<b>S. GRAND PRAIRIE PARKWAY - WATER MAIN</b>												
16.01	Removal of Water Main	LF	1,008	\$ 15.00	\$ 15,120.00	\$ 54.00	\$ 54,432.00	\$ 26.25	\$ 26,460.00		\$ 26,460.00	
16.02	Water Main, Trenched, Restrained Joint, 16 In.	LF	160	\$ 150.00	\$ 24,000.00	\$ 190.00	\$ 30,400.00	\$ 113.50	\$ 18,160.00		\$ 18,160.00	
16.03	Water Main, Trenched, Unrestrained, 24 In.	LF	1,729	\$ 250.00	\$ 432,250.00	\$ 255.00	\$ 440,895.00	\$ 205.00	\$ 354,445.00		\$ 354,445.00	
16.04	Water Main, Trenched, Restrained Joint, 24 In.	LF	327	\$ 350.00	\$ 114,450.00	\$ 460.00	\$ 150,420.00	\$ 290.00	\$ 94,830.00		\$ 94,830.00	
16.05	Water Main, Trenched, Restrained Joint, DIP, C151, Class 52, 1	LF	34	\$ 200.00	\$ 6,800.00	\$ 190.00	\$ 6,460.00	\$ 145.00	\$ 4,930.00		\$ 4,930.00	
16.06	Water Main, Trenched, Restrained Joint, DIP, C151, Class 52, 2	LF	15	\$ 350.00	\$ 5,250.00	\$ 270.00	\$ 4,050.00	\$ 185.00	\$ 2,775.00		\$ 2,775.00	
16.07	Water Main W/Casing Pipe, Trenchless, Restrained, 24 In.	LF	315	\$ 550.00	\$ 173,250.00	\$ 892.00	\$ 280,980.00	\$ 1,030.00	\$ 324,450.00		\$ 324,450.00	
16.08	Valve, Gate, 24 In.	EA	6	\$ 22,000.00	\$ 132,000.00	\$ 21,200.00	\$ 127,200.00	\$ 20,580.00	\$ 123,480.00		\$ 123,480.00	
16.09	Remove Existing Fire Hydrant Assembly	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 1,850.00	\$ 1,850.00	\$ 508.00	\$ 508.00		\$ 508.00	
16.10	Valve Removal	EA	3	\$ 400.00	\$ 1,200.00	\$ 2,920.00	\$ 8,760.00	\$ 260.00	\$ 780.00		\$ 780.00	
16.11	Silt Fence, Removal of Sediment	LF	400	\$ 0.10	\$ 40.00	\$ 0.05	\$ 20.00	\$ 0.05	\$ 20.00		\$ 20.00	
16.12	Inlet Protection Device, Installation	EA	6	\$ 250.00	\$ 1,500.00	\$ 158.10	\$ 948.60	\$ 165.00	\$ 990.00		\$ 990.00	
16.13	Railroad Protective Liability Insurance	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,500.00	\$ 5,500.00	\$ 4,725.00	\$ 4,725.00		\$ 4,725.00	
16.14	Railroad Protection Services	CDAY	5	\$ 15,000.00	\$ 75,000.00	\$ 1,792.00	\$ 8,960.00	\$ 1,792.00	\$ 8,960.00		\$ 8,960.00	
<b>GRAND AVE SANITARY SEWER</b>												
17.01	Sanitary Sewer In Place, 24"	LF	4,190	\$ 225.00	\$ 942,750.00	\$ 190.00	\$ 796,100.00	\$ 195.00	\$ 817,050.00		\$ 817,050.00	
17.02	Sanitary Sewer in Place, 15"	LF	150	\$ 140.00	\$ 21,000.00	\$ 135.00	\$ 20,250.00	\$ 88.25	\$ 13,237.50		\$ 13,237.50	
17.03	Manholes - Type SW-301	EA	10	\$ 12,000.00	\$ 120,000.00	\$ 9,104.00	\$ 91,040.00	\$ 10,365.00	\$ 103,650.00		\$ 103,650.00	
17.04	Video Inspection of Sanitary Sewer	LF	4,340	\$ 3.00	\$ 13,020.00	\$ 4.00	\$ 17,360.00	\$ 5.25	\$ 22,785.00		\$ 22,785.00	
17.05	Field Tile - 10"	LF	100	\$ 50.00	\$ 5,000.00	\$ 38.00	\$ 3,800.00	\$ 60.00	\$ 6,000.00		\$ 6,000.00	
17.06	Field Tile - 8" and Smaller	LF	200	\$ 30.00	\$ 6,000.00	\$ 32.00	\$ 6,400.00	\$ 50.50	\$ 10,100.00		\$ 10,100.00	
17.07	Stabilizing Material	TON	100	\$ 40.00	\$ 4,000.00	\$ 39.00	\$ 3,900.00	\$ 40.00	\$ 4,000.00		\$ 4,000.00	
<b>TOTAL BID:</b>				\$ 9,064,967.25			\$ 9,103,850.70			\$ 9,166,832.55		
<b>BID SECURITY:</b>				10%			10%			10%		

**TABULATION OF BIDS**  
Grand Avenue - S. Grand Prairie Parkway to S. 115th Street  
City of West Des Moines  
Project No. 0510-010-2021  
Bid Date/Time: September 29, 2020 at 2:00 PM

	<p>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</p>
	<p><i>Gabriela Nelson</i></p>
	<p>Gabriel A. Nelson, P.E. <span style="float: right;">9/29/2021</span> Date</p>
	<p>My License Number : P17382 My License Renewal Date is December 31, 2022 Pages or sheets covered by this seal: Bid Tabulation - Sheets 1 - 7</p>



**VICINITY MAP**



**LEGEND**

PROJECT LOCATION 



**Grand Avenue**

PROJECT:

LOCATION:

**South Grand Prairie Parkway to South 115th Street**

DRAWN BY: JDR

DATE: 10/19/2020

PROJECT NUMBER/NAME: 0510-010-2021

SHT. 1 of 1



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

**6(f)**

**DATE: October 4, 2021**

**ITEM:**

Public Hearing (5:35 p.m.)  
SE County Line Road – Veterans Parkway to SE Soteria Avenue

**FINANCIAL IMPACT:**

The Engineering Estimate of Construction Cost was estimated to be \$6,068,811.66 for SE County Line Road – Veterans Parkway to SE Soteria Avenue. There were five (5) bids submitted with the low bid of \$4,475,000.00 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 Alluvion Urban Renewal Area TIF.

**BACKGROUND:**

The project includes the reconstruction of SE County Line Road from Veterans Parkway to SE Soteria Avenue as part of Microsoft's Ginger East development. SE County Line Road (major arterial) will ultimately be a four-lane undivided urban roadway with only the two northern westbound lanes being constructed as part of the initial construction. Minor reconstruction of SE Soteria Avenue near the SE Maffitt Lake Road intersection is also necessary to accommodate the abandonment of SE Maffitt Lake Road between Veterans Parkway and SE Soteria Avenue. Reconstruction of SE County Line Road will include a pedestrian underpass for the Great Western Trail under realigned SE County Line Road. The project will include grading, storm sewer, watermain, paving, pedestrian underpass, multi-use trail, and other miscellaneous work. Close coordination with the City of Norwalk, Polk County Conservation, and Warren County Conservation have taken place and will continue. The pedestrian underpass work will include a temporary trail detour and shall be complete by May 1, 2022. All watermain shall be installed and operational by June 1, 2022. All paving shall be complete and open to traffic by September 1, 2022 with final restoration complete by October 31, 2022.

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 SE County Line Road – Veterans Parkway to SE Soteria Avenue;
- Motion receiving and filing Report of Bids;
- Resolution waiving bid irregularities and awarding the construction contract to Elder Corporation.

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



**STAFF REVIEWS**

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

**PUBLICATION(S)** (if applicable)

Published In	<i>Des Moines Register</i>
Dates(s) Published	<i>September 24, 2021</i>

**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 September 7, 2021, Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**SE County Line Road – Veterans Parkway to SE Soteria Avenue  
Project No. 0510-015-2021**

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,

**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 **4th** day of **October, 2021**.

\_\_\_\_\_  
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:

**SE County Line Road – Veterans Parkway to SE Soteria Avenue  
Project No. 0510-015-2021**

and,

**WHEREAS**, bids have been received and opened by the City Clerk and placed on file by the City Council; and

**WHEREAS**, mathematical errors were noted on one of the bids that was received; and

**WHEREAS**, the mathematical errors noted were not material; and

**WHEREAS**, the bid of Elder Corporation in the amount of \$4,475,000.00 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**, 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 SE County Line Road – Veterans Parkway to SE Soteria Avenue is hereby awarded to Elder Corporation in the amount of \$4,475,000.00 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 **4th** day of **October, 2021**.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk



# BID TABULATIONS

Client: City of West Des Moines  
 Project: SE County Line Road Improvements  
 Veterans Parkway to SE Sorrell Avenue  
 Project Number: 03-10-02-2021  
 Date: 9/29/2021

Alliance Construction Group LLC  
 9400 Plum Drive, Suite 100  
 Urbandale, IA 50322

Concrete Technologies, Inc.  
 1001 SE 37th Street  
 Grimes, IA 50111

Elder Corporation  
 5088 East University Avenue  
 Des Moines, IA 50327

Absolute Concrete  
 1000 W. 6th Avenue  
 Slater, IA 50244

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate		Elder Corporation		Concrete Technologies, Inc.		Alliance Construction Group LLC		Absolute Concrete		Cornell Contractor Inc.	
				UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$
<b>DIVISION 2 - PAVEMENT, SUBGRADE AND SUBBASE</b>															
2.01	CLEANING AND GRUBBING	LS	1												
2.02	TOPSOIL, ON-SITE	CY	22911	\$75,000.00	\$75,000.00	\$39,975.00	\$919,750.00	\$6.25	\$143,193.75	\$6.25	\$143,193.75	\$6.25	\$143,193.75	\$165,335.00	\$165,335.00
2.03	EXCAVATION, CLASS 10	CY	50989	\$9.00	\$458,901.00	\$18,630.40	\$949,807.60	\$3.50	\$178,461.50	\$3.75	\$191,208.75	\$3.50	\$178,461.50	\$5.00	\$2,549,095.00
2.04	EXCAVATION, CLASS 10, BORROW	CY	806	\$13.00	\$9,678.00	\$14,855.00	\$11,963.10	\$14.85	\$11,963.10	\$14.50	\$11,687.00	\$14.50	\$11,687.00	\$15.00	\$12,090.00
2.05	EXCAVATION, CLASS 10, WASTE	CY	1823	\$8.00	\$14,584.00	\$12,000.00	\$22,447.50	\$12.00	\$21,876.00	\$12.00	\$21,876.00	\$12.00	\$21,876.00	\$3.00	\$5,475.00
2.06	BELOW GRADE EXCAVATION	CY	10620	\$11.00	\$116,820.00	\$4.00	\$4,248.00	\$4.00	\$4,248.00	\$4.50	\$4,771.50	\$4.00	\$4,248.00	\$25.00	\$267,600.00
2.07	SUBGRADE PREPARATION, 6 IN.	SY	9257	\$2.00	\$18,514.00	\$1.00	\$9,257.00	\$1.00	\$9,257.00	\$2.00	\$18,514.00	\$2.00	\$18,514.00	\$3.00	\$277,620.00
2.08	SUBGRADE PREPARATION, 12 IN.	SY	25572	\$3.50	\$89,902.00	\$1.80	\$46,029.60	\$1.80	\$46,029.60	\$2.00	\$51,144.00	\$1.75	\$44,751.00	\$3.00	\$76,716.00
2.09	SUBGRADE TREATMENT, CEMENT	SY	14500	\$4.00	\$58,000.00	\$4.00	\$58,000.00	\$4.00	\$58,000.00	\$4.50	\$65,250.00	\$4.00	\$58,000.00	\$10.00	\$145,000.00
2.10	REMOVAL OF KNOWN BOX CULVERT, RCB, 42-INCH	LF	35	\$40.00	\$1,400.00	\$89.45	\$3,130.75	\$89.45	\$3,130.75	\$100.00	\$3,500.00	\$97.00	\$3,396.75	\$120.00	\$4,200.00
2.11	REMOVAL OF KNOWN PIPE CULVERT	LF	570	\$30.00	\$17,100.00	\$26.50	\$15,045.00	\$27.15	\$15,411.00	\$27.00	\$15,390.00	\$28.50	\$16,165.00	\$45.00	\$25,650.00
2.12	REMOVAL OF KNOWN PIPE, WATER MAIN, 16-INCH	LF	52	\$25.00	\$1,300.00	\$63.00	\$3,276.00	\$63.55	\$3,306.80	\$65.00	\$3,370.00	\$62.00	\$3,276.00	\$75.00	\$3,900.00
<b>DIVISION 3 - TRENCH EXCAVATION AND BACKFILL</b>															
3.01	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	1050	\$15.00	\$15,750.00	\$4.10	\$4,305.00	\$4.10	\$4,305.00	\$5.00	\$5,250.00	\$4.00	\$4,200.00	\$25.00	\$26,250.00
3.02	STORM SEWER ROCK CHIMNEY	EA	13	\$300.00	\$3,900.00	\$707.50	\$9,197.50	\$707.50	\$9,197.50	\$750.00	\$9,750.00	\$690.00	\$9,570.00	\$1,250.00	\$16,250.00
<b>DIVISION 4 - SEWERS AND DRAINS</b>															
4.01	SANITARY SEWER ABANDONMENT, FILL AND PILING	EA	1	\$1,650.00	\$1,650.00	\$1,742.50	\$1,742.50	\$1,742.50	\$1,742.50	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$2,500.00	\$2,500.00
4.02	SANITARY SEWER ABANDONMENT, FULL	EA	96	\$30.00	\$2,880.00	\$12.00	\$1,152.00	\$12.00	\$1,152.00	\$12.00	\$1,152.00	\$12.00	\$1,152.00	\$20.00	\$1,920.00
4.03	STORM SEWER, TRENCHED, RCP, CLASS III, 12-INCH DIA.	LF	48	\$80.00	\$3,840.00	\$90.25	\$4,332.00	\$90.25	\$4,332.00	\$90.00	\$4,320.00	\$90.00	\$4,320.00	\$65.00	\$3,120.00
4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 15-INCH DIA.	LF	1992	\$65.00	\$129,480.00	\$58.45	\$116,432.40	\$58.45	\$116,432.40	\$58.00	\$115,560.00	\$58.00	\$115,560.00	\$65.00	\$129,480.00
4.05	STORM SEWER, TRENCHED, RCP, CLASS III, 18-INCH DIA.	LF	657	\$75.00	\$49,275.00	\$74.85	\$49,195.45	\$74.85	\$49,195.45	\$74.00	\$48,810.00	\$74.00	\$48,810.00	\$70.00	\$46,050.00
4.06	STORM SEWER, TRENCHED, RCP, CLASS III, 24-INCH DIA.	LF	276	\$90.00	\$24,840.00	\$79.00	\$21,816.00	\$79.00	\$21,816.00	\$78.00	\$21,516.00	\$78.00	\$21,516.00	\$70.00	\$19,380.00
4.07	STORM SEWER, TRENCHED, RCP, CLASS III, 30-INCH DIA.	LF	494	\$120.00	\$59,280.00	\$85.10	\$42,039.40	\$85.10	\$42,039.40	\$84.00	\$41,496.00	\$83.00	\$41,002.00	\$78.00	\$38,508.00
4.08	STORM SEWER, TRENCHED, RCP, CLASS III, 36-INCH DIA.	LF	391	\$150.00	\$58,650.00	\$123.00	\$48,033.00	\$123.00	\$48,033.00	\$122.00	\$47,876.00	\$123.00	\$48,033.00	\$116.00	\$45,108.00
4.09	STORM SEWER, TRENCHED, RCP, CLASS III, 42-INCH DIA.	LF	354	\$175.00	\$61,950.00	\$169.00	\$59,826.00	\$169.00	\$59,826.00	\$170.00	\$60,300.00	\$169.00	\$59,826.00	\$166.00	\$58,776.00
4.10	STORM SEWER, TRENCHED, RCP, CLASS IV, 42-INCH DIA.	LF	417	\$245.00	\$102,165.00	\$171.00	\$71,307.00	\$171.00	\$71,307.00	\$172.00	\$71,724.00	\$171.00	\$71,307.00	\$155.50	\$65,363.50
4.11	REMOVAL OF STORM SEWER	LF	261	\$25.00	\$6,525.00	\$27.15	\$7,096.15	\$27.15	\$7,096.15	\$27.00	\$7,071.00	\$26.50	\$6,916.50	\$25.00	\$6,525.00
4.12	PIPE CULVERT, TRENCHED, HOPE, 15-INCH DIA.	LF	22	\$550.00	\$12,100.00	\$61.50	\$1,353.00	\$61.50	\$1,353.00	\$60.00	\$1,320.00	\$60.00	\$1,320.00	\$100.00	\$2,200.00
4.13	PIPE APRON, CONCRETE, 18-INCH DIA.	EA	24	\$1,750.00	\$42,000.00	\$1,493.00	\$35,232.00	\$1,493.00	\$35,232.00	\$1,500.00	\$36,000.00	\$1,400.00	\$33,600.00	\$1,985.00	\$47,640.00
4.14	PIPE APRON, CONCRETE, 18-INCH DIA.	EA	2	\$2,000.00	\$4,000.00	\$1,640.00	\$3,280.00	\$1,640.00	\$3,280.00	\$1,700.00	\$3,400.00	\$1,600.00	\$3,200.00	\$2,000.00	\$4,000.00
4.15	PIPE APRON, CONCRETE, 24-INCH DIA.	EA	5	\$2,500.00	\$12,500.00	\$1,917.50	\$9,587.50	\$1,917.50	\$9,587.50	\$2,000.00	\$10,000.00	\$1,900.00	\$9,500.00	\$2,000.00	\$10,000.00
4.16	PIPE APRON, CONCRETE, 42-INCH DIA.	EA	6	\$4,000.00	\$24,000.00	\$3,382.50	\$20,295.00	\$3,382.50	\$20,295.00	\$3,400.00	\$20,400.00	\$3,300.00	\$19,800.00	\$3,000.00	\$12,000.00
4.17	FOOTING FOR CONCRETE PIPE APRON, RCP, 15-INCH DIA.	EA	22	\$1,000.00	\$22,000.00	\$892.00	\$19,524.00	\$892.00	\$19,524.00	\$900.00	\$19,800.00	\$880.00	\$19,360.00	\$1,000.00	\$22,000.00
4.18	FOOTING FOR CONCRETE PIPE APRON, RCP, 18-INCH DIA.	EA	7	\$1,200.00	\$8,400.00	\$1,000.00	\$8,400.00	\$1,000.00	\$8,400.00	\$1,000.00	\$8,400.00	\$980.00	\$8,160.00	\$1,000.00	\$8,400.00
4.19	FOOTING FOR CONCRETE PIPE APRON, RCP, 24-INCH DIA.	EA	5	\$1,500.00	\$7,500.00	\$1,200.00	\$6,000.00	\$1,200.00	\$6,000.00	\$1,200.00	\$6,000.00	\$1,180.00	\$5,900.00	\$1,200.00	\$6,000.00
4.20	FOOTING FOR CONCRETE PIPE APRON, RCP, 42-INCH DIA.	EA	6	\$2,250.00	\$13,500.00	\$1,850.00	\$10,900.00	\$1,850.00	\$10,900.00	\$1,850.00	\$10,900.00	\$1,850.00	\$10,900.00	\$1,850.00	\$10,900.00
4.21	SUBDRAIN, PVC, 6-INCH	LF	4899	\$20.00	\$97,980.00	\$19.50	\$95,530.50	\$19.50	\$95,530.50	\$19.50	\$95,530.50	\$19.50	\$95,530.50	\$19.50	\$95,530.50
4.22	SUBDRAIN, PVC, 12-INCH	LF	50	\$40.00	\$2,000.00	\$33.50	\$1,675.00	\$33.50	\$1,675.00	\$33.50	\$1,675.00	\$33.50	\$1,675.00	\$33.50	\$1,675.00
4.23	SUBDRAIN CLEANOUT, PVC, 6-INCH	EA	27	\$70.00	\$1,890.00	\$66.40	\$1,792.80	\$66.40	\$1,792.80	\$66.00	\$1,782.00	\$66.00	\$1,782.00	\$66.00	\$1,782.00
4.24	SUBDRAIN CONNECTION, PVC, 6-INCH	EA	29	\$40.00	\$1,160.00	\$35.50	\$1,029.50	\$35.50	\$1,029.50	\$35.00	\$1,015.00	\$35.00	\$1,015.00	\$35.00	\$1,015.00
4.25	SUBDRAIN CONNECTION, PVC, 12-INCH	EA	1	\$1,250.00	\$1,250.00	\$580.00	\$580.00	\$580.00	\$580.00	\$600.00	\$600.00	\$580.00	\$580.00	\$750.00	\$750.00
<b>DIVISION 5 - WATER MAINS AND APPURTENANCES</b>															
5.01	WATER MAIN, TRENCHED, PVC C900 DR18, 8-INCH	LF	90	\$125.00	\$11,250.00	\$50.25	\$4,522.50	\$50.25	\$4,522.50	\$51.00	\$4,590.00	\$49.00	\$4,500.00	\$94.50	\$8,505.00
5.02	WATER MAIN, TRENCHED, PVC C900 DR18, 16-INCH	LF	4694	\$140.00	\$661,160.00	\$73.80	\$343,993.20	\$73.80	\$343,993.20	\$73.00	\$340,602.00	\$72.00	\$338,040.00	\$109.00	\$513,660.00
5.03	FITTING, 45° BEND, 16-INCH	EA	14	\$1,600.00	\$22,400.00	\$1,640.00	\$22,960.00	\$1,640.00	\$22,960.00	\$1,600.00	\$22,400.00	\$1,600.00	\$22,400.00	\$2,050.00	\$28,700.00
5.04	FITTING, 22.5° BEND, 16-INCH	EA	3	\$9,000.00	\$27,000.00	\$1,435.00	\$4,305.00	\$1,435.00	\$4,305.00	\$1,500.00	\$4,500.00	\$1,400.00	\$4,200.00	\$2,050.00	\$6,150.00
5.05	FITTING, 11.25° BEND, 16-INCH	EA	2	\$9,000.00	\$18,000.00	\$1,640.00	\$3,280.00	\$1,640.00	\$3,280.00	\$1,700.00	\$3,400.00	\$1,600.00	\$3,200.00	\$2,050.00	\$4,100.00
5.06	FITTING, TEE, 16" X 16" X 8"	EA	1	\$1,750.00	\$1,750.00	\$1,845.00	\$1,845.00	\$1,845.00	\$1,845.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$2,250.00	\$2,250.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$
5.07	FITTING, Tee, 1/2" x 1/2" x 1/2"	EA	1	\$1,750.00	\$1,750.00	\$2,400.00	\$2,400.00	\$2,460.00	\$2,460.00	\$2,460.00	\$2,460.00	\$2,460.00	\$2,460.00
5.08	FITTING, Reducer, 1/2" x 1/2"	EA	1	\$1,000.00	\$1,000.00	\$700.00	\$700.00	\$785.50	\$785.50	\$785.50	\$785.50	\$785.50	\$785.50
5.09	VALVE, Gate, 1/2-INCH	EA	2	\$1,000.00	\$2,000.00	\$1,700.00	\$3,400.00	\$1,749.50	\$3,499.00	\$1,749.50	\$3,499.00	\$1,749.50	\$3,499.00
5.10	VALVE, Gate, 1/2-INCH	EA	9	\$8,500.00	\$76,500.00	\$7,700.00	\$68,300.00	\$7,790.00	\$70,110.00	\$7,790.00	\$70,110.00	\$7,790.00	\$70,110.00
5.11	TAPPING VALVE ASSEMBLY, 1/2-INCH	EA	1	\$20,000.00	\$20,000.00	\$17,000.00	\$17,000.00	\$17,425.00	\$17,425.00	\$17,425.00	\$17,425.00	\$17,425.00	\$17,425.00
5.12	FIRE HYDRANT ASSEMBLY	EA	17	\$7,000.00	\$119,000.00	\$5,600.00	\$95,200.00	\$5,740.00	\$97,580.00	\$5,740.00	\$97,580.00	\$5,740.00	\$97,580.00
5.13	CONNECT TO EXISTING WATER MAIN	EA	1	\$7,000.00	\$7,000.00	\$7,300.00	\$7,300.00	\$7,485.00	\$7,485.00	\$7,485.00	\$7,485.00	\$7,485.00	\$7,485.00
5.14	BLOWOFF ASSEMBLY REMOVAL	EA	1	\$5,000.00	\$5,000.00	\$5,800.00	\$5,800.00	\$5,945.00	\$5,945.00	\$5,945.00	\$5,945.00	\$5,945.00	\$5,945.00
5.15	EXISTING WATER MAIN, CUT AND PLUG	EA	1	\$1,500.00	\$1,500.00	\$1,600.00	\$1,600.00	\$1,640.00	\$1,640.00	\$1,640.00	\$1,640.00	\$1,640.00	\$1,640.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	MANHOLE, SW-401 48-INCH DIA.	EA	3	\$4,000.00	\$12,000.00	\$2,700.00	\$8,100.00	\$2,767.50	\$8,302.50	\$2,767.50	\$8,302.50	\$2,767.50	\$8,302.50
6.02	MANHOLE, SW-401 60-INCH DIA.	EA	1	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,612.50	\$4,612.50	\$4,612.50	\$4,612.50	\$4,612.50	\$4,612.50
6.03	MANHOLE, SW-401 72-INCH DIA.	EA	7	\$6,000.00	\$42,000.00	\$6,800.00	\$47,600.00	\$6,970.00	\$48,790.00	\$6,970.00	\$48,790.00	\$6,970.00	\$48,790.00
6.04	MANHOLE, SW-401 84-INCH DIA.	EA	1	\$6,000.00	\$6,000.00	\$6,800.00	\$6,800.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
6.05	MANHOLE, SW-401 96-INCH DIA.	EA	2	\$7,500.00	\$15,000.00	\$9,600.00	\$19,200.00	\$9,840.00	\$19,680.00	\$9,840.00	\$19,680.00	\$9,840.00	\$19,680.00
6.06	INTAKE, SINGLE GRATE INTAKE WITH MANHOLE, SW-503	EA	2	\$4,500.00	\$9,000.00	\$4,300.00	\$8,600.00	\$4,477.50	\$8,955.00	\$4,477.50	\$8,955.00	\$4,477.50	\$8,955.00
6.07	INTAKE, SINGLE GRATE INTAKE, SW-505	EA	10	\$7,000.00	\$70,000.00	\$6,300.00	\$63,000.00	\$6,477.50	\$64,775.00	\$6,477.50	\$64,775.00	\$6,477.50	\$64,775.00
6.08	INTAKE, SINGLE GRATE INTAKE, SW-506	EA	11	\$7,000.00	\$77,000.00	\$6,300.00	\$69,300.00	\$6,477.50	\$71,257.50	\$6,477.50	\$71,257.50	\$6,477.50	\$71,257.50
6.09	INTAKE, SINGLE GRATE INTAKE, SW-506 MODIFIED	EA	5	\$11,500.00	\$57,500.00	\$9,500.00	\$47,500.00	\$9,712.50	\$48,562.50	\$9,712.50	\$48,562.50	\$9,712.50	\$48,562.50
6.10	INTAKE, CIRCULAR AREA INTAKE, SW-512, 48-INCH DIA.	EA	2	\$5,000.00	\$10,000.00	\$5,200.00	\$10,400.00	\$5,390.00	\$10,780.00	\$5,390.00	\$10,780.00	\$5,390.00	\$10,780.00
6.11	INTAKE, OPEN SHOULD AREA INTAKE, SW-513, 60 INCH X 60 INCH	EA	2	\$4,500.00	\$9,000.00	\$4,800.00	\$9,600.00	\$4,945.00	\$9,890.00	\$4,945.00	\$9,890.00	\$4,945.00	\$9,890.00
6.12	MANHOLE ADJUSTMENT, WADOR	EA	1	\$2,500.00	\$2,500.00	\$2,800.00	\$2,800.00	\$2,870.00	\$2,870.00	\$2,870.00	\$2,870.00	\$2,870.00	\$2,870.00
6.13	CONNECTION TO EXISTING INTAKE	EA	3	\$1,000.00	\$3,000.00	\$880.00	\$2,640.00	\$894.50	\$2,683.50	\$894.50	\$2,683.50	\$894.50	\$2,683.50
6.14	REMOVE MANHOLE	EA	8	\$750.00	\$6,000.00	\$580.00	\$4,640.00	\$594.50	\$4,756.00	\$594.50	\$4,756.00	\$594.50	\$4,756.00
6.15	MANHOLE ABANDONMENT	EA	2	\$1,500.00	\$3,000.00	\$1,400.00	\$2,800.00	\$1,435.00	\$2,870.00	\$1,435.00	\$2,870.00	\$1,435.00	\$2,870.00
DIVISION 7 - STREETS AND RELATED WORK													
7.01	PAVEMENT, PCC, 9-INCH, CLASS C-SD/ W/ 8-INCH CURB (MINIMUM)	SY	15173	\$70.00	\$1,062,110.00	\$65.00	\$986,245.00	\$65.50	\$993,831.50	\$65.50	\$993,831.50	\$65.50	\$993,831.50
7.02	PAVEMENT, PCC, 6-INCH	SY	1208	\$105.00	\$126,840.00	\$90.00	\$108,720.00	\$90.50	\$109,314.00	\$90.50	\$109,314.00	\$90.50	\$109,314.00
7.03	CURB AND GUTTER, PCC, 2.5 FT	LF	2101	\$40.00	\$84,040.00	\$31.00	\$65,131.00	\$31.60	\$66,396.00	\$31.60	\$66,396.00	\$31.60	\$66,396.00
7.04	GRANULAR SURFACING	TONS	370	\$45.00	\$16,650.00	\$42.00	\$15,540.00	\$42.60	\$15,661.20	\$42.60	\$15,661.20	\$42.60	\$15,661.20
7.05	HMA OVERLAY, 2-INCH	TONS	300	\$75.00	\$22,500.00	\$70.00	\$21,000.00	\$70.80	\$21,240.00	\$70.80	\$21,240.00	\$70.80	\$21,240.00
7.06	SHARED USE PATH, REINFORCED PCC, 6-INCH	SY	7045	\$65.00	\$457,925.00	\$60.00	\$422,700.00	\$60.75	\$426,303.75	\$60.75	\$426,303.75	\$60.75	\$426,303.75
7.07	DETECTABLE WARNINGS	SF	89	\$40.00	\$3,560.00	\$38.00	\$3,388.00	\$38.75	\$3,408.75	\$38.75	\$3,408.75	\$38.75	\$3,408.75
7.08	REMOVAL OF SIDEWALK	SY	512	\$5.50	\$2,816.00	\$5.25	\$2,683.00	\$5.35	\$2,737.20	\$5.35	\$2,737.20	\$5.35	\$2,737.20
7.09	REMOVAL OF SHARED USE PATH	SY	1746	\$13.00	\$22,898.00	\$12.50	\$21,825.00	\$12.65	\$22,080.90	\$12.65	\$22,080.90	\$12.65	\$22,080.90
7.10	REMOVAL OF DRIVEWAY	SY	271	\$90.00	\$24,390.00	\$85.00	\$23,025.00	\$85.75	\$23,208.75	\$85.75	\$23,208.75	\$85.75	\$23,208.75
7.11	DRIVEWAY PAVED, PCC, 6-INCH	SY	886	\$90.00	\$79,740.00	\$84.00	\$74,448.00	\$84.75	\$75,000.00	\$84.75	\$75,000.00	\$84.75	\$75,000.00
7.12	FULL DEPTH PATCHES, PCC, 6-INCH (MIN.)	SY	133	\$175.00	\$23,275.00	\$165.00	\$21,945.00	\$166.25	\$22,118.75	\$166.25	\$22,118.75	\$166.25	\$22,118.75
7.13	FULL DEPTH PATCHES, HMA, 6-INCH (MIN.)	SY	26	\$175.00	\$4,550.00	\$165.00	\$4,290.00	\$166.25	\$4,332.50	\$166.25	\$4,332.50	\$166.25	\$4,332.50
7.14	CONCRETE PAVEMENT REMOVAL	SY	5188	\$7.50	\$38,910.00	\$7.00	\$36,316.00	\$7.08	\$36,705.60	\$7.08	\$36,705.60	\$7.08	\$36,705.60
7.15	ASPHALT PAVEMENT REMOVAL	SY	7716	\$3.50	\$27,006.00	\$3.25	\$24,877.50	\$3.30	\$25,482.00	\$3.30	\$25,482.00	\$3.30	\$25,482.00
7.16	TEMPORARY GRANULAR SURFACING	TONS	1748	\$40.00	\$70,320.00	\$38.00	\$66,432.00	\$38.75	\$67,515.00	\$38.75	\$67,515.00	\$38.75	\$67,515.00
7.17	TEMPORARY ASPHALT TRAIL	TONS	514	\$105.00	\$53,870.00	\$100.00	\$51,400.00	\$100.75	\$51,795.00	\$100.75	\$51,795.00	\$100.75	\$51,795.00
7.18	CONCRETE SURFACE DRAIN	SY	13	\$250.00	\$3,250.00	\$204.00	\$2,652.00	\$204.50	\$2,658.50	\$204.50	\$2,658.50	\$204.50	\$2,658.50
DIVISION 8 - TRAFFIC CONTROL													
8.01	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	109.1	\$100.00	\$10,910.00	\$76.00	\$8,291.60	\$76.40	\$8,314.84	\$76.40	\$8,314.84	\$76.40	\$8,314.84
8.02	PAINTED SYMBOLS AND LEGENDS, SOLVENT/WATERBORNE	EA	9	\$150.00	\$1,350.00	\$100.00	\$900.00	\$100.50	\$904.50	\$100.50	\$904.50	\$100.50	\$904.50
8.03	PAVEMENT MARKINGS REMOVED	STA	20.8	\$75.00	\$1,560.00	\$56.00	\$1,164.80	\$56.50	\$1,175.20	\$56.50	\$1,175.20	\$56.50	\$1,175.20
8.04	SYMBOLS AND LEGENDS REMOVED	EA	3	\$175.00	\$525.00	\$160.00	\$480.00	\$160.50	\$481.50	\$160.50	\$481.50	\$160.50	\$481.50
8.05	TEMPORARY TRAFFIC CONTROL	LS	1	\$150,000.00	\$150,000.00	\$55,368.13	\$55,368.13	\$55,368.13	\$55,368.13	\$55,368.13	\$55,368.13	\$55,368.13	\$55,368.13
8.06	PORTABLE DYNAMIC MESSAGE SIGN (POMS)	CDAY	42	\$180.00	\$7,560.00	\$100.00	\$4,200.00	\$100.50	\$4,221.00	\$100.50	\$4,221.00	\$100.50	\$4,221.00
8.07	FLAGGERS	EA	20	\$500.00	\$10,000.00	\$510.00	\$10,200.00	\$512.50	\$10,250.00	\$512.50	\$10,250.00	\$512.50	\$10,250.00
DIVISION 9 - SITE WORK AND LANDSCAPING													
9.01	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	6.69	\$1,900.00	\$12,699.00	\$2,200.00	\$14,598.00	\$2,204.00	\$14,613.24	\$2,204.00	\$14,613.24	\$2,204.00	\$14,613.24
9.02	MULCHING	AC	5.59	\$1,400.00	\$7,826.00	\$1,400.00	\$7,826.00	\$1,384.00	\$7,736.56	\$1,384.00	\$7,736.56	\$1,384.00	\$7,736.56
9.03	SWAPP PREPARATION	LS	1	\$1,000.00	\$1,000.00	\$610.00	\$610.00	\$615.00	\$615.00	\$615.00	\$615.00	\$615.00	\$615.00
9.04	SWAPP PREPARATION	LS	1	\$1,500.00	\$1,500.00	\$1,300.00	\$1,300.00	\$1,281.50	\$1,281.50	\$1,281.50	\$1,281.50	\$1,281.50	\$1,281.50
9.05	FILTER SOCK, 8 IN.	LF	13067	\$0.25	\$3,266.75	\$0.25	\$3,266.75	\$0.25	\$3,266.75	\$0.25	\$3,266.75	\$0.25	\$3,266.75
9.07	FILTER SOCK, REMOVAL	LF	13067	\$0.25	\$3,266.75	\$0.25	\$3,266.75	\$0.25	\$3,266.75	\$0.25	\$3,266.75	\$0.25	\$3,266.75
9.08	TEMPORARY RECY, TYPE 1.B	SY	3650	\$6.50	\$23,725.00	\$2.00	\$7,300.00	\$2.00	\$7,300.00	\$2.00	\$7,300.00	\$2.00	\$7,300.00

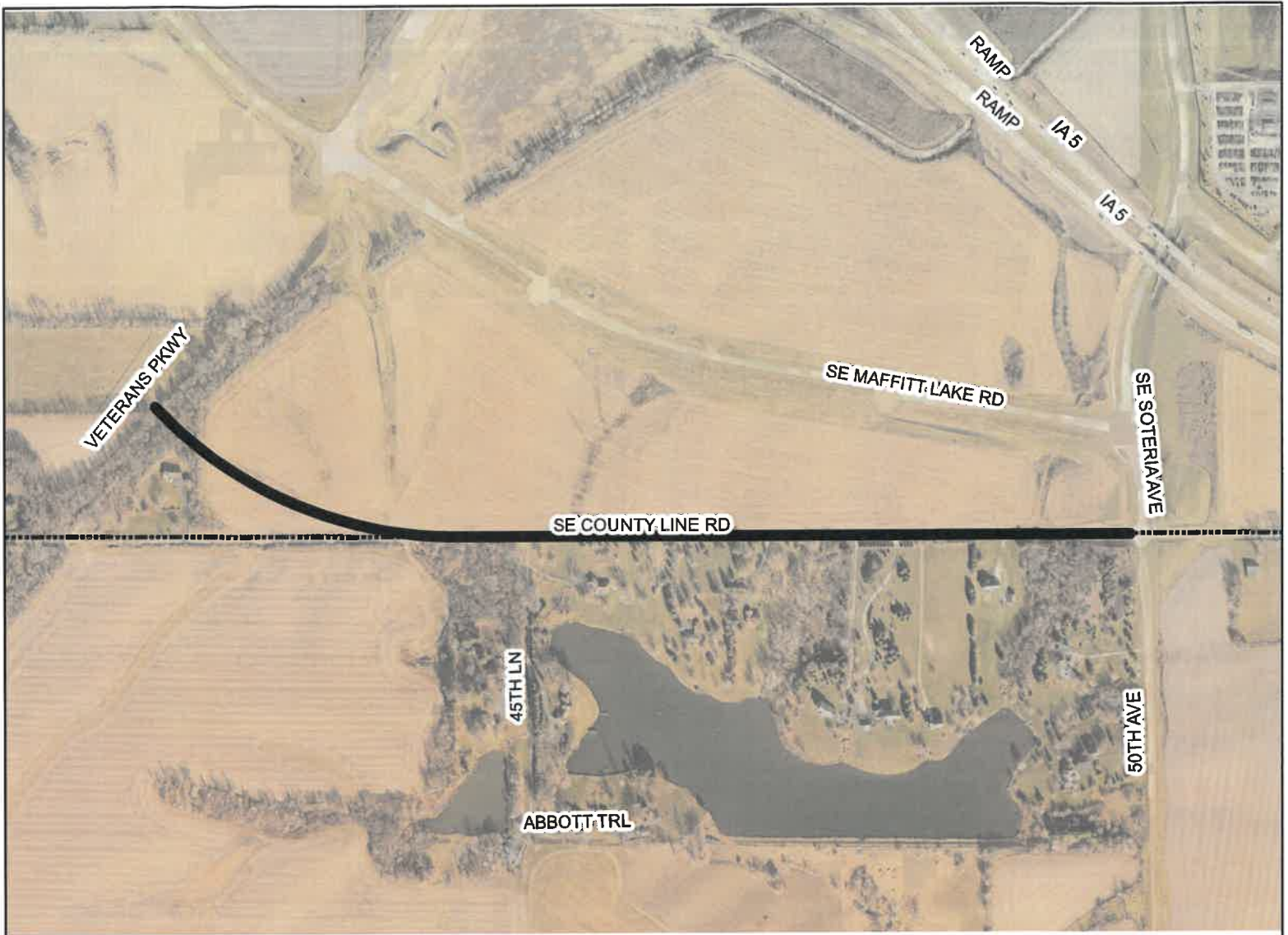
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$	UNIT COST \$	COST \$
9.09	CHECK DAM, ROCK	TON	163	\$50.00	\$8,150.00	\$51.00	\$8,313.00	\$52.30	\$8,514.90	\$53.00	\$8,679.00	\$54.00	\$8,842.00
9.10	RIP RAP, CLASS B	TON	223	\$125.00	\$27,875.00	\$61.50	\$13,711.50	\$63.50	\$14,120.50	\$65.00	\$14,595.00	\$66.00	\$14,718.00
9.11	RIP RAP, CLASS E	TON	169	\$100.00	\$16,900.00	\$62.00	\$10,478.00	\$63.50	\$10,731.50	\$65.00	\$11,065.00	\$66.00	\$11,196.00
9.12	RIP RAP, EROSION STONE	TON	32	\$60.00	\$1,920.00	\$62.00	\$1,984.00	\$63.50	\$2,032.00	\$65.00	\$2,080.00	\$66.00	\$2,102.00
9.13	SILT FENCE OR SILT FENCE DITCH CHECK	LF	14311	\$1.50	\$21,466.50	\$1.50	\$21,466.50	\$1.55	\$22,182.05	\$1.75	\$25,044.75	\$1.50	\$21,466.50
9.14	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	11465	\$0.21	\$240.75	\$0.21	\$240.75	\$0.25	\$286.25	\$0.25	\$286.25	\$0.25	\$286.25
9.15	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEBRIS	LF	11465	\$0.20	\$229.30	\$0.21	\$240.75	\$0.25	\$286.25	\$0.25	\$286.25	\$0.25	\$286.25
9.16	STABILIZED CONSTRUCTION ENTRANCE	SV	432	\$15.00	\$6,480.00	\$15.00	\$6,480.00	\$15.00	\$6,480.00	\$15.00	\$6,480.00	\$15.00	\$6,480.00
9.17	TURF REINFORCEMENT MATS, TYPE 2	SQ	25	\$75.00	\$1,875.00	\$75.00	\$1,875.00	\$75.00	\$1,875.00	\$75.00	\$1,875.00	\$75.00	\$1,875.00
9.18	INLET PROTECTION DEVICE, INTAKE	EA	49	\$150.00	\$7,350.00	\$150.00	\$7,350.00	\$150.00	\$7,350.00	\$150.00	\$7,350.00	\$150.00	\$7,350.00
9.19	INLET PROTECTION DEVICE, CULVERT	EA	37	\$150.00	\$5,550.00	\$150.00	\$5,550.00	\$150.00	\$5,550.00	\$150.00	\$5,550.00	\$150.00	\$5,550.00
9.20	INLET PROTECTION DEVICE, INTAKE, MAINTENANCE	EA	48	\$20.00	\$960.00	\$20.00	\$960.00	\$20.00	\$960.00	\$20.00	\$960.00	\$20.00	\$960.00
9.21	INLET PROTECTION DEVICE, CULVERT, MAINTENANCE	EA	16	\$320.00	\$5,120.00	\$320.00	\$5,120.00	\$320.00	\$5,120.00	\$320.00	\$5,120.00	\$320.00	\$5,120.00
9.22	REMOVAL OF RIP RAP	SV	262	\$20.00	\$5,240.00	\$20.00	\$5,240.00	\$20.00	\$5,240.00	\$20.00	\$5,240.00	\$20.00	\$5,240.00
9.23	CHEMICAL TREATMENT, BROADLEAF HERBICIDE	AC	12.22	\$750.00	\$9,165.00	\$760.00	\$9,282.72	\$760.00	\$9,282.72	\$760.00	\$9,282.72	\$760.00	\$9,282.72
9.24	FENCE, FIELD	LF	300	\$25.00	\$7,500.00	\$25.00	\$7,500.00	\$25.00	\$7,500.00	\$25.00	\$7,500.00	\$25.00	\$7,500.00
<b>DIVISION 11 - MISCELLANEOUS</b>													
11.01	CONSTRUCTION SURVEY	LS	1	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
11.02	MAINTENANCE OF POSTAL SERVICE	LS	1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
11.03	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
11.04	CONCRETE WASHOUT	LS	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
11.05	MAILBOX ASSEMBLY	EA	5	\$500.00	\$2,500.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00
11.06	REMOVE AND REINSTALL MAILBOX	EA	1	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00
11.07	REMOVE MAILBOX	EA	5	\$250.00	\$1,250.00	\$250.00	\$1,250.00	\$250.00	\$1,250.00	\$250.00	\$1,250.00	\$250.00	\$1,250.00
11.08	REMOVE AND REPLACE BARBED WIRE FENCE	LF	223	\$20.00	\$4,460.00	\$24.00	\$5,352.00	\$19.75	\$4,404.25	\$19.25	\$4,292.75	\$19.25	\$4,292.75
<b>DIVISION 11 - MISCELLANEOUS</b>													
12.01	GRANULAR BACKFILL	CY	1620	\$50.00	\$81,000.00	\$52.00	\$84,240.00	\$53.30	\$86,346.00	\$55.00	\$89,340.00	\$57.00	\$92,340.00
12.02	EXCAVATION, CLASS 20	CY	4700	\$15.00	\$7,050.00	\$15.00	\$7,050.00	\$15.00	\$7,050.00	\$15.00	\$7,050.00	\$15.00	\$7,050.00
12.03	STRUCTURAL CONCRETE (RCB CULVERT)	CY	356.4	\$850.00	\$302,400.00	\$850.00	\$302,400.00	\$850.00	\$302,400.00	\$850.00	\$302,400.00	\$850.00	\$302,400.00
12.04	REINFORCING STEEL	LB	65943	\$1.50	\$98,914.50	\$1.50	\$98,914.50	\$1.50	\$98,914.50	\$1.50	\$98,914.50	\$1.50	\$98,914.50
12.05	FENCE, CHAIN LINK, 48 IN. HEIGHT	LF	170	\$75.00	\$12,750.00	\$75.00	\$12,750.00	\$75.00	\$12,750.00	\$75.00	\$12,750.00	\$75.00	\$12,750.00
12.06	PEDESTRIAN UNDERPASS LIGHTING	LS	1	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
<b>TOTAL BASE BID</b>				<b>\$6,068,811.66</b>	<b>\$4,475,000.00</b>	<b>\$4,793,049.86</b>	<b>\$4,994,708.95</b>	<b>\$5,083,196.46</b>	<b>\$5,150,000.00</b>	<b>\$5,240,000.00</b>	<b>\$5,330,000.00</b>	<b>\$5,420,000.00</b>	<b>\$5,484,687.44</b>

Denotes calculation of extended price does not match proposal.

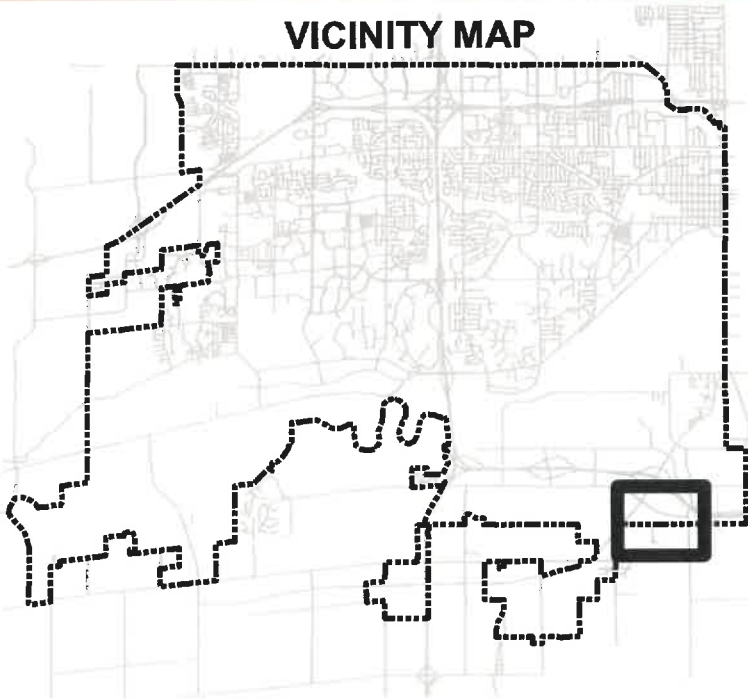
I hereby certify that this is a true and correct tabulation of bids received on September 29, 2021 for the SE County Line Road Improvements, Veterans Parkway to SE Scherita Avenue, West Des Moines, Iowa - Project No. 0510-015-2021.

James P. Gallagher, P.E.  Date: 9/29/2021

License No. 25566



**VICINITY MAP**



**LEGEND**

PROJECT LOCATION 



PROJECT: **SE County Line Road, SE Soteria Avenue to Veterans Parkway**

LOCATION: **Exhibit "A"**

DRAWN BY: JDR

DATE: 11/4/2020

PROJECT NUMBER/NAME: 0510-015-2021

SHT. 1 of 1

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** October 4, 2021

**ITEM:** Village on Jordan Creek Parkway Plat 1, SW corner of Jordan Creek Parkway and Ashworth Road – Approve Final Plat to create 3 lots for future development, 1 outlot and 1 street lot – Ed Arp, Civil Engineering Consultants – FP-005084-2021

**RESOLUTION: Acceptance of Surety and Approval and Release of Final Plat**

**Background:** Ed Arp with Civil Engineering Consultants, on behalf of Czech Mate, LLC, applicant and owner, City of West Des Moines and Hope K. Farms, LLC, property owners, request approval of a Final Plat for the approximately 11-acre property generally located at the SW corner of Jordan Creek Parkway and Ashworth Road. The applicant proposes to subdivide the property into 3 lots for future development, 1 outlot for future acquisition and 1 street lot for the extension of 76<sup>th</sup> Street to be dedicated to the City.

**Staff Review & Comment:**

- **Financial Impact:** Undetermined
- **History:** The associated Preliminary Plat was approved by the Plan and Zoning Commission on November 23, 2020 and the City Council on December 7, 2020. This Final Plat has been determined to be consistent with the associated Preliminary Plat.
- **Traffic Analysis Findings:** Traffic Impact Studies are not conducted for Final Plats but instead are completed at the time of the associated Preliminary Plat. The traffic study completed with the preliminary plat provided recommendations on street geometry and triggers for the proposed traffic light at 76<sup>th</sup> Street and Ashworth Road; however, more specific recommendations will be provided with future traffic studies when specific users have been identified for the site and as individual site plans are submitted for the developable lots.
- **City Consent:** The City owns 7630 Ashworth Road which with its approval of this action is consenting to the plat. This City-owned parcel will contain Outlot Z, Lot 3, and a portion of Street Lot "A" which is 76<sup>th</sup> Street ROW. It is intended that Lot 3, which is not a buildable lot on its own, will be acquired by the developer of the property east of 76<sup>th</sup> Street to be incorporated into the future mixed-use development. A condition of approval requiring a lot tie agreement for Lot 3 has been included. Outlot Z is the remnant parcel of city land purchased for the extension of 76<sup>th</sup> Street and is intended to be incorporated into property to the west for either private acquisition or future development.
- **Plat Validity:** Per City Code, the Final Plat must be presented to the City Council for approval within 12 months of the approval of the associated Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. This Final Plat complies with the timelines stated in City Code.



**Outstanding Issues:** There are no outstanding issues.

Staff would note that as part of this approval, the Council is approving and accepting the following:

- Surety in lieu of public improvements associated with the construction of the 76<sup>th</sup> Street extension, including all appurtenances associated with said improvements.
- A deed for Lot A to be dedicated as public street right-of-way for 76<sup>th</sup> Street.
- Legal documents to establish public easements for storm sewer, sanitary sewer, and public utility, as well as buffer and preservation easements, and no build easements as required by the PUD.

The following items typically associated with the Final Plat will be addressed at the time of either development or subdivision of each lot within the development:

- Parkland Dedication Agreement which specifies improvements required of each development.
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for each property
- Installation of public sidewalk will be required of each development lot for their respective frontages
- Installation of streetlights for 76<sup>th</sup> Street extension will be required of each development lot for their respective frontages

**Recommendation:** Approve the Final Plat, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Lot 3 is not a buildable lot and must be lot-tied to another developable lot or replatted with additional properties east of 76<sup>th</sup> Street to meet code required minimum lot size regulations in order to be developed.

**Lead Staff Member: Karen Marren**

**Approval Meeting Dates:**

Plan and Zoning Commission	n/a
City Council	October 4, 2021

**Staff Report Reviews:**

City Council	<input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Agenda Acceptance <i>AM</i>

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	n/a
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map



Prepared by: Karen Marren, City of West Des Moines Development Services Dept., PO Box 65320,  
West Des Moines, Iowa 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

### **RESOLUTION #**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTING SURETY AND APPROVING AND RELEASING THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1 FINAL PLAT FOR THE PURPOSE OF CREATING 3 LOTS FOR FUTURE DEVELOPMENT, 1 OUTLOT AND 1 STREET LOT**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, property owners, Czech Mate, LLC, City of West Des Moines and Hope K. Farms, LLC, request approval of a Final Plat for the approximately 11-acre property generally located at the SW corner of Jordan Creek Parkway and Ashworth Road and legally described in attached Exhibit "B". The applicant proposes to subdivide the property into 3 lots for future development, 1 outlot for future acquisition, and 1 street lot for dedication to the City; and

**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; and

**WHEREAS**, this Final Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

**WHEREAS**, the West Des Moines Plan and Zoning Commission reviewed the associated Preliminary Plat and recommended approval on November 23, 2020; and

**WHEREAS**, this Final Plat has been reviewed and determined to be generally consistent with the associated Preliminary Plat that was approved by the City Council on December 7, 2020; and

**WHEREAS**, on this day the City Council held a duly noticed meeting to consider the Final Plat application; and

**WHEREAS**, the City Council is accepting surety in lieu of constructing public improvements associated with the construction of 76<sup>th</sup> Street extension; and

**WHEREAS**, the necessary easements have been established for sanitary sewer, storm sewer, public utility, buffer and preservation area, and no build easement; and

**WHEREAS**, the applicant has supplied a warranty deed to the City of West Des Moines for Street Lot A to be dedicated as public street right-of-way; and

**WHEREAS**, the City owns property within the plat and is consenting to the plat and establishing Lot A as public street right-of-way; and

**WHEREAS**, the City Council approves of the following address assignment(s);

- Lot 1 = 950 Jordan Creek Parkway
- Lot 2 = 930 76<sup>th</sup> Street
- Lot 3 = No address assignment (non-buildable lot)

**WHEREAS**, property subject of this action is zoned Village on Jordan Creek PUD and meets all requirements of the City's Zoning Code.

**NOW, THEREFORE**, the City Council does approve the Village on Jordan Creek Parkway Plat 1 Final Plat (FP-005084-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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. This resolution does release the Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

**PASSED AND ADOPTED** on October 4, 2021.

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Steven K. Gaer, Mayor

ATTEST:

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Ryan 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 October 4, 2021, by the following vote.

### **Exhibit A: Conditions of Approval**

1. Lot 3 is not a buildable lot and must be lot-tied to another developable lot or replatted with additional properties east of 76th Street to meet code required minimum lot size regulations in order to be developed.

### **Exhibit B: Legal Description**

A PARCEL OF LAND IN THE NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 11; THENCE S00°43'20"W, 704.85 FEET ALONG THE EAST LINE OF SAID NE1/4 NE1/4 TO THE NE CORNER OF BARTLETT FARM PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1998, PAGE 10365 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S84°01'15"W, 83.07 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 1 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2003, PAGE 13188 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S84°01'15"W, 710.06 FEET ALONG SAID NORTH LINE OF BARTLETT FARM PLAT 1 TO THE NW CORNER OF SAID BARTLETT FARM PLAT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF BARTLETT FARM PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 2911 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S83°59'43"W, 515.19 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 2 TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4; THENCE N00°39'47"E, 354.47 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT; THENCE N83°48'08"E, 437.44 FEET TO THE SW CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N00°43'20"E, 287.35 FEET ALONG THE WEST LINE OF SAID PROPERTY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2017, PAGE 15586 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°56'53"E, 145.92 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°43'20"W, 286.97 FEET ALONG SAID EAST LINE TO THE SE CORNER OF SAID PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°48'08"E, 642.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE S00°43'20"W, 358.99 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 10.92 ACRES MORE OR LESS.

# FINAL PLAT

# THE VILLAGE ON JORDAN CREEK PARKWAY PLAT I

## WEST DES MOINES, IOWA

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY

### PROPERTY OWNERS:

CZECH MATE, LLC  
13548 SUMMIT DR  
CLIVE IA 50325

CITY OF WEST DES MOINES  
PO BOX 65320  
WEST DES MOINES IA 50265

HOPE K. FARMS, LLC  
4500 HESTON PARKWAY, SUITE 277  
WEST DES MOINES, IA 50266

### DEVELOPER:

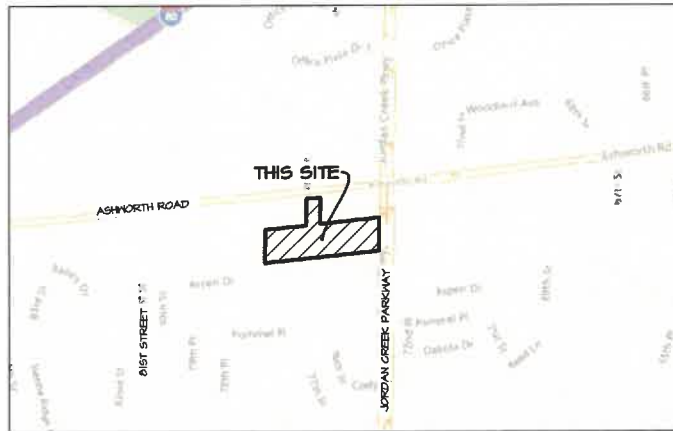
DAN STANBROUGH  
CZECH MATE, LLC  
13548 SUMMIT DRIVE  
CLIVE, IOWA 50325  
PH: 515.414.7271  
EMAIL: DANSTANBROUGH@YAHOO.COM

### PROJECT MANAGER:

ED ARP  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
URBANDALE, IOWA 50322  
PHONE: 515-276-4884, EXT. 213  
FAX: 515-276-1084  
EMAIL: ARP@CECLAC.COM

### PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
URBANDALE, IOWA 50322  
PHONE: 515-276-4884, EXT. 221  
FAX: 515-276-1084  
EMAIL: GADDIS@CECLAC.COM



### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NE1/4 NE1/4 OF SECTION II, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION II; THENCE S00°43'20"N, 704.85 FEET ALONG THE EAST LINE OF SAID NE1/4 NE1/4 TO THE NE CORNER OF BARTLETT FARM PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 1948, PAGE 10365 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S04°01'51"W, 93.01 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT I TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2009, PAGE 18180 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S04°01'51"W, 710.06 FEET ALONG SAID NORTH LINE OF BARTLETT FARM PLAT I TO THE NW CORNER OF SAID BARTLETT FARM PLAT I, SAID NW CORNER ALSO BEING THE NE CORNER OF SAID BARTLETT FARM PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 2811 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S03°54'45"W, 145.32 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 2 TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4; THENCE N00°34'41"E, 354.47 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT; THENCE N83°48'08"E, 487.44 FEET TO THE SW CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1948, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N00°43'20"E, 287.55 FEET ALONG THE WEST LINE OF SAID PROPERTY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHNORTH ROAD AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2017, PAGE 15586 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°56'53"E, 145.32 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1948, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°43'20"N, 286.97 FEET ALONG SAID EAST LINE TO THE SE CORNER OF SAID PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1948, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°48'08"E, 642.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE S00°43'20"N, 350.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 10.42 ACRES MORE OR LESS.

### LAND AREA

475,716 SQUARE FEET  
10.42 ACRES

### BASIS OF BEARINGS

THE NORTH LINE OF THE NE1/4, SEC. II-78-26 WAS MEASURED AS HAVING A BEARING OF N83°56'53"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD83(2011) SOUTH ZONE GRID NORTH.

### NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- LOT 'A' IS TO BE DEDICATED TO THE CITY OF WEST DES MOINES FOR PUBLIC STREET RIGHT-OF-WAY.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS ##(EXISTING)##.

### FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY PANEL #14153C0302F AND #14153C0310F MAPS REVISED FEBRUARY 1, 2019.

\*\*\* FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE \*\*\*  
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

### PURPOSE OF SURVEY:

- THESE LOTS ARE BEING CREATED TO SUBDIVIDE PART OF THE NE1/4 NE1/4 FOR SEPARATE BUILDABLE LOTS, TWO FUTURE DEVELOPMENT OUTLOTS, AND PUBLIC STREET LOT.

### SETBACKS

SEE VILLAGE ON JORDAN CREEK PUD  
ORDINANCE NO 2416 (BK. 2021, PAGE 2049B)

### ZONING/LAND USE

VILLAGE ON JORDAN CREEK PUD  
ORDINANCE NO 2416 (BK. 2021, PAGE 2049B)

### BOUNDARY CLOSURE REPORT

NORTH: 576351.2501' EAST: 155910.7822'

SEGMENT #1 : LINE COURSE: N83°48'08"E LENGTH: 8.84' EAST: 155519.5105' NORTH: 576350.1645'

SEGMENT #2 : LINE COURSE: N83°48'08"E LENGTH: 642.75' EAST: 1555758.5637' NORTH: 576427.5763'

SEGMENT #3 : LINE COURSE: S00°43'20"N LENGTH: 350.91' EAST: 1555154.0387' NORTH: 576068.0448'

SEGMENT #4 : LINE COURSE: S04°01'51"W LENGTH: 710.06' EAST: 1555047.8416' NORTH: 575944.8501'

SEGMENT #5 : LINE COURSE: S03°54'45"W LENGTH: 515.31' EAST: 1554535.4783' NORTH: 575440.7554'

SEGMENT #6 : LINE COURSE: N00°34'41"E LENGTH: 354.47' EAST: 1554534.5003' NORTH: 576295.2021'

SEGMENT #7 : LINE COURSE: N83°48'08"E LENGTH: 487.44' EAST: 1554474.4635' NORTH: 576342.4285'

SEGMENT #8 : LINE COURSE: N00°43'20"E LENGTH: 287.55' EAST: 1554478.0855' NORTH: 576624.7557'

SEGMENT #9 : LINE COURSE: N83°56'53"E LENGTH: 145.32' EAST: 1555123.1923' NORTH: 576645.1400'

SEGMENT #10 : LINE COURSE: S00°43'20"N LENGTH: 286.97' EAST: 1555141.5751' NORTH: 576350.1923'

SEGMENT #11 : LINE COURSE: N83°48'08"E LENGTH: 8.84' EAST: 155510.7867' NORTH: 576351.2505'

PERIMETER: 3756.85' AREA: 475715.91 SQ. FT.

ERROR CLOSURE: 0.0045' COURSE:

N83°37'30"E ERROR NORTH: 0.00833' EAST:

0.00455' PRECISION: 1: 345454.74

INDEX LEGEND					
COUNTY:	SECTION:	TOWNSHIP:	RANGE:	1/4:	1/4:
DALLAS	II	78	26	NE1/4	NE1/4
CITY: WEST DES MOINES					
GEOPARCELS: 1611226004, 1611226010-1611226012					
PROPRIETOR (S): CZECH MATE, LLC & HOPE K FARMS, LLC					
CITY OF WEST DES MOINES					
REQUESTED BY: DAN STANBROUGH					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322					
RETURN TO: PHONE: 515-276-4884					

### LEGEND

- ▲ FOUND SECTION CORNERS
- △ SET SECTION CORNERS (1/4" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- FOUND CORNERS (1/4" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (1/4" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARINGS & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

### CERTIFICATION

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

September 29, 2023  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWED DATE IS DECEMBER 31, 2023  
PARCELS OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 3

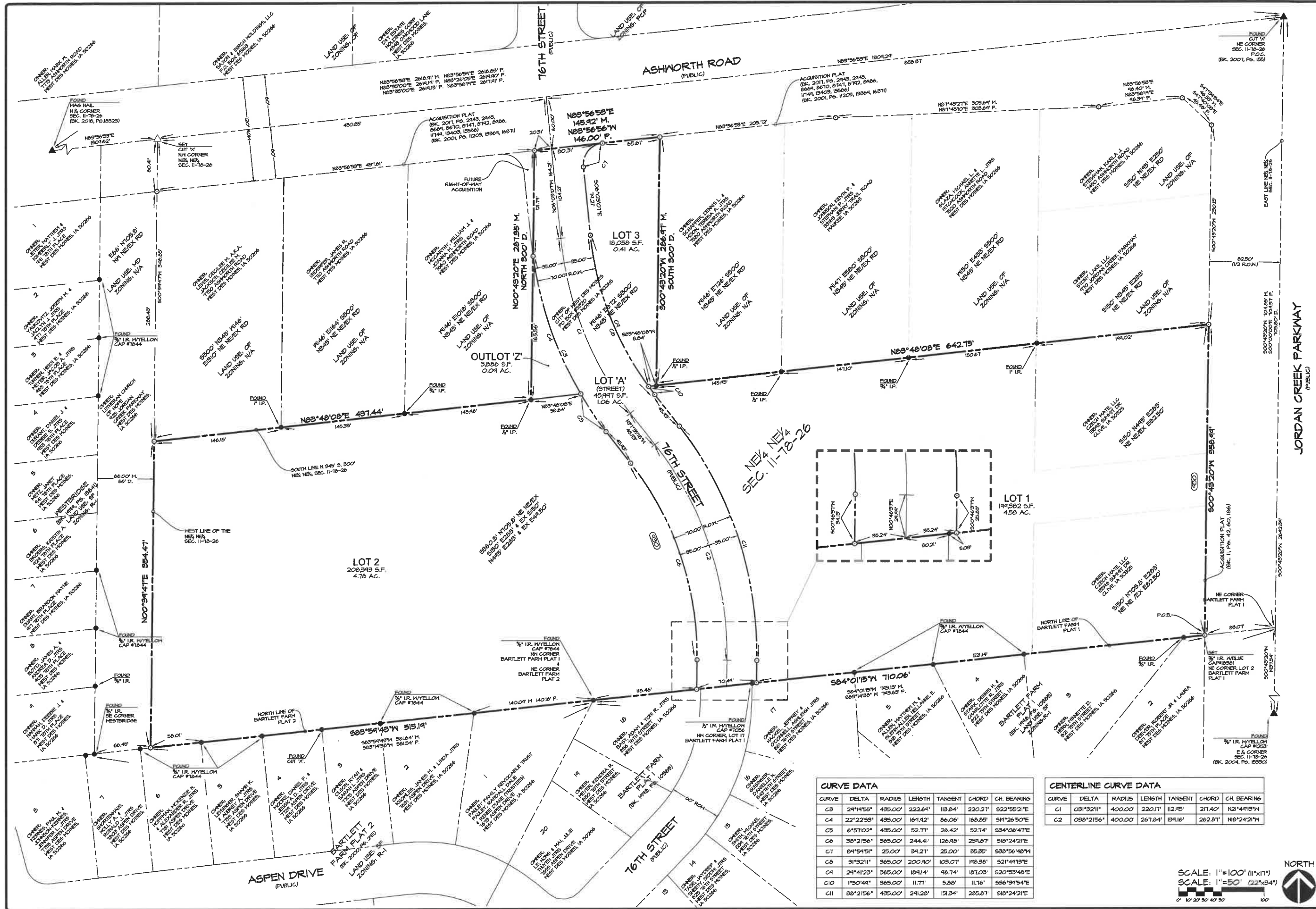
RETURN TO:  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: 515-276-4884  
EMAIL: GADDIS@CECLAC.COM



DATE:	PRINTED ON: Sep. 29, 2023
DATE OF SURVEY:	MAR. 12, 2023
DESIGNED BY:	SEP. 21, 2020
DRAWN BY:	JAG
	LJB

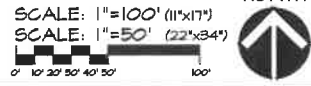
THE VILLAGE ON JORDAN CREEK PARKWAY PLAT I  
NE1/4, NE1/4, SEC. II-78-26  
1660 ASHNORTH ROAD, WEST DES MOINES, IA 50266  
COVER

SHEET	1
OF	3



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C3	29°19'55"	435.00'	222.64'	113.84'	220.27'	S22°55'21"E
C4	22°22'59"	435.00'	164.92'	86.06'	168.85'	S14°26'50"E
C5	6°57'02"	435.00'	52.77'	28.42'	52.74'	S34°06'47"E
C6	58°21'56"	365.00'	244.41'	126.98'	239.87'	S18°24'21"E
C7	84°54'51"	25.00'	34.27'	25.00'	35.35'	S38°56'48"W
C8	31°32'11"	365.00'	200.90'	103.07'	186.38'	S21°44'13"E
C9	29°41'23"	365.00'	189.14'	96.74'	187.03'	S20°53'46"E
C10	1°50'49"	365.00'	11.71'	5.88'	11.76'	S86°34'54"E
C11	58°21'56"	435.00'	241.28'	151.34'	285.87'	S18°24'21"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	031°32'11"	400.00'	220.17'	112.95'	217.40'	N21°44'13"W
C2	038°21'56"	400.00'	267.84'	139.16'	262.87'	N8°24'21"W



**THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1**  
**NE 1/4 NE 1/4 SEC. 11-78-26**  
 1660 ASHWORTH ROAD, WEST DES MOINES, IA 50266

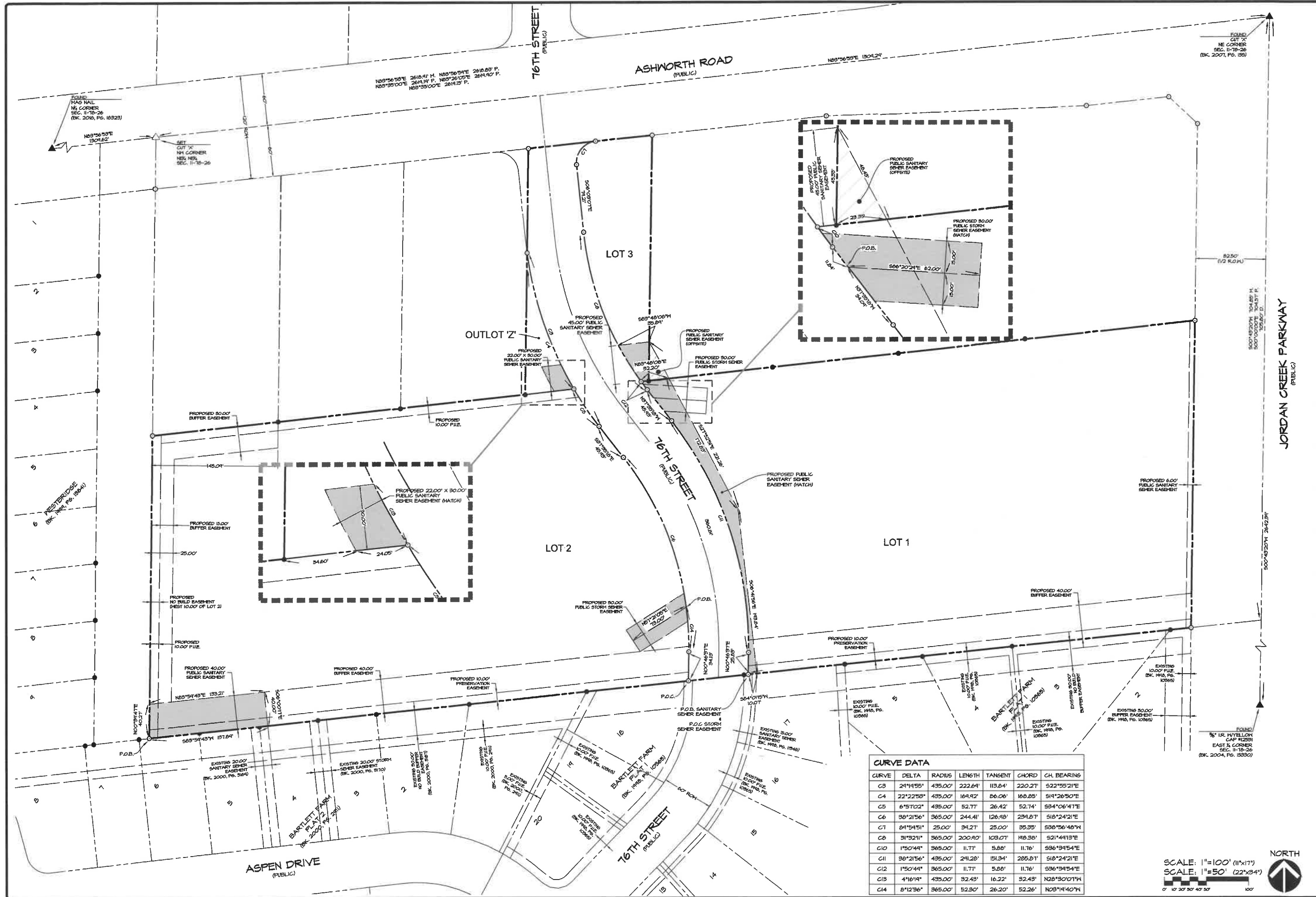
**DIMENSION PLAN**

SHEET  
 of 3  
 A-1899

DATE: PRINTED ON: SEP. 24, 2021  
 DATE OF SURVEY: MAR. 12, 2021  
 DESIGNED BY: JWG  
 DRAWN BY: LJM

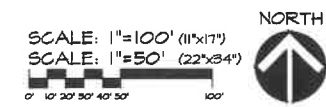
**CEC**  
 Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884 • mail@cecinc.com

Q:\MPL\BVA\FRONT\PLAT\PLAT1A.RW (03)7P.dwg, 9/29/2021 9:55:51 AM, Sheet 11



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C3	24°14'55"	435.00'	222.64'	113.84'	220.27'	S22°53'21"E
C4	22°22'53"	435.00'	169.92'	86.06'	168.25'	S14°26'50"E
C5	6°57'02"	435.00'	52.77'	26.42'	52.74'	S84°06'47"E
C6	38°21'56"	365.00'	244.41'	126.98'	234.87'	S18°24'21"E
C7	84°54'51"	25.00'	34.27'	25.00'	35.35'	S58°56'48"W
C8	31°32'11"	365.00'	200.90'	103.07'	198.38'	S21°44'13"E
C10	1°50'44"	365.00'	11.77'	5.88'	11.76'	S96°34'54"E
C11	38°21'56"	435.00'	241.28'	151.34'	235.87'	S18°24'21"E
C12	1°50'44"	365.00'	11.77'	5.88'	11.76'	S96°34'54"E
C13	4°16'14"	435.00'	32.43'	16.22'	32.43'	N28°30'07"W
C14	8°12'36"	365.00'	52.30'	26.20'	52.26'	N08°14'40"W



**CEC**  
Civil Engineering Consultants, Inc.  
2400 866th Street, Unit 12 • Des Moines, Iowa 50322  
515.276.4884 • mail@cecinc.com

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**THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1**  
NE 1/4, NE 1/4, SEC. 11-78-26  
1660 ASHWORTH ROAD, WEST DES MOINES, IA 50266

**EASEMENT DETAILS**

DATE: PRINTED ON: Sept. 24, 2021  
MAR 12, 2021  
DATE OF SURVEY: SEP. 24, 2020  
DESIGNED BY: JAG  
DRAWN BY: L.J.H.

SHEET 11 OF 13  
A-18



**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** October 4, 2021

**ITEM:** SE Adams Street Elevated Water Storage, 2184 SE Adams Street – Approve Site Plan to allow construction of a 195-foot-tall elevated water storage structure – West Des Moines Water Works – SP-005207-2021

**Resolution: Approval of Site Plan**

**Background:** The applicant, West Des Moines Water Works, with permission from the property owner, City of West Des Moines, requests approval of a site plan to construct a 195-foot-tall elevated water storage structure at 2184 SE Adams Street. The tower will hold two million gallons of water to service the southern part of the City.

**Staff Review & Comment:**

- **Financial Impact:** While this water tower will provide water to the surrounding subdivisions, the driving force for construction of the tower now is to provide water to the Alluvion and Ginger East Microsoft data centers. The City will use TIF monies from the Alluvion Urban Renewal District to cover infrastructure costs associated with the reconstruction of the existing gravel road to a paved public road that will serve as access to the tower. This road will also serve the four existing single-family properties that access off the current gravel road. The reconstruction of the gravel road, however, will not occur until after construction of the tower is complete to prevent the large equipment necessary for construction of the tower from tearing up a newly constructed road. As part of development of the site itself, West Des Moines Water Works (WDMWW) is responsible for the paving of the roadway immediately adjacent to their property. WDMWW has indicated they will escrow the monies necessary to construct a cul-de-sac at the terminus of the road which is anticipated to be at the eastern end of the water tower site. The cul-de-sac will be constructed by the City as part of the reconstruction of the balance of the road and paid out of the escrowed funds.
- **History:** The property on which the structure will be built was purchased by Water Works in 2018 for this purpose. The house on the property was demolished after the purchase. The ground is currently undeveloped.
- **Key Development Aspects:**
  - **Lighting:** At the request of the City, the ‘bowl’ of the structure will be lit with ground mounted lights to highlight the logo and name of the City. This same lighting approach was approved and installed for the structure at 505 S. 50<sup>th</sup> Street in 2020. The lights are to be mounted on 30-foot poles as indicated on the site plan. Staff is including a condition of approval that would require the installation of shields on the lights if there is light intrusion on an adjacent residential property.
  - **Interior Access Drive:** West Des Moines Water Works (WDMWW) requests that they be allowed to have a curbless, paved drive for the section of their interior access drive within the fenced area of the site. This is being requested to accommodate large cranes, heavy machinery and trucks necessary for future periodic maintenance and placement of cellular equipment on the tower as this large equipment historically causes damage to the curbs when they must travel over them. WDMWW proposes to install curbs along the paved drive from SE Adams Street to approximately five foot past the fence and gate at the front of the site. Allowance of an access drive without curbs requires a waiver by the City Council.

Additionally, as with the paving of the road and cul-de-sac, for the reasons explained above, the interior road will be gravel during construction of the tower and paved after the initial tower construction is complete. While the drive technically can remain as gravel during

development of the site, staff is raising awareness to the situation since construction of the tower will be an 18-24-month process. The necessary dust control measures on the gravel road will be undertaken during construction.

- Vacation of Portion of SE Adams Street: With the construction of Veterans Parkway, SE Adams Street was terminated on each side of Veterans Parkway instead of intersecting with or crossing over Veterans Parkway. WDMWW will take access off of the west end of SE Adams but near the eastern end of their property. The vacation of that portion of SE Adams Street west of the future cul-de-sac (WDMWW entrance) will be completed in conjunction with the City's reconstruction of SE Adams Street. Utility easements for existing utilities will be established in the vacated portion of SE Adams as part of the vacation process.
- Storm Water Management Facility Maintenance Agreement (SWMFMA) and necessary easements: The provision of the SWMFMA and a sanitary sewer easement are in process but have not yet been signed and provided to staff. A condition of approval to have those documents executed prior to receiving a building permit has been added to the resolution.
- Vesting of Entitlement: Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

**Outstanding Issues**: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: September 27, 2021

Vote: 6-0, for approval with Commissioner Conlin absent

Recommendation: Approval of Site Plan

**Recommendation**: Approve the Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:


1. Providing an executed Storm Water Facility Maintenance Agreement and required sanitary sewer easement, prior to obtaining any building permit.
2. The City Council waive the curbing requirement for the access/service drive within the site beginning five feet (5') interior to the fence/gate.
3. Prior to issuance of a building permit, West Des Moines Water Works escrow the appropriate monies with the City for use by the City to cover the construction of a cul-de-sac adjacent to their property. This cul-de-sac will be constructed by the City in conjunction with the future paving of SE Adams Street between SE Orilla Road and the water tower site.
4. If deemed necessary to mitigate light intrusion on adjacent properties, shields shall be required to be installed on the lighting which illuminates the bowl of the water tower structure.

**Lead Staff Member:** Kara Tragesser, AICP

**Approval Meeting Dates:**

Plan and Zoning Commission	September 27, 2021
City Council:	October 4, 2021

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Legal Department <input checked="" type="checkbox"/> Agenda Acceptance 

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	June 21, 2021
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-081**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, West Des Moines Water Works, and property owner, City of West Des Moines, request approval of the Site Plan for the approximately 3.8-acre property generally located at 2184 SE Adams Street as depicted on the location map included in the staff report. The applicant requests approval to construct a 195-foot-tall elevated water storage structure, and associated site improvements; and

**WHEREAS**, the Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Site Plan (SP-005207-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on September 27, 2021.

  
Erica Andersen, Chair  
Plan and Zoning Commission

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 on September 27, 2021, by the following vote:

AYES: Andersen, Costa, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST:

  
Recording Secretary

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa  
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

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## RESOLUTION

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF 195-FOOT-TALL ELEVATED WATER STORAGE STRUCTURE**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, West Des Moines Water Works, and property owner, City of West Des Moines, requests approval of Site Plan for that property located at 2184 SE Adams Street and legally described in attached Exhibit "B" for the purpose of constructing a 195-foot-tall elevated water storage structure; and

**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; and

**WHEREAS**, the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code; and

**WHEREAS**, on September 27, 2021, the Plan and Zoning Commission recommended to the City Council, by a 6-0 vote, for approval of the Site Plan; and

**WHEREAS**, on this day the City Council held a duly noticed meeting to consider the application for the Site Plan.

**NOW, THEREFORE**, The City Council does approve the SE Adams Street Water Tower Site Plan (SP-005207-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 October 4, 2021.

---

Steven K. Gaer, Mayor

ATTEST:

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Ryan Jacobson, City Clerk

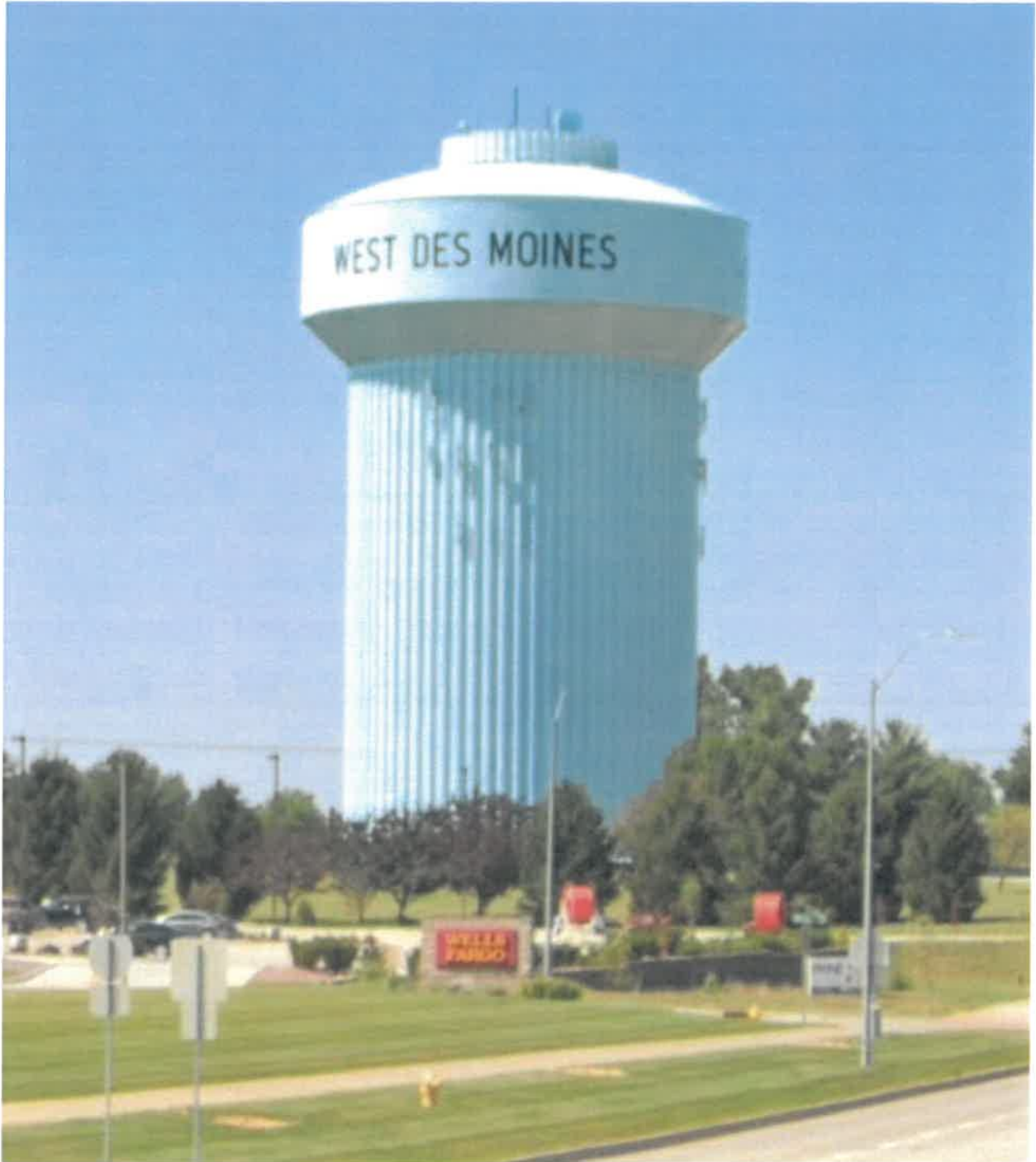
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on October 4, 2021, by the following vote.

**Exhibit A: Conditions of Approval**

1. Providing an executed Storm Water Facility Maintenance Agreement and required sanitary sewer easement, prior to obtaining any building permit.
2. The City Council waive the curbing requirement for the access/service drive within the site beginning five feet (5') interior to the fence/gate.
3. Prior to issuance of a building permit, West Des Moines Water Works escrow the appropriate monies with the City for use by the City to cover the construction of a cul-de-sac adjacent to their property. This cul-de-sac will be constructed by the City in conjunction with the future paving of SE Adams Street between SE Orilla Road and the water tower site.
4. If deemed necessary to mitigate light intrusion on adjacent properties, shields shall be required to be installed on the lighting which illuminates the bowl of the water tower structure.

**Exhibit B: Legal Description**

Parcel F of the survey of the NE ¼ of the SE ¼ and the NW ¼ of the SE ¼ of Section 4, Township 77 North, Range 25 West of the 5<sup>th</sup> PM, Warren County, Iowa, as recorded in Book 2008 Page 2468 on March 26, 2008, in the office of the Warren County Recorder.

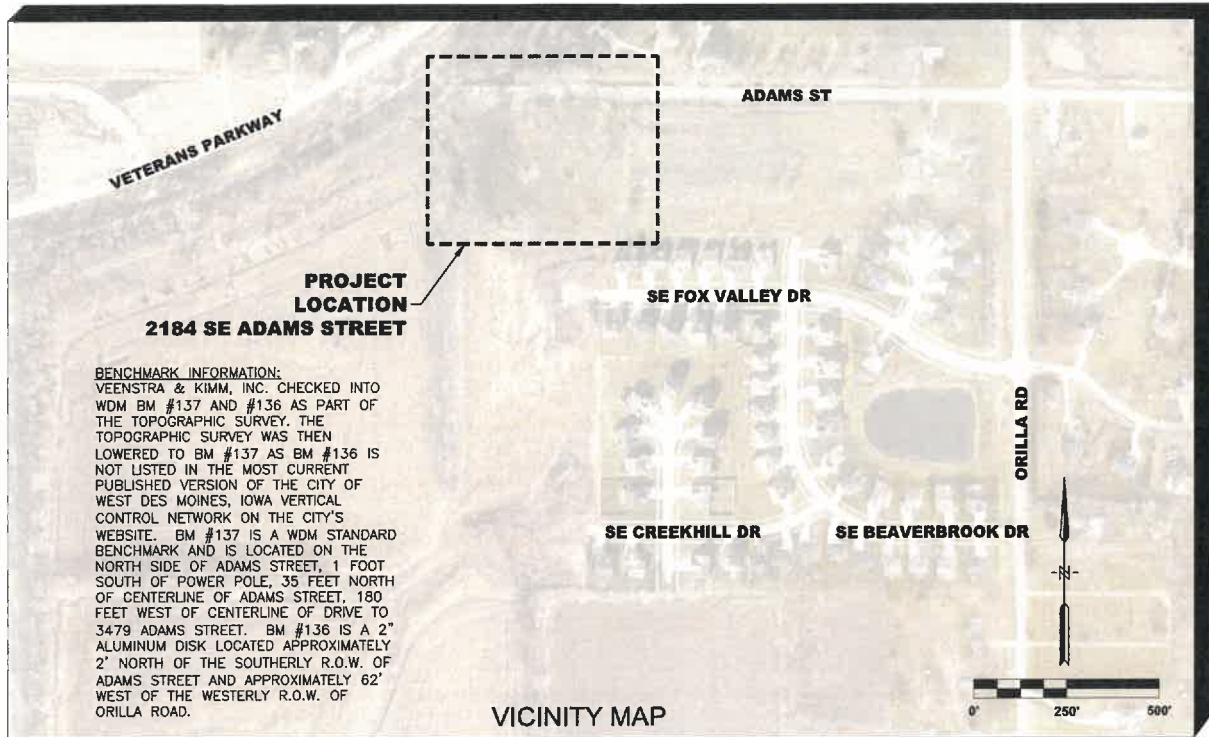


505 South 50<sup>th</sup> Tower Elevation – New Tower proposed to be similar



# SITE PLAN SUBMISSION FOR ADAMS STREET ELEVATED WATER STORAGE TANK WEST DES MOINES WATER WORKS

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY



**CURRENT OWNER INFORMATION:**  
CITY OF WEST DES MOINES  
4200 MILLS CIVIC PARKWAY SUITE 1D  
WEST DES MOINES, IOWA 50265

**APPLICANT INFORMATION:**  
WILLIAM MABUCE, P.E.  
WEST DES MOINES WATER WORKS  
1505 RAILROAD AVENUE  
WEST DES MOINES, IA 50265

**ARCHITECT INFORMATION:**  
N/A

**PROPERTY LEGAL DESCRIPTION:**  
PARCEL "F" OF THE SURVEY OF THE NE¼ OF THE SE¼ AND OF THE NW¼ OF THE SE¼ OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AS RECORDED IN BOOK 2008, PAGE 246B ON MARCH 26, 2008 IN THE OFFICE OF THE WARREN COUNTY RECORDER

**PARCEL NUMBERS:**  
ID#92870040824 & ID#92870040844

**CASE NUMBER:**  
SP-005207-2021

**CURRENT LAND USE:**  
UNDEVELOPED / TURF

**PROPOSED LAND USE:**  
ELEVATED WATER STORAGE TANK

**CURRENT ZONING:** RM-8  
**PROPOSED ZONING:** RM-8, NO CHANGE

**SETBACKS:**  
SEE INCLUDED DIMENSIONAL PAGE

**ADJACENT PROPERTY OWNERS:**  
SEE INCLUDED DIMENSIONAL PAGE

**PROPERTY AREA:**  
3.8 ACRES EXCLUDING R.O.W.

**PROPOSED BUILDING DETAILS:**  
2.0 MILLION GALLON ELEVATED WATER STORAGE TANK

**EXISTING STRUCTURES:**  
NO STRUCTURES PRESENT

**PARKING SPACES:**  
ADEQUATE PARKING IS AVAILABLE FOR MAINTENANCE PERSONNEL

**LIGHTING:**  
SITE LIGHTING PLAN INCLUDED WITH LANDSCAPE PLAN. LOGO LIGHTING IS BEING DESIGNED BY OTHERS

**DUST FREE SURFACE TREATMENT:**  
PROPOSED PAVEMENT TO BE 24" WIDE DUST FREE SURFACING WITH NO CURB AND GUTTER. TEMPORARY AGGREGATE SURFACING TO BE USED FROM FUTURE CUL-DE-SAC R.O.W TO EXISTING AGGREGATE SURFACED ADAMS ST. REMAINDER OF DRIVEWAY TO BE PAVED AFTER ADAMS STREET IS PAVED

**IMPERVIOUS AREA:**  
EXISTING - NONE  
NEW PAVING - 6,430 SF  
NEW TOWER PEDESTAL - 5,026 SF  
TOTAL SITE AREA-3.8 ACRES  
PAVED AREA PERCENTAGE=6.92%

**LANDSCAPING:**  
SEE INCLUDED LANDSCAPE PLAN

**SIGNAGE:**  
NO PLANNED MONUMENT SIGN

**WATER AND SEWER SERVICES:**  
WATER SERVICE TO TOWER TO BE SERVED INTERNALLY  
6" SEWER SERVICE INSTALLATION AND MATERIALS TO CONFORM TO CITY OF WEST DES MOINES STANDARDS AND SPECIFICATIONS

**STORM WATER MANAGEMENT:**  
REFER TO STORM WATER MANAGEMENT PLAN DATED 6-14-2021

**EROSION CONTROL:**  
EROSION CONTROL WILL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND IN ACCORDANCE WITH THIS PROJECTS SWPPP. A COMBINATION OF WATTLES, INTAKE PROTECTION, TEMPORARY SEEDING AND MULCHING, AND ROLLED EROSION CONTROL FABRIC WILL BE USED AS EROSION CONTROL MEASURES.

**OPEN SPACE:**  
REQUIRED OPEN SPACE= MINIMUM 25%  
PROVIDED OPEN SPACE - 154,072 SF  
PROVIDED OPEN SPACE - 93.08%

**BUFFER REQUIREMENTS:**  
REQUIRED BUFFER - MIN. 30 FEET BUFFER ALONG SOUTH PROPERTY LINE  
PROVIDED BUFFER - SEE DRAWING 6, LANDSCAPE PLAN

- REQUIRED NOTES:**
- "THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT."
  - "AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS."
  - "ALL WATER WORK, PUBLIC OR PRIVATE, 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 BUILDING CONSTRUCTION."
  - "THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION"
  - "ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER."
  - "CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS."
  - "THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) 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 (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION."
  - "ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS."
  - "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 WDM ADDENDUMS."
  - "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."
  - "IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED."
  - "COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES."
  - "LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE."
  - "ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED."
  - "NO TRASH ENCLOSURES OR GENERATORS WILL BE ON THE PROPERTY."

	NEW SEWER/INTAKE		BUILDING ELEVATION MARKER
	EXISTING SEWER/INTAKE		CENTERLINE
	NEW WATER MAIN		DIAMETER
	FUTURE WATER MAIN		ELEVATION
	NEW FORCE MAIN		PVC
	NEW HYDRANT		CAST IRON PIPE
	NEW WATER VALVE		DUCTILE IRON PIPE
	EXISTING SANITARY SEWER AND SIZE		CORRUGATED METAL PIPE
	EXISTING STORM SEWER AND SIZE		VITRIFIED CLAY PIPE
	EXISTING WATER MAIN AND SIZE		REINFORCED CONCRETE PIPE
	EXISTING FORCE MAIN AND SIZE		REINFORCED CONCRETE ARCH PIPE
	GAS MAIN AND SIZE		LINED REINFORCED CONCRETE PIPE
	UNDERGROUND POWER LINE		LINED CONCRETE PRESSURE PIPE
	OVERHEAD POWER LINE		STATION
	UNDERGROUND TELEPHONE LINE		LINE AHEAD
	FIBER OPTICS		LINE BACK
	TOP OF EMBANKMENT		BENCH MARK AND NUMBER
	TOE OF EMBANKMENT		RIGHT-OF-WAY
	EXISTING MANHOLE		POINT OF INTERSECTION
	AREA OR BEEHIVE INTAKE		POINT ON TANGENT
	EXISTING HYDRANT		LINEAR FEET
	EXISTING WATER VALVE		TACKED HUB
	POWER POLE		SOIL BORING AND NUMBER
	TELEPHONE POLE		POINT OF VERTICAL CURVATURE
	STREET LIGHT		POINT OF VERTICAL TANGENCY
	GUY ANCHOR		VERTICAL CURVE
	SIGN		POINT OF CURVATURE
	RAILROAD CONTROL LIGHT		POINT OF TANGENCY
	RAILROAD SIGN		MIDDLE ORDINATE
	UTILITY ACCESS COVER		DRAWING
	TREE AND SIZE		CONTROL POINT AND NUMBER
	EVERGREEN AND SIZE		TYPICAL
	STUMP AND SIZE		HIGH PRESSURE GAS
	BUSH, SHRUB OR HEDGE		INTERMEDIATE PRESSURE GAS
	CURB STOP AND BOX		INVERT
	SHAPE TO DRAIN		EACH WAY, EACH FACE
	TRAFFIC SIGNAL		EACH WAY
	TELEPHONE JUNCTION BOX		AT
	NEW GROUND CONTOURS		BID ITEM NUMBER
	EXISTING GROUND CONTOURS		BEGINNING OF PROJECT
	EASEMENT LINE		END OF PROJECT
	EXISTING LIGHT		BACK OF CURB
			PORTLAND CEMENT CONCRETE
			HOT MIX ASPHALT

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.



WDMWW PROJECT #00800-170-21021

REVISED 8/6/2021

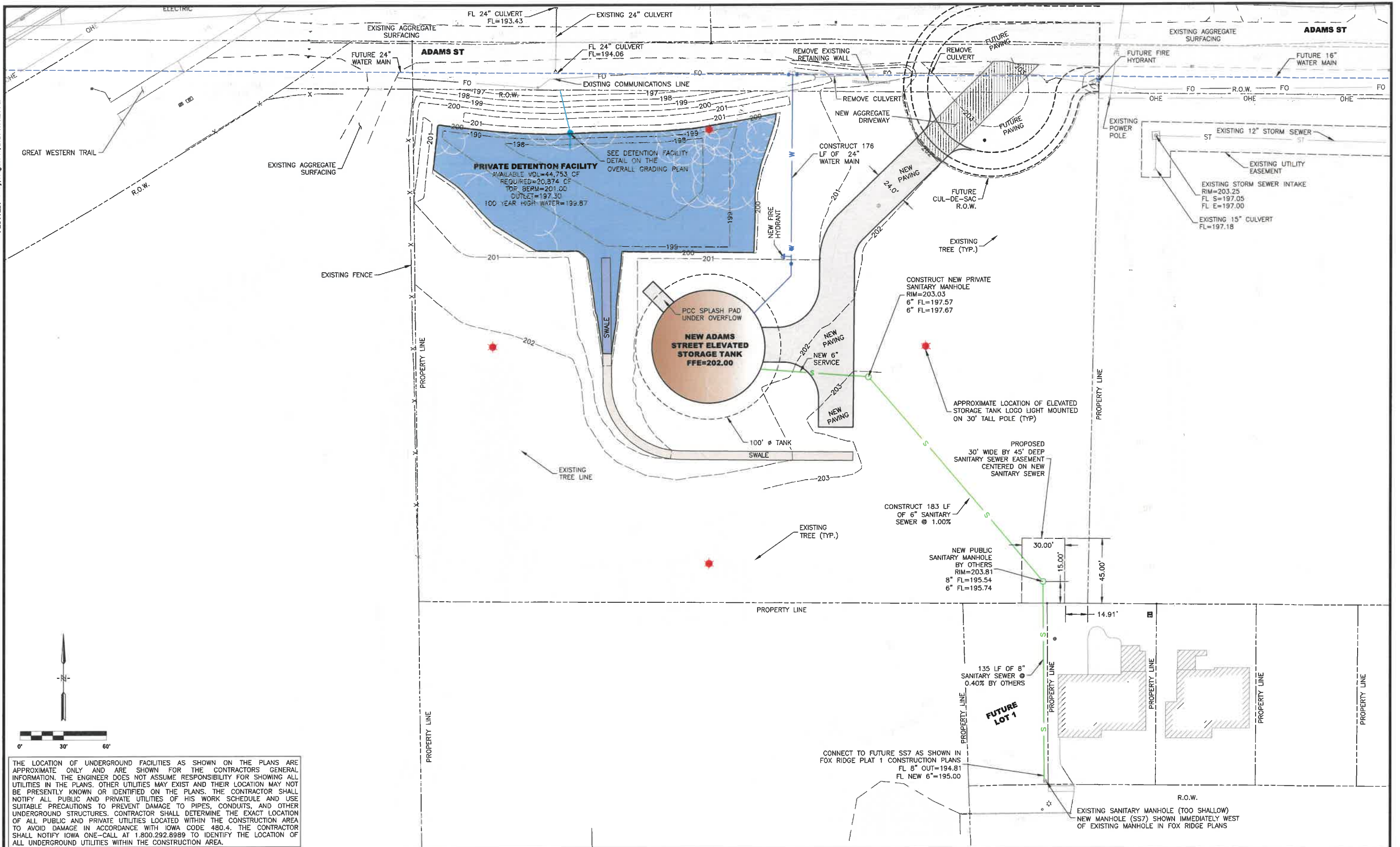
DATE		REVISIONS		SCALE	AS NOTED	VERIFY SCALE	<p>ADAMS STREET ELEVATED WATER STORAGE TANK WEST DES MOINES WATER WORKS</p> <p>2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)</p>	INFORMATIONAL PAGE	DWG. NO.
				DRAWN	CALLEN	BAR IS ONE INCH ON ORIGINAL DRAWING.			1 OF 6
				CHECKED	JAP	0			
				APPROVED	JAP	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.			
				DATE	06/03/2021				PROJECT
				ISSUED FOR	PRELIMINARY				157-159

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PLOTTED: Friday, August 13, 2021 9:50:21 PM

X-REFS: base drawing & aerial photo  
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THE LOCATION OF UNDERGROUND FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE CONTRACTORS GENERAL INFORMATION. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR SHOWING ALL UTILITIES IN THE PLANS. OTHER UTILITIES MAY EXIST AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITIES OF HIS WORK SCHEDULE AND USE SUITABLE PRECAUTIONS TO PREVENT DAMAGE TO PIPES, CONDUITS, AND OTHER UNDERGROUND STRUCTURES. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE IN ACCORDANCE WITH IOWA CODE 480.4. THE CONTRACTOR SHALL NOTIFY IOWA ONE-CALL AT 1.800.292.8989 TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CALLEN
		CHECKED	JAP
		APPROVED	JAP
		DATE	06/03/2021
		ISSUED FOR	PRELIMINARY

**VERIFY SCALE**  
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**ADAMS STREET ELEVATED WATER STORAGE TANK**  
 WEST DES MOINES WATER WORKS

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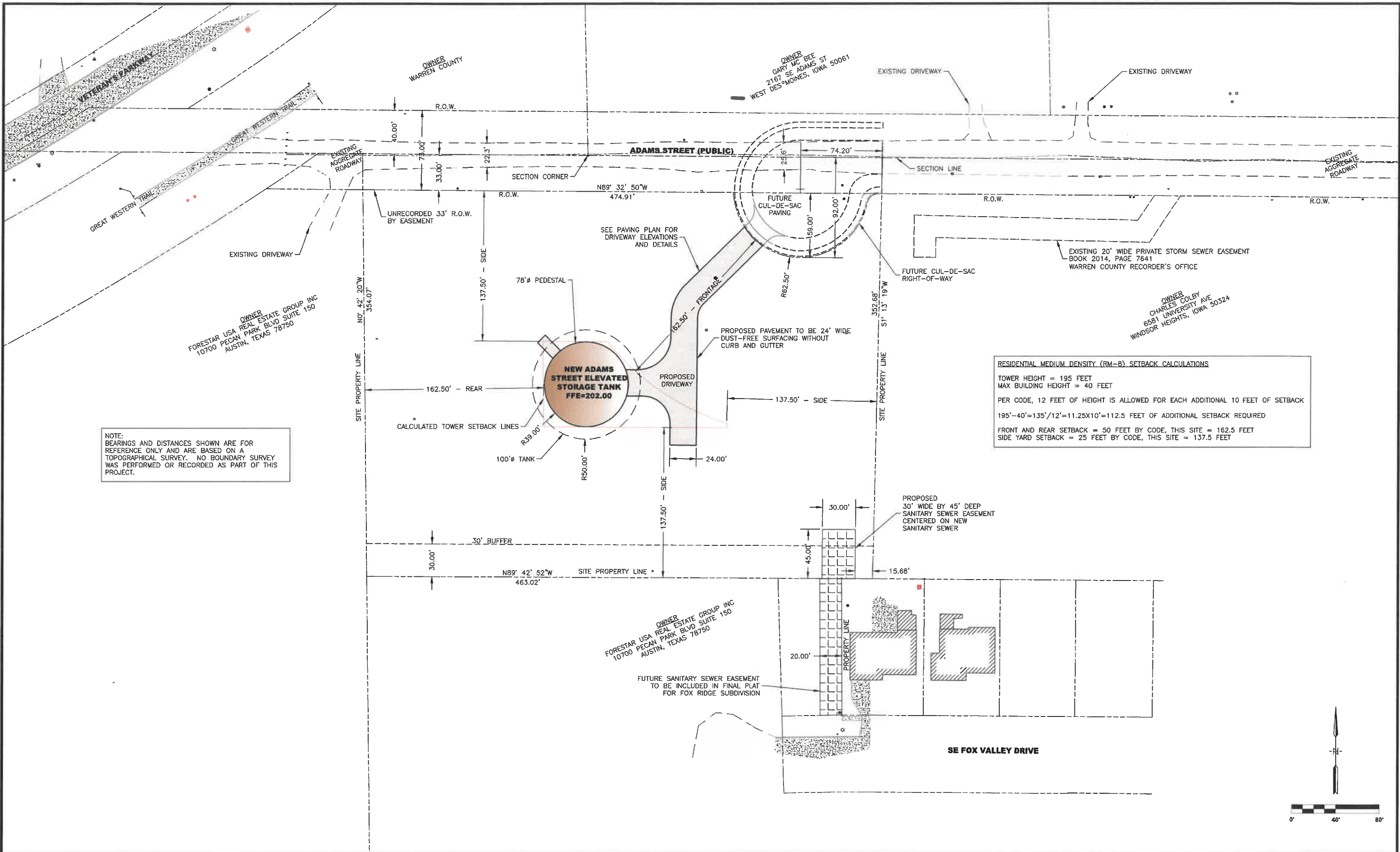
**SITE PLAN**

DWG. NO.  
**2 OF 6**

PROJECT 157-159

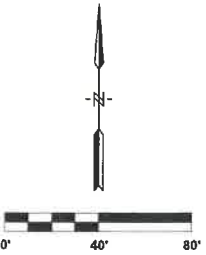
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NOTE:  
 BEARINGS AND DISTANCES SHOWN ARE FOR REFERENCE ONLY AND ARE BASED ON A TOPOGRAPHICAL SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR RECORDED AS PART OF THIS PROJECT.

**RESIDENTIAL MEDIUM DENSITY (RM-8) SETBACK CALCULATIONS**  
 TOWER HEIGHT = 195 FEET  
 MAX BUILDING HEIGHT = 40 FEET  
 PER CODE, 12 FEET OF HEIGHT IS ALLOWED FOR EACH ADDITIONAL 10 FEET OF SETBACK  
 $195' - 40' = 155' / 12' = 12.92 \times 10' = 129.2$  FEET OF ADDITIONAL SETBACK REQUIRED  
 FRONT AND REAR SETBACK = 50 FEET BY CODE, THIS SITE = 162.5 FEET  
 SIDE YARD SETBACK = 25 FEET BY CODE, THIS SITE = 137.5 FEET



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		CHECKED	JAP
		APPROVED	JAP
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**ADAMS STREET ELEVATED WATER STORAGE TANK**  
 WEST DES MOINES WATER WORKS

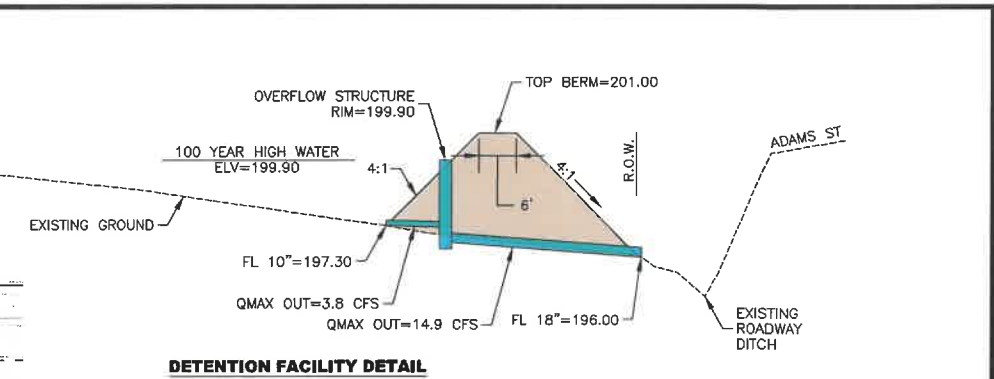
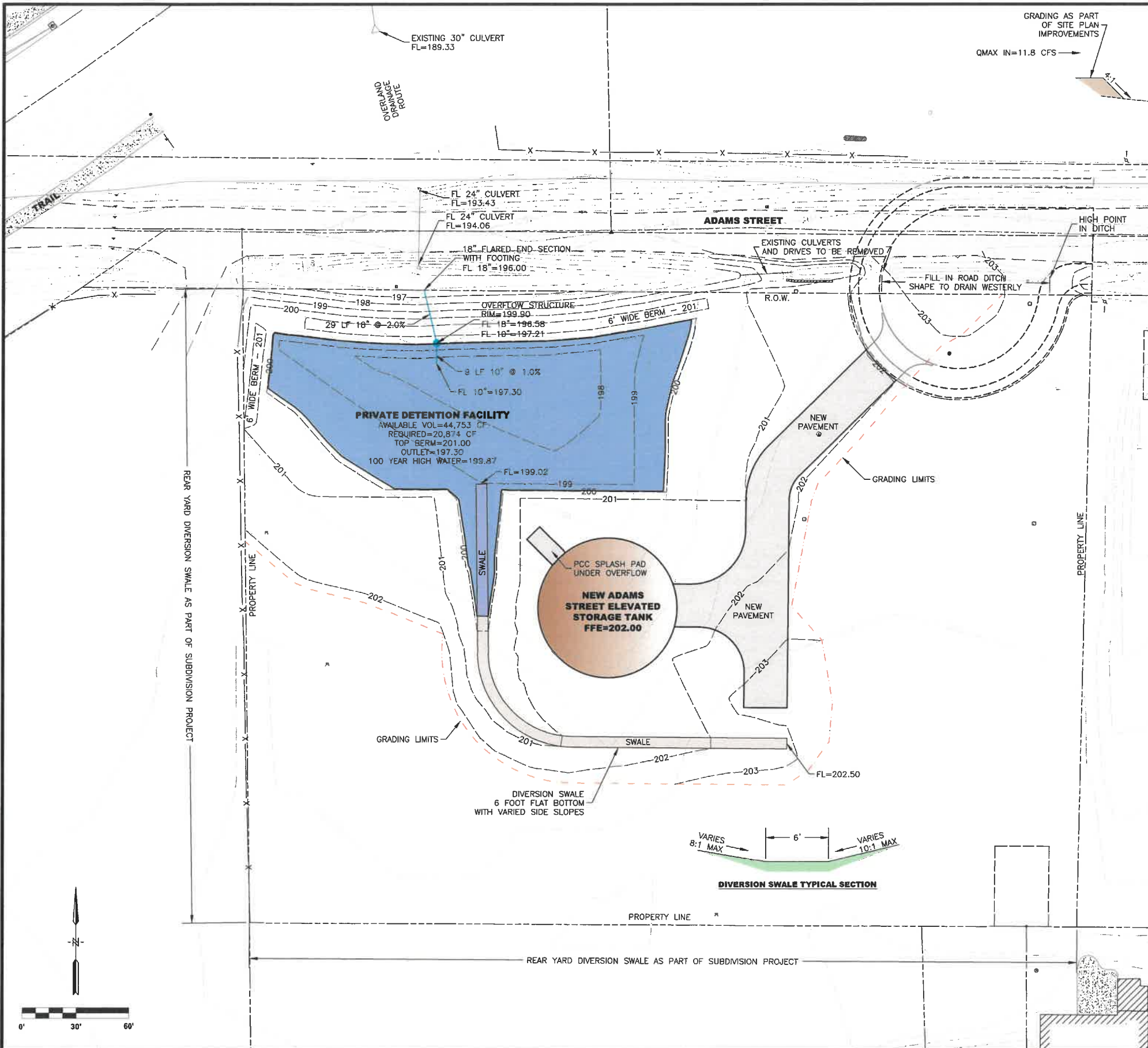
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**DIMENSIONAL PAGE**

**FIGURE**  
 3 OF 6  
 PROJECT 157-159

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**OVERFLOW ROUTE**  
 DURING AN EVENT GREATER THAN THE 100-YEAR STORM EVENT OR IN ACTS OF REPEATED LARGE SCALE EVENTS, THE ENTIRE NORTH SIDE OF THE DETENTION FACILITY WILL OVERTOP AT ELEVATION 201.00 AND ENTER THE ADAMS STREET ROADWAY DITCH. DURING THIS EVENT, WATER WILL POND IN THE DITCH UNTIL THE EXISTING 24" CULVERT IS CAPABLE OF CONVEYING THE RUN-OFF.

**R.O.W. GRADING**  
 NO MAJOR GRADING TO OCCUR WITHIN R.O.W. TO FACILITATE DETENTION FACILITY CONSTRUCTION. THE EXISTING SITE ENTRANCE IS TO BE REMOVED UPON COMPLETION OF PROJECT AND THE CULVERTS REMOVED. THE AREA UNDER AND ADJACENT TO THE NEW DRIVE SHALL BE FILLED IN AS PART OF PROJECT.

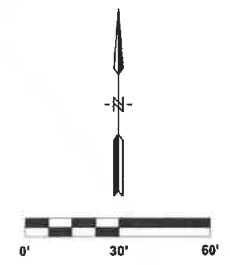
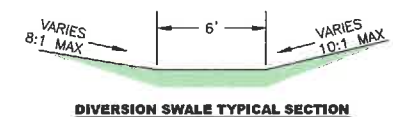
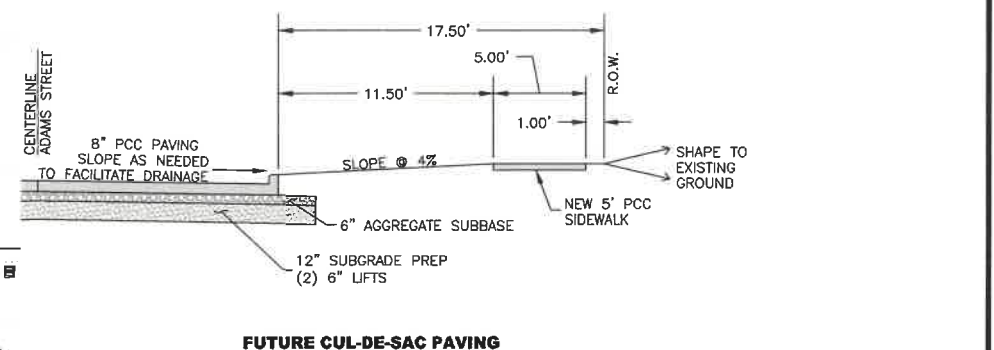
**FLOOD PLAN**  
 ACCORDING TO FEMA MAP 19153C0340F WITH AN EFFECTIVE DATE OF 2/1/2019, NO PART OF THIS DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN

**SLOPES**  
 ALL SLOPES SHOWN ARE 4:1 OR FLATTER

**EXCAVATION TABULATION**

- 1' THICK TOPSOIL STRIP AND STOCKPILE = 2,981 CY (AREA WITHIN GRADING LIMITS)
- CUT = 634 CY
- FILL = 1,367 CY
- FILL ADJUSTMENT FACTOR = 1.3x
- TOTAL FILL REQUIRED = 1,777 CY
- FILL MATERIAL NEEDED = 1,143 CY (1,777-634)
- ASSUMED FILL GENERATED FROM FOUNDATIONS = 1,415 CY (AREA OF PEDESTAL 8 FEET DEEP)
- EXCESS EXCAVATION = 272 CY
- 1' THICK TOPSOIL SPREAD = 2,566 CY
- EXCESS TOPSOIL = 415 CY

\*ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM SITE BY CONTRACTOR



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CALLEN
CHECKED	JAP
APPROVED	JAP
DATE	06/03/2021
ISSUED FOR	PRELIMINARY

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**VEENSTRA & KIMM, INC.**

**ADAMS STREET ELEVATED WATER STORAGE TANK**  
 WEST DES MOINES WATER WORKS

2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596  
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

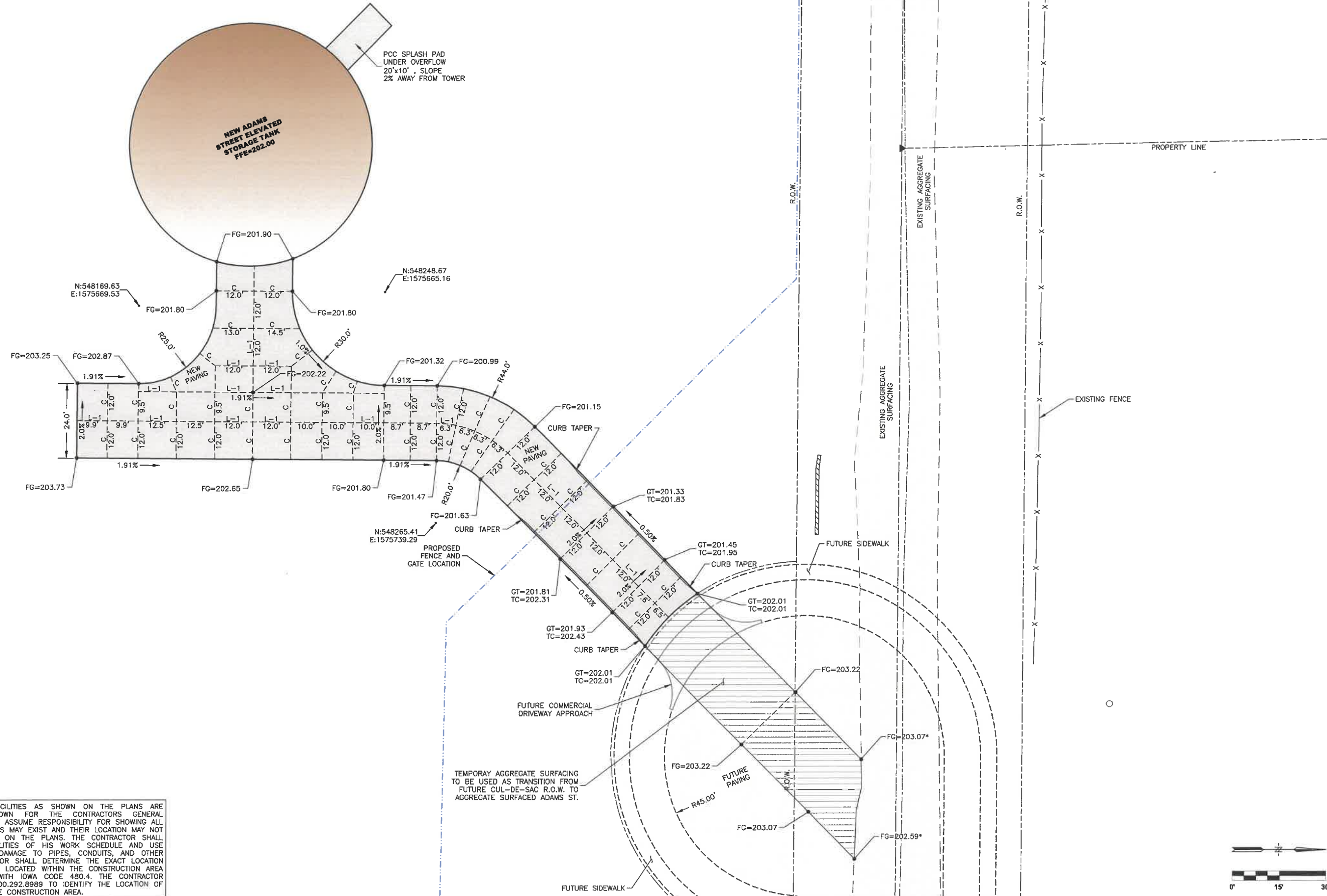
**OVERALL GRADING PLAN**

DWG. NO. 4 OF 6

PROJECT 157-159

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**ADAMS STREET ELEVATED WATER STORAGE TANK**  
**WEST DES MOINES WATER WORKS**

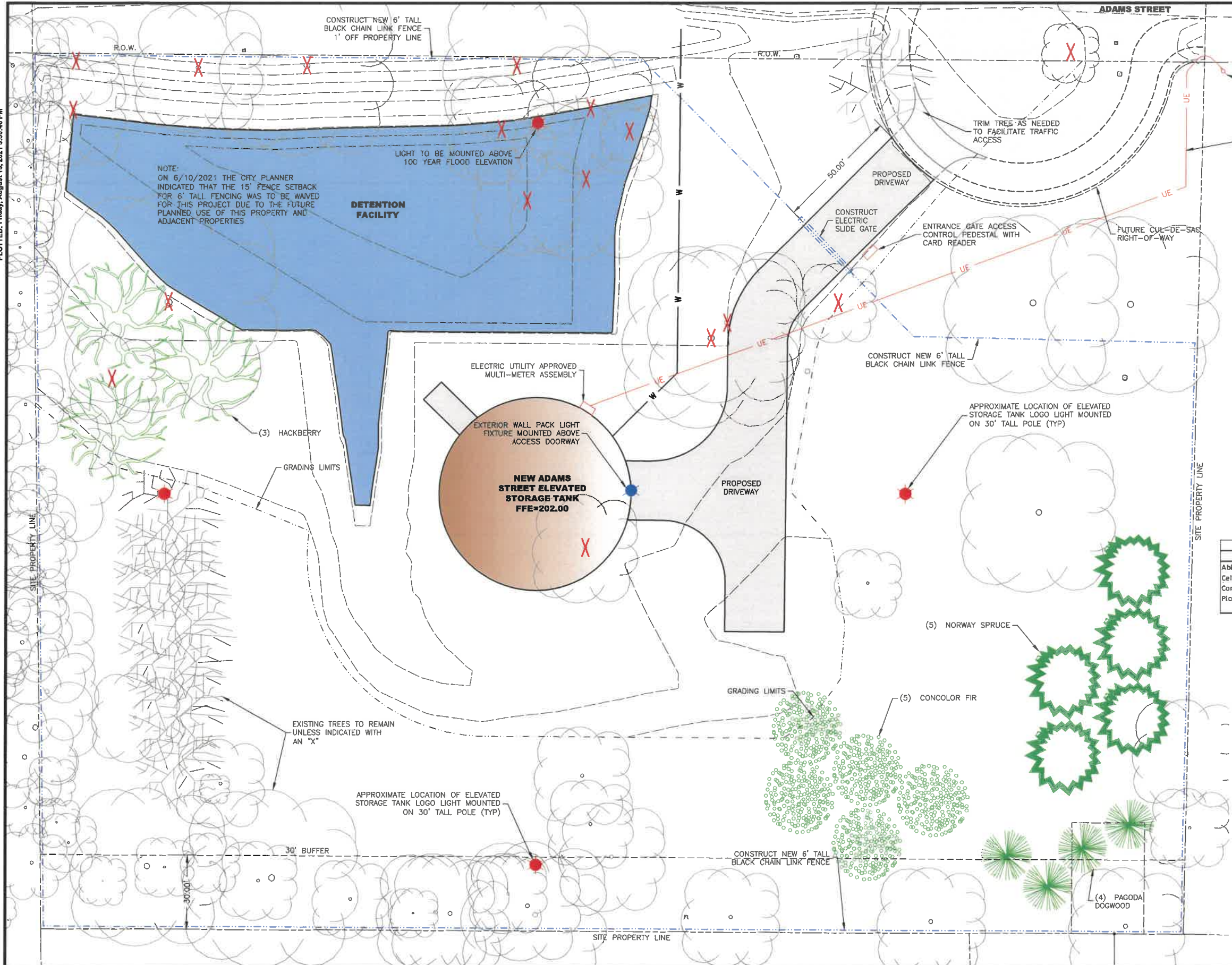
2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596  
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

**PAVING PLAN**

DWG. NO.  
**5 OF 6**

PROJECT 157-159

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NOTE:  
ON 6/10/2021 THE CITY PLANNER INDICATED THAT THE 15' FENCE SETBACK FOR 6" TALL FENCING WAS TO BE WAIVED FOR THIS PROJECT DUE TO THE FUTURE PLANNED USE OF THIS PROPERTY AND ADJACENT PROPERTIES

EXISTING UTILITY POLE SERVICE CONNECTION TO BE COORDINATED WITH UTILITY COMPANY

UNDERGROUND ELECTRIC SERVICE ENTRANCE RACEWAY

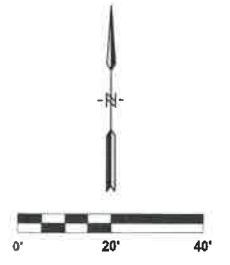
**LANDSCAPING REQUIREMENTS**

THE ENTIRE SITE IS 163,792 SF. 25% OF THE SITE MUST BE OPEN SPACE. 2 TREES AND 6 SHRUBS MUST BE PLANTED EVERY 3000 SF OF OPEN SPACE FOR THIS R-8 ZONED AREA. FOR EVERY 10 SHRUB REQUIREMENT, 1 TREE CAN BE PLANTED IN ITS PLACE. 35% OF THE REQUIRED TREES MUST BE CONIFEROUS. 163,792 SF X 25% = 40,948 SF/3000 SF = 13.64 UNIT. 1 UNIT = 2 TREES AND 3 SHRUBS. 13.64 X 2 TREES = 27.3 TREES. 13.64 X 3 SHRUBS = 40.92 SHRUBS. 40.92 SHRUBS/10 TREES = 4.1 TREES. 27.3 TREES + 4.1 TREES = 31.4 TREES. WE ROUND UP TO 32 TREES REQUIRED FOR THIS SITE DEVELOPMENT PROJECT. 50% OF THE TOTAL REQUIRED TREES MUST BE CONIFEROUS. 50% OF 32 = 16 CONIFEROUS TREES. THEREFORE OUR SITE WILL REQUIRE 16 CONIFEROUS TREES AND 16 DECIDUOUS TREES TO MEET THE REQUIREMENTS. CURRENTLY THERE ARE 25 EXISTING TREES ON THE SITE THAT WILL REMAIN. OF THE EXISTING TREES, 8 ARE CONIFEROUS AND 17 ARE DECIDUOUS. ADDING THE PROPOSED 10 CONIFEROUS TREES AND 7 DECIDUOUS TREES, THE PROJECT WILL HAVE A TOTAL OF 18 CONIFEROUS TREES AND 24 DECIDUOUS TREES WHEN SITE IS CONSTRUCTED. THERE WILL BE 42 TOTAL TREES AFTER CONSTRUCTION OF THE SITE IS COMPLETED WHICH EXCEEDS THE REQUIRED TOTAL PLANTING OF 32 TREES. ADDITIONALLY, THIS SITE REQUIRES 16 CONIFEROUS TREES AND WE WILL HAVE A TOTAL OF 18 CONIFEROUS TREES WHEN CONSTRUCTION IS COMPLETED.

**LANDSCAPING NOTES**

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED, FERTILIZED, AND MULCHED
2. NEW FENCE SHALL BE 6' TALL BLACK CHAIN LINK AND INSTALLED 1' OFF OF PROPERTY LINE UNLESS NOTED OTHERWISE.
3. REMOVE ALL TREES MARKED BY RED "X"
4. PROTECT ALL TREES NOT INDICATED FOR REMOVAL BY RED "X"
5. THIN OUT SMALL TREES AND UNDERBRUSH AS DIRECTED BY LANDSCAPE ARCHITECT TO FACILITATE FENCE CONSTRUCTION. TRIM ALL TREES ADJACENT TO NEW FENCE TO 8' ABOVE GRADE.
6. TRIM TREES AS NEEDED TO PROVIDE CLEAR LIGHT PATH TO TOWER
7. PLANT ALL VEGETATION PER SUDAS 2021 EDITION, SECTION 9030 -PLANT MATERIAL AND PLANTING, AND, WDM CODE TITLE 9 ZONING, CHAPTER 19 LANDSCAPING. WHERE CONFLICT OCCURS, WDM CODE SHALL GOVERN.

PLANT SCHEDULE				
SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	QUANTITY
Abies Concolor	Concolor Fir	6 Feet Tall Min., 5 Gal.	Container	5
Celtis Occidentalis	Hackberry	2.5 Inch Dia.	B and B	3
Cornus Alternifolia	Pagoda Dogwood	1.5 Inch Dia.	B and B	4
Picea Abies	Norway Spruce	6 Feet Tall Min., 5 Gal.	Container	5



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CALLEN
		CHECKED	JAP
		APPROVED	JMM
		DATE	06/03/2021
		ISSUED FOR	PRELIMINARY

**VERIFY SCALE**  
 BAR IS ONE INCH ON ORIGINAL DRAWING.  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**VEENSTRA & KIMM, INC.**

**ADAMS STREET ELEVATED WATER STORAGE TANK**  
**WEST DES MOINES WATER WORKS**

2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596  
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

**FIGURE**  
**6 OF 6**

**LANDSCAPE PLAN**

PROJECT 157-159