

NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENT BODY: PLANNING AND ZONING BOARD OF ALLEMAN
DATE OF MEETING: MONDAY AUGUST 12, 2024
TIME OF MEETING: 6:30 P.M.
PLACE OF MEETING: 14000 NE 6th STREET

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

AGENDA

1. Public Hearing Site Plan Review Process
2. Setback for Sheds in Rear Yard
3. Brandy Maier, Real Estate Agent
4. Alleman Comp Plan Update 2024

ADJOURNMENT

THIS NOTICE IS GIVEN at the direction of the Mayor, pursuant to Chapter 21, Code of Iowa, and the local rules of said governmental body.

Shari Buehler, City Clerk

PUBLIC HEARING NOTICE

The City of Alleman, Iowa, is hereby serving as Public Notice that on August 12, 2024, at 6:30 p.m the Alleman Planning and Zoning will hold a public hearing to consider the submission of an amendment to language regarding the site plan approval process.

This meeting will be held to give residents information concerning the proposed project. Citizens are encouraged to attend and express their preferences about the proposed activities. Residents are able to provide comments in writing in advance of the meeting by email to cityofalleman@huxcomm.net or by mail to 14000 NE 6th Street 50007. Additionally, citizens who wish to participate in the public hearing can do so by attending in person on August 12, 2024 at 6:30 PM at Alleman City Hall 14000 NE 6th Street Alleman, Iowa. Anyone having questions about this project or requiring special accommodations at the upcoming hearing may contact the City Clerk at 515-685-3666.

Shari Buehler
City Clerk
City of Alleman, Iowa

NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENT BODY: REGULAR MEETING OF THE ALLEMAN CITY COUNCIL
DATE OF MEETING: MONDAY AUGUST 12, 2024
TIME OF MEETING: 7:00 P.M.
PLACE OF MEETING: 14000 NE 6th STREET

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA: *All items listed under the consent agenda will be acted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.*

1. Minutes for June 10, 17, 27, 2024 City Council Meetings
2. Minutes for July 8, 2024 City Council Meeting
2. Agenda for August 12, 2024 City Council Meeting
3. Motion to pay August 2024 bills

CITIZEN OPPORTUNITY FOR COMMENT

PUBLIC COMMENT REMINDER - Citizen's opportunity to address Council on items not on the Agenda: This agenda item is set aside for comments from the public on topics of City business other than those listed on the agenda. Please understand that the Council will not take action on your comments at this meeting in accordance with Iowa's Open Meeting Law. The Mayor and City Council welcome comments from the public pursuant to the adopted Rules of Procedure of the Alleman City Council. At no time is it appropriate to use profane, obscene or slanderous language. The Mayor may limit each speaker to five minutes.

ACTION & DISCUSSION ITEMS

1. Polk County Sheriff's Office Report given by Sgt Erickson
2. Mike Wille, V&K Engineering. Comp Plan Update
3. Street Report given by Public Works Director Logan Carpenter
4. Driver Feedback Signs
5. Park and Recreation Report given by Liaison Rozenboom
No Meeting in July 2024
6. Alleman Community Betterment Given by Liaison Rozenboom
No Meeting in July 2024
7. Planning and Zoning Committee Report given by Liaison Woods
No Meeting in July 2024
8. Board of Adjustment Committee Report given by Liaison Andreas
No Meeting in July 2024
9. IT Report given by Garrett Ley

10. 2nd reading Provisions Pertaining to Trash Rates
11. Waive 1st and 2nd reading Provisions Pertaining to Site Plan Approval Process
12. Amendment to language regarding amending the Site Plan Approval Process Third and Final Reading
13. Set Public Hearing Urban Renewal Plan Amendment
14. Live Stream future council meetings

COMMENTS BY MAYOR

ADJOURNMENT

THIS NOTICE IS GIVEN at the direction of the Mayor, pursuant to Chapter 21, Code of Iowa, and the local rules of said governmental body.

The Alleman City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

MINUTES ARE NOT OFFICIAL UNTIL AUGUST 12, 2024 COUNCIL MEETING***

**City of Alleman
City Council Meeting Minutes
July 8, 2024**

The regularly scheduled council meeting was called to order at 7:00 p.m. by Mayor Robert Kramme. Roll call Present: Perry Smith, Scott Rozenboom, Loren Steinkamp. Amanda Woods and Scott Andreas arrived at 7:15. Also present: Shari Buehler - City Clerk, Jim Thornton - Alleman Attorney

Motion by Rozenboom second by Steinkamp to approve the June 8, 2024 agenda as presented and to pay the July 2024 bills. Requested by Smith and Rozenboom for changes to the June 2024 minutes for August 2024 approval.

Vendor/Ref.....Amount

City of Ankeny.....	\$11,376.06
Ankeny Sanitation.....	\$3,367.03
BanleaCo.....	\$78.15
Shari Buehler(park & Rec).....	\$86.20
Consumers Energy.....	\$354.98
Dorsey & Whitney.....	\$5,125.00
DSM Water Works.....	\$99.89
DSM Register.....	\$195.94
Heartland CO-OP	\$410.17
Huxley Comm.....	\$127.16
Iowa DOT.....	\$1,124.85
Iowa Leagues of Cities.....	\$528.00
Iowa Prison Indsty.....	\$219.45
Johnston Controls.....	\$239.11
Logan Contractors.....	\$128.92
Longnecker Lawn.....	\$313.00
Lowe's.....	\$324.79
Menards.....	\$262.45
Metro Waste Auth.....	\$740.02
Municipal Supply.....	\$134.72
Preferred Pest.....	\$252.79
Polk County Tres.....	\$3,907.75
Polk County PW.....	\$4,271.05
Quill.....	\$40.78
Schnurr & Co.....	\$1,600.00
Veenstra & Kimm.....	\$4,412.34
Veridian CU.....	\$497.33
Verizon	\$96.89
WorldPay.....	\$7.71

Payroll, Benefits, Payroll Taxes.....\$13,550.91

Expenses above by category:

General.....\$53,782.72
Road Use Tax..... \$5,938.93
Employee Benefit.....\$1,610.73
Debt Service.....\$0.00
Water.....\$3,361.76

June 2024 Revenues:

General.....\$5,466.46
Road Use Tax..... \$3,203.32
Employee Benefit.....\$171.01
LOST.....\$6,998.47
Debt Service.....\$5.65
Water.....\$5,021.17

Roll call vote: Ayes: Smith, Steinkamp, Rozenboom

Public Forum

Reports of Advisory Boards and Commissions

Sheriff Report:

The Sheriff Report submitted a written report available at Alleman City Hall for viewing. Motion Steinkamp second Rozenboom to accept the written Sheriff Report. Motion Carries 3:0
Rozenboom Y, Smith Y, Steinkamp Y. No Nays

Street Report:

Carpenter submitted a written report available at Alleman City Hall for viewing. Motion Steinkamp second Rozenboom to accept the Street Report. Motion Carries 3:0
Rozenboom Y, Smith Y, Steinkamp Y. No Nays

Park and Recreation

The written Park and Rec Report review was given by Buehler. Report is available at Alleman City Hall for viewing. Motion Steinkamp second Rozenboom to accept the Park and Rec Report. Motion Carries 3:0
Rozenboom Y, Smith Y, Steinkamp Y. No Nays

Alleman Betterment Report

The written AB review was given by Buehler. Report is available at Alleman City Hall for viewing. Motion Steinkamp second Rozenboom to accept the AB Report. Motion Carries 3:0
Rozenboom Y, Smith Y, Steinkamp Y. No Nays

Planning and Zoning Report:

No meeting in June 2024

Board of Adjustments Report:

No Meeting in June 2024

Web Report

Ley submitted a written report available at Alleman City Hall for viewing. Motion Steinkamp second Woods. Motion Carries 5:0

Rozenboom Y, Smith Y, Steinkamp Y Woods Y, Andreas Y. No Nays

Waive 1st and 2nd Reading Ordinance 2024-003 Provisions Pertaining to Trash Rates

Motion Steinkamp Second Woods to waive the 1st and second reading of Provisions Pertaining to Trash Rates. Roll Call Vote Steinkamp Y, Woods Y, Andreas N, Smith N, Rozenboom N
Motion Fails 2:3

Amendment to Ordinance 2024-003 Language Regarding Amending Provisions Pertaining to Trash Rates

First Reading. Motion Steinkamp Second Woods to amend the language regarding amending provisions to trash rates.

Roll Call Ayes: Woods, Steinkamp, Andreas

Nay: Smith, Rozenboom

Second reading will be August 12, 2024. Copies of Ordinance are available for viewing at Alleman City Hall.

Waive 1st and 2nd Reading Ordinance 2024-002 Provisions Pertaining to City Elections

Motion Steinkamp Second Rozenboom to waive 1st and 2nd reading of Provisions Pertaining to City Elections. Copies of Ordinance are available for viewing at Alleman City Hall.

Motion Carries 5:0

Woods, Steinkamp, Andreas, Smith, Rozenboom all voting Y

Amendment to Language Ordinance 2024-002 Regarding amending Provisions Pertaining to City Elections

Motion Steinkamp second Woods to amend the language regarding amending Provisions Pertaining to City Elections. Motion Carries 5:0 Copies of Ordinance are available for viewing at Alleman City Hall.

Woods, Steinkamp, Andreas, Smith, Rozenboom all voting Y

Street and Stormwater Sewer Improvement Engineering Agreement, Forrest Aldrich V&K Engineering

Motion Steinkamp Second Andreas to accept the proposal for Stormwater repairs on 3rd, 4th, 5th and 141st Place. Motion Carries 5:0 Copies of the map of the area are available at Alleman City Hall

Woods, Steinkamp, Andreas, Smith, Rozenboom all voting Y

Comments By Staff

Future Meeting

The July Work Session will be held on August 5, 2024 as a joint work session with the North Polk School Board. The work session will be held at 6:30 pm at the North Polk Collaboration Center 13930 NE 6th Street and will be open to the public.

Councilman Smith asked for the resignation of Alleman Mayor Robert Kramme. Smith asked for all information from the Alleman City Government to be made more public.

Adjourned:

At 8:40 P.M. Mayor Pro Tem Smith asked if there was any further city business. All Ayes and Mayor Pro Tem Smith closed the July 8, 2024 Council Meeting. Next Council Meeting will be August 12, 2024 at 7:00 PM at Alleman City Hall

Respectfully Submitted By Shari Buehler Alleman City Clerk

**City of Alleman
City Council Meeting Minutes
June 10, 2024**

The regularly scheduled council meeting was called to order at 7:00 p.m. by Mayor Robert Kramme. Roll call Present: Perry Smith, Scott Rozenboom, Loren Steinkamp, Amanda Woods and Scott Andreas. Also present: Shari Buehler - City Clerk, Logan Carpenter - Public Works, Jim Thornton - Alleman Attorney

Motion by Steinkamp second by Andreas to approve the consent agenda as presented. Items approved include the agenda for the June 10, 2024 meeting, minutes from the May 13, 2024 meeting and claims totaling \$28,506.16.

Vendor/Ref.....Amount

Ankeny Sanitation.....	\$2,169.53
BanleaCo.....	\$78.15
Shari Buehler(Milage).....	\$311.55
Consumers Energy.....	\$427.73
DSM Water Works.....	\$18.16
DSM Airport.....	\$4,520.00
DSM Register.....	\$291.28
Heartland CO-OP	\$300.48
Huxley Comm.....	\$126.53
Iowa League of Cities.....	\$30.00
Iowa State Univ.....	\$200.00
Iowa Truck.....	\$59.83
Killduff.....	\$49.22
Logan Contractors.....	\$376.92
Menards.....	\$233.29
Metro Waste Auth.....	\$740.02
Mid-American Energy	\$493.00
Polk County Tres.....	\$1,381.00
Schnurr.....	\$1,300.00
SignCraft.....	\$162.00
Slater Library.....	\$2,744.50
Thornton & Coy.....	\$337.50
Uline.....	\$37.76
Veenstra & Kimm.....	\$1,540.00
Veridian CU.....	\$285.98
Verizon	\$94.57
WorldPay.....	\$1.64
Payroll, Benefits, Payroll Taxes.....	\$10,195.52

Expenses above by category:

General.....	\$23,975.86
Road Use Tax.....	\$794.55

Employee Benefit.....\$1,199.82
Debt Service.....\$0.00
Water.....\$2,535.93

May 2024 Revenues:

General.....\$26,848.93
Road Use Tax..... \$2,287.96
Employee Benefit.....\$1,468.91
LOSST.....\$9,036.40
Debt Service.....\$48.55
Water.....\$4,328.77

Roll call vote: Ayes: Woods, Steinkamp, Andreas
Nay: Smith, Rozenboom

Public Forum

James Hill spoke about addition to North Polk high school and sports fields
Keith Bormann spoke about addition to North Polk high school and sports fields

Reports of Advisory Boards and Commissions

Sheriff Report:

The Sheriff Report submitted a written report. Report is available for viewing at Alleman City Hall during normal business hours. Motion Steinkamp second Woods to accept the written Sheriff Report. Motion Carries 5:0

North Polk Superintendent Kline

Superintendent Kline spoke about growth in the school district, addressed traffic concerns, and the need for site plan approval from the City.

Street Report:

The Street Report was given by Carpenter. Report is available for viewing at Alleman City Hall during normal business hours.

Motion Steinkamp second Rozenboom to accept the Street Report. Motion Carries 5:0

Park and Recreation

The Park and Rec Report was given by Rozenboom. Report is available for viewing at Alleman City Hall during normal business hours.

Motion Steinkamp second Woods to accept the Park and Rec Report. Motion Carries 5:0

Alleman Betterment Report

The AB Report was given by Rozenboom. Report is available for viewing at Alleman City Hall during normal business hours.

Motion Steinkamp second Woods to accept the AB report. Motion Carries 5:0

Planning and Zoning Report:

June 10 6:30 PM meeting

Appointment of John Feldman and Greg Stillmunkes

Motion Steinkamp second Andreas to accept the P&Z Report. Motion Carries 5:0

Board of Adjustments Report:

No Meeting in May 2024

Web Report

Written Web Report submitted by Ley. Report is available for viewing at Alleman City Hall during normal business hours. Motion Rozenboom second Steinkamp to accept the written Web Report. Motion Carries 5:0

Resolution 2024-008 City Administrator / City Clerk:

A Resolution for approving wages and job title City Administrator / City Clerk. Motion Steinkamp Second Woods.

Roll Call Ayes: Woods, Steinkamp, Andreas

Nay: Smith, Rozenboom

Comments By Staff

Attorney Thornton continues work on changing City of Alleman Ordinances which include changes to Election runoffs, Set back on sheds in rear yards, Trash Rates, and setting weight limits on 3rd, 4th, 5th Street.

Adjourned:

At 8:40 P.M. Mayor Kramme asked if there was any further city business. All Ayes and Mayor Kramme closed the June 10, 2024 Council Meeting. Next Council Meeting will be July 8, 2024 at 7:00 PM at Alleman City Hall

Respectfully Submitted By Shari Buehler Alleman City Clerk

City of Alleman
City Council Meeting Minutes
June 17, 2024

The regularly scheduled council meeting was called to order at 7:00 p.m. by Mayor Robert Kramme. Roll call: Perry Smith, Scott Rozenboom, Loren Steinkamp, Amanda Woods and Scott Andreas. Also present: Shari Buehler - City Clerk, Logan Carpenter - Public Works, Jim Thornton - City Attorney.

Public Forum

Rob Haspel 250 NE 141st Ave

Requested a no parking sign for school traffic at his house.

James Hill North Polk School Board

Would like North Polk School Board and Alleman City Council have a two member panel to have quarterly meetings. Spoke about the permit for the new addition and ball fields. The need for the City of Alleman and the North Polk School Board to work together.

General Government

Ordinance 2024-01 Motion Woods, second Andreas to wave the first and second reading of Ordinance 2024-01 an Ordinance to amendment to language regarding the Site Plan Approval Process.

Ordinance 2024-01 second and third reading Motion Andreas, second Steinkamp to amend the language regarding the Site Plan Approval Process. A copy of the Ordinance available at Alleman City Hall during normal business hours. Motion Carries 5-0

Resolution 2024-009 A Resolution setting weight limits on the streets of Alleman. Copy of the Resolution available at Alleman City Hall for review during normal business hours. Motion Steinkamp second Rozenboom. Motion Carries 5-0

Alleman Code Enforcement contract with Iowa Code Enforcement. Copy of the contract available at Alleman City Hall during normal business hours. Motion Steinkamp second Woods.

Roll Call vote

Ayes: Woods, Steinkamp, Andreas

Nay: Smith, Rozenboom

Adjourned:

At 7:40P.M. Mayor Kramme asked if there was any further city business. All Ayes and Kramme closed the June 17, 2024 Council Meeting. Next Council Meeting will be July 8, 2024 at 7:00 P.M.

Respectfully Submitted By Shari Buehler Alleman City Clerk

City of Alleman
City Council Meeting Minutes
June 27, 2024

The scheduled council meeting was called to order at 6:00 p.m. by Mayor Robert Kramme. Roll call: Perry Smith, Scott Rozenboom, Loren Steinkamp, and Scott Andreas. Also present: Shari Buehler - City Clerk, Jim Thornton - City Attorney.

Motion Rozenboom to change the agenda and have Action Item 2 North Polk School District Site Plan Review be the first item on the agenda, second Smith. Motion Carries 4-0

Motion Rozenboom to accept the Site Plan Review Permits as presented, second Smith.

Roll call vote: Ayes: Andreas, Smith, Rozenboom

Nay: Steinkamp

Public Forum

James Hill North Polk School Board spoke about the school contract with Alleman for water charges, setting up regular meetings with Alleman City Council, electronic speed signs in Alleman and the School Districts financial responsibility to fix 141st Ave after construction. (email dated 6-28-2024 attached for information on speed signs)

Superintendent Kline spoke about parking for sports events and the before and after drop off times (email dated 6-28-2024 attached for information on speed signs)

Matt Aicher North Polk School Board spoke about open communication between the city and the school and how to achieve this goal.

Councilman Smith spoke about open communication between the city and the school. Smith stated that the Mayor was keeping information from the Council when Mayor Kramme had discussions with the Superintendent. Smith wants the city and the school to work together for the good of all. The sale of water to the school for the watering of ball fields has been good for the city and the school. Smith wants to continue the water sales if it helps out both parties.

Mayor Kramme read a letter from V&K in regards to traffic flow pattern standards

Adjourned:

At 6:20 P.M. Mayor Kramme asked if there was any further city business. Motion Steinkamp to adjourn second Rozenboom.

Subject **Fwd: Speed Camera Signs**
From Scott Rozenboom <scott.rozenboom@yahoo.com>
To Shari Buehler <cityofalleman@huxcomm.net>
Date 2024-06-30 6:23 pm

Email from Mr Kline...maybe attach with the minutes to document the offer was made

Thanks Scott

Begin forwarded message:

From: Michael Kline <michael.kline@northpolk.org>
Date: June 28, 2024 at 3:27:28 PM CDT
To: Scott Rozenboom <scott.rozenboom@yahoo.com>, "scott andreasauctions.com" <scott@andreasauctions.com>, loren5530@yahoo.com, awoods4alleman@gmail.com, JAMES HILL <james.hill@northpolk.org>
Subject: Speed Camera Signs

Great afternoon and Happy Friday!

I wanted to follow-up on the offer James mentioned last night about speed signs and put it in writing. The school is planning to purchase speed cameras for the city to support the safety and wellbeing of our students and all of the citizens of Alleman. I will work with Logan Carpenter to determine the exact models of devices to order with consideration to how much space the portable one may take up in the maintenance shed. We will get this ordered within the next two to three weeks so that they can be installed and ready for the return of student drivers in the fall.

Please reach out if you have any questions.

Thank you and have a great weekend,
Michael

Confidentiality Notice: This email and any attachments may contain privileged and/or confidential information and is intended only for the use of the individual or entity named as the addressee. If you are not the intended recipient, you are hereby notified that you should not review, use, disclose, distribute, copy, or forward this email. If you have received this email in error, please notify the sender immediately and delete/destroy all copies of the original message. Any unauthorized retention, use, disclosure, or other handling of the information is strictly prohibited.

It is the policy of the North Polk Community School District not to illegally discriminate on the basis of race, color, national origin, sex, disability, religion, creed, age (for employment), marital status (for programs), sexual orientation, gender identity and socioeconomic status (for programs) in its educational programs and its employment practices. There is a grievance procedure for processing complaints of discrimination. If you have questions or a grievance related to this policy please contact the district's Equity Coordinator, Matthew Blackmore, Director of Special Programs, 13930 NE 6th Street, Alleman, Iowa 515-984-3400 matthew.blackmore@northpolk.org



Alleman - CAD - Calls for Service Count

Jul 2024

Call Code	Call Sub-Code	Number of Calls
ASSIST OFFICER/AGENCY	MEDICS (PCSO USE ONLY)	1
AUDIBLE ALARM	COMMERCIAL	2
AUDIBLE ALARM	RESIDENTIAL	1
BUILDING CHECK		13
COMMERCIAL FIRE	ALARM	2
DOMESTIC		1
INCOMPLETE 911 CALL		1
INCOMPLETE 911 CALL	NO ANSWER ON CALL BACK	1
RADAR SETUP		16
SPECIAL WATCH		1
STILL ALARM - CHOOSE SUB TYPE	GRASS/TREE FIRE - PC ONLY	1
SUSPICIOUS	VEHICLE	1
TRAFFIC STOP		9
WANTED PERSON		1
Total:		51

Alleman LAND USE PLAN * YEAR 2024 COMPREHENSIVE PLAN UPDATE

A COMMUNITY WITHIN THE DESMOINES/AMES I-35 COMMERCE & TECHNOLOGY CORRIDOR

COMMERCIAL LAND USE DESIGNATIONS

C-1, Neighborhood Commercial District. Neighborhood commercial areas are intended to provide commercial and retail uses to serve the most immediate shopping needs of the nearby residents, and employment within a neighborhood with a trade-area radius of approximately one (1) mile, depending on the density of the residential and employment population of the neighborhood. Because of their proximity to residential areas, such centers should be specifically designed and operated to be compatible with the adjacent residential development. Limitations on design and operation would include building height and intensity, trip generation, architectural and signage controls, increased landscaping, and stricter control of noise and glare compared to larger commercial centers. Projects in this category will be limited to a height of one story and have a residential-style roof design (e.g., mansard, pitched, gable, etc.). Emphasis should be placed upon pedestrian access to and from the surrounding residential areas. The separation between a Neighborhood Commercial area and other commercial areas should generally be from one (1) to two (2) miles. A Neighborhood Commercial site may range in size from two (2) to ten (10) acres, dependent upon its distance from other commercial areas and the population or employment density of the trade area. Neighborhood Commercial areas should be located to have access from either arterial or major collector streets, and should avoid having local residential streets serve as their principal access. No more than two corners of an intersection should be devoted to a neighborhood commercial use. Strip zoning should be avoided for neighborhood commercial sites.

C-2, Community Commercial District. Community Commercial areas are intended to provide a wide range of commercial and retail uses and services for residents of the community and outside the community, and has performance standards that encourage quality of building design, site design, and construction aesthetically compatible with the desired character of the area. Community Commercial areas may be large, may tend to expand across streets, and may be created in incremental additions. Individual commercial developments within Community Commercial areas should be tied together by prominent common features such as roofing style, building material, and architectural theme. A Community Commercial site may be ten (10) acres or much larger in size, dependent upon the market area's demand. A Community Commercial center should serve a trade area with a radius of three to five miles, and be located on major highways to serve both the local and regional market demand. Community Commercial areas should be located at the intersection of either two arterial or major collector streets. Access should not be taken off local residential streets.

C-3, Highway Service Commercial District. The C-3 District is designed to provide for a wide range of highway service commercial uses, including highway and other retail uses not permitted in other C Districts in the city. It is intended that this district be located along major streets, and not close to residential areas. Highway Commercial areas may be as large as forty (40) acres dependent upon the location of the site in association with interstate highway access and anticipated highway oriented uses, and located in association with and to complement adjoining community commercial areas, or located to provide highway commercial services within an area of the city which will not negatively impact the surrounding uses. Access should not be taken off local residential streets.

TC, Town Center Commercial District. The TC District is intended to provide a location in the community to establish a new center for business, retail, and municipal government activity within a traditional Central Business District atmosphere of mixed-use development of housing, office, retail, restaurants and hospitality uses, providing close proximity and association between employment, commercial, recreation, municipal government services, and housing; to encourage pedestrian travel versus automobile travel, use of on-street as well as off-street parking and zero (0) front yard setbacks; and to encourage the use of performance standards for building design and materials which will further a desired design concept with compatibility of appearance of buildings in the district.

Alleman LAND USE PLAN * YEAR 2024 COMPREHENSIVE PLAN UPDATE

A COMMUNITY WITHIN THE DESMOINES/AMES I-35 COMMERCE & TECHNOLOGY CORRIDOR

NM, Neighborhood Mixed Use District. The NM District is intended to provide a master planned mixed-use development of at least five acres of mixed-use or single-use buildings with allowable uses of residential, office and retail permitted in the R-3, Medium Density Residential District and C-1, Neighborhood Commercial District, provided C-1 District uses shall not occupy more than twenty-five percent of site area or an equivalent of 10,000 square feet of floor area per acre of permitted C-1 land use within a mixed use building. Residential dwelling unit density shall not exceed 10 units per acre for the entire site.

OFFICE LAND USE DESIGNATIONS

C-O, Commercial Office District. Areas intended to serve both neighborhoods and the community with the development of professional, semi-professional, and public service buildings and office buildings. It is intended that this district is located in association with neighborhood or community commercial areas or act as a land use transition, and to provide the opportunity for construction of small office complexes or smaller buildings for individual users. Commercial office areas should be located to have access from either arterial or major collector streets, and should avoid having local residential streets serve as their principal access.

PC, Professional Commerce District. The PC District is intended to be an area for accommodating the management, research, design, marketing, and production needs of those professional commerce enterprises which desire to be located in an office park environment with performance standards which recognize that the community should be attractive as well as financially prosperous, spacious, and efficient. Within the PC District it shall be emphasized that the manner in which a use is accomplished is as important as the use; detracting, detrimental, or other generally unacceptable characteristics, including ugliness of physical properties, shall be discouraged, and contemporary, modern, and futuristic design techniques which yields visual attractiveness encouraged. The PC District is characterized by large lots to provide an area for the location of metropolitan, regional, state-wide, multi-state, or national-scale companies versus the smaller-scale office complexes which can be accommodated in the C-O District. The PC District should be located on or near major transportation facilities to accommodate the transportation needs of these large employment centers. Access to a local residential street should not be permitted.

INDUSTRIAL LAND USE DESIGNATIONS

IC, Industrial Commerce District. The IC District is intended to provide for the location of limited industrial uses while maintaining strict performance standards and encouraging quality construction and site development for the protection of nearby non-industrial districts. The IC District shall be characterized by large lots with landscaped grounds and buildings constructed with materials of structural strength and permanence such as architectural steel, stone, concrete, and brick, versus wood and sheet metal. Uses permitted in the IC District shall be of limited manufacturing, assembling, packaging, warehousing, or other industrial uses which are required to meet performance, design, and use controls regarding appearance, land coverage, parking and loading facilities, noise, dust, fumes, internal circulation, and other environmental and functional issues. Industrial Commerce Park areas should be encouraged to be planned as a unit with compatibility of design, building materials, and landscaping acting as a unifying theme. Access to Industrial Commerce areas should be off arterial and/or collector roadways near major highways permitting regional distribution of goods and access by regionally-based labor force. Access to a local residential street should not be permitted.

IB, Industrial Business District. The IB District is intended to provide areas of the city suitable for activities and uses of a general industrial nature. Industrial Business areas shall be designated to provide areas for light industrial uses, including offices, manufacturing, warehousing, and outside storage of equipment or materials for distribution. In particular, IB zoned areas are intended to provide areas where outside storage and fabrication yards are allowed if properly screened and limited in area. Appropriate buffering shall be established between Industrial Business areas and other uses, in particular residential uses. Access to

Alleman LAND USE PLAN * YEAR 2024 COMPREHENSIVE PLAN UPDATE

A COMMUNITY WITHIN THE DESMOINES/AMES I-35 COMMERCE & TECHNOLOGY CORRIDOR

Industrial Business areas shall not be through local residential streets. Industrial Business areas should gain access off arterial and/or major collector streets. Areas intended for large manufacturing uses shall be subject to a conditional use approval and located near major highways permitting regional distribution of goods and access by regionally-based labor force. Architectural and site improvement standards shall apply to buildings in the IB district to the extent necessary to enhance their appearance and protect neighborhood property values.

PLANNED UNIT DEVELOPMENT DESIGNATION

PUD, Planned Unit Development District. The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with a Master Plan and development guidelines and standards in which the land uses, open spaces, transportation elements, building densities, arrangements, and types are set out in a unified plan, to permit transfer of development rights within a PUD and provide greater flexibility of land use, bulk regulations, and building locations than the conventional zoning district may permit. The PUD District is intended to: maximize benefits from the use of open spaces; maximize aesthetics; encourage certain architectural standards for buildings; permit mixed uses and diversity of bulk regulations without endangering the health, safety, welfare, and land value of surrounding properties. A PUD may consist of a mix of land uses of residential, commercial, and limited industrial building types, provided such Planned Unit Development is compatible with the underlying permitted uses and densities. Architecture and landscape standards shall be established that enhances the compatibility of building design and appearance of the development.

CONSERVATION AREA AND TOWER ZONE DESIGNATIONS

CD, Conservation District. The CD District is intended to preserve and protect heavily wooded areas, areas of extreme slopes, rivers, stream banks, and flood hazard areas from adverse future development. It is also intended that development of the flood hazard areas be restricted to minimize the danger to life and property which results from development undertaken without full realization of such danger

TZ, Tower Zone. The TZ District is intended to restrict development and prohibit the construction of buildings intended for residential use surrounding the television communication towers located in Alleman.

PARKS, OPEN SPACE AND TRAILS

As the City grows, the reservation of park land should be sufficient to meet the function of the park. The following standards are presented for community, neighborhood, and mini-parks:

Community Parks: Community parks are major facilities designed to satisfy the widest spectrum of interests. In general, they are "drive-to" centers where families or organizations can find a sufficient variety of activities and opportunities to occupy several hours or an entire day. Community parks generally range in size from a minimum of 20 acres to 100 acres or more, depending on the type and location. Community park sites adjacent to the Four Mile Creek linear park should be planned with access to the trail system as well as accommodate adequate active and passive recreational uses including off-street parking, play fields, play courts, play grounds, shelters, picnic facilities, and environmental education and interpretation.

Neighborhood parks: These parks are designed to meet the need for open areas of aesthetic value within a neighborhood and to allow active recreation, usually for comparatively short periods of time, to residents and visitors. Typically, they range in size from 5 to 20 acres, and are intended to serve up to 3,000 residents living within a radius of approximately one-half mile. It is recommended future neighborhood parks in Alleman encompass adequate area to accommodate play fields, creative play areas, court game facilities, shelters and off-street parking.

Mini-Parks: These parks are designed to serve the active and/or passive recreational needs within a small neighborhood area. Typically, they range in size from two (2) to five (5) acres, and are intended to serve up

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to 250 people living within a 1/4-mile radius of the site. Mini parks may accommodate small play structures, court game facilities or other recreational opportunities that can be located on a small site.

Linear Parks and Trails: Open space linear corridor parks and Trails are proposed to serve as a linkage between existing and proposed parks and open space, and serve to connect neighborhood to neighborhood, and neighborhood to parks, schools, and other uses which may serve area residents. The linear trails and greenbelt park network is envisioned as not only the primary corridors for recreational use, but also may serve as habitat for various wildlife. The Four Mile Creek drainage way corridors are proposed as the prominent linear park corridors for a trail system with a goal to cross Alleman and connect to Ankeny on the south and the High Trestle Trail to the northwest in Slater, IA.

The linear parks and trails in most cases will follow drainage corridors, streams, and rivers, avoiding vehicle traffic and at-grade crossing of major streets as possible. Where the natural terrain is not conducive to establishing linkages between desired trail destinations, streets or off-street trail ways should be planned as land is developed. In many cases these routes are planned along major streets, creating travel corridors for vehicles, cyclists, and pedestrians. The need for increased safety along these routes make them less desirable than the linear park trail alternative. Trail ways within public street corridors require added measures to provide safer travel for cyclists and pedestrians.

PLANNING STANDARDS FOR STREETS AND HIGHWAYS

One of the most important aspects of the transportation element of the Comprehensive Plan Update is the identification of planning standards for streets and highways. These planning standards, based on the functional classification of the roadway system, provide for the reservation of roadway corridors in undeveloped areas, and for right of way acquisition or dedication as areas redevelop. Five basic groups of roadway classifications are proposed in this Comprehensive Plan Update for Norwalk. The five groups are:

1. Freeways/Expressways
2. Arterial
3. Collector
4. Local
5. Cul-de-sac

The first classification deals with a basic four-lane freeway or expressway segment with restricted access. A minimum right of way width of 220 feet is recommended to accommodate a four-lane divided freeway or expressway.

The classification for arterial streets is separated into two facility types, major and minor. For a major arterial with limited access, a right of way width of 120 feet is recommended which can accommodate an ultimate roadway cross-section of five lanes or four-lane divided with right- and left-turning lanes at major intersections. The ultimate number of lanes anticipated for a minor arterial roadway with some access is four. Therefore, the recommended right of way width can be reduced to 100 feet for minor arterial streets.

Collector streets are also separated into major and minor facilities. The primary differences between the two are the right of way provided. For a major collector, the amount of access provided is between some and full, depending upon the adjacent land use and forecasted traffic volumes. With a total of two travel lanes, the need for left-turn and right turn lanes and the placement of a bike trail within the right of way, the recommended right of way width is 80 feet. The minimum pavement width for a major arterial street is 31 feet for a two lane street and 42 feet wide for a three lane street. A minor collector street provides full access to adjacent properties, and is limited to a two-lane roadway. A right of way width of 70 feet is recommended for minor collectors to accommodate travel lanes and left turn lanes at intersections. Minor collector streets should have 31 feet of pavement width to maintain a minimum of two 12 feet wide travel lanes with 2 feet wide curb offsets as well as added width for on-street parking and 40 feet of pavement width at intersections where left turn lanes are needed.

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Local streets are also two-lane facilities with full access. The majority of these roadway types occur in residential areas with lower speed limits. Only 60 feet of right of way and 29 feet of pavement width is recommended for local streets that will provide on-street parking. The final classification is for cul-de-sacs. A total of 60 feet of right of way with a minimum of 26 feet of pavement width recommended for cul-de-sacs, with 55-foot radius at the turnaround "bulb" to accommodate 40 foot radius of pavement.

The purpose of compiling the standards into this format is to present the relationship between the various roadway classifications. Several factors influence the amount of right of way required for a roadway including cost, topography, traffic considerations, parking, recreational trails, and transit. With proper planning, acquisition of excessive amounts of right of way can be avoided, while providing adequate width to accommodate future growth and development. For those cases where construction is not immediately necessary, the acquisition can be accomplished over a period of several years, thereby minimizing up-front cost and impact on the existing use of the land. Another benefit is the ability to fulfill the goals and objectives of the comprehensive plan. If the right of way is acquired prior to extensive development, the improvements will not only be less costly, but will also be easier to implement.

Planning standards by street classification are summarized in the Table below with minimum right of way widths, the ultimate number of traffic lanes, and the type of access permitted to accommodate the various street classifications. These planning standards are generally compatible with the Iowa Statewide Urban Design Standards for Public Improvements that the City has adopted.

PLANNING STANDARDS FOR STREETS AND HIGHWAYS							
	Expressway or Freeway	Arterial		Collector		Local	Cul-de-sac
		Major	Minor	Major	Minor		
Minimum right of way width (ft.)	220	120	100	80	70	60	60 Radius: 55
Ultimate number of traffic lanes	6 (Divided)	4 (Divided)	3 - 4 (Undivided)	2 - 3 (Undivided)	2	2	2
Paving Width (ft.)	Varies	80 b/b	44 - 54 b/b	31 - 42 b/b	31 b/b	29 b/b	26 b/b Radius: 40
Access Permitted	None	Limited	Some	Full	Full	Full	Full

Note: b/b represents the pavement width from back of curb to back of curb.

ARTERIAL STREETS

Freeways/Expressways: Freeways and expressways are selected for those arterial corridors that are intended to provide high levels of safety and efficiency in the movement of high volumes of traffic at high speeds. Full control of access to the freeway or expressway is provided. Highways with fully controlled access have grade separations or interchanges at selected public crossroads. The remaining crossroads are interconnected or terminated.

Major Arterial: The major arterials serve the center of an urbanized area's activities, the highest traffic volume corridors at relatively high speeds (generally above 40 mph dependent on access), and the longest trips, and carry a high proportion of the total urban travel on a minimum of mileage. This system should be integrated both internally and between major rural connectors. The major arterial system carries most of the trips entering and leaving the area, as well as most of the through movements bypassing the central city. In addition, significant intra-area travel, such as central business districts and outlying residential areas between major inter-city communities and between major suburban centers are served by major arterials.

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Frequently, the major arterial carries important intra-urban as well as inter-city bus routes. Finally, in urbanized areas, this system provides continuity for all rural arterials. Access to the major arterial is specifically limited in order to provide maximum capacity and through movement mobility. Although no firm spacing rule applies in all or even in most circumstances, the spacing between major arterials may vary from less than one mile in highly developed central areas to five miles or more in sparsely developed urban fringes.

Minor Arterial: The minor arterial interconnects with and augments the major arterial system at lower speeds (normally 40 mph and below dependent on access). It accumulates trips of moderate length at a somewhat lower level of through movement mobility than major arterials. This system places more emphasis on land access than the major arterial, but still has specific limits on access points. A minor arterial may carry local bus routes and provide inter-community continuity, but ideally does not penetrate identifiable neighborhoods. This system includes urban connections to rural collector roads where such connections have not been classified as urban major arterials. The spacing of minor arterials may vary from 1/8 to 1/2 mile in highly developed areas to two miles in suburban fringes, but is not normally more than one mile in fully developed areas. On-street parking is generally restricted on major and minor arterial streets that should be designed to accommodate traffic flow of more than 7,500 average daily trips (ADT).

COLLECTOR STREETS

Major Collector: This type of street provides for movement of traffic between arterial routes and minor collectors, and may at moderately lower speeds collect traffic from local streets and residential and commercial areas. A major collector generally does not have on-street parking to permit greater traffic flow, unless adequate pavement width is provided. Backward movement of vehicles from driveways onto major collectors and arterial streets is not recommended. Normally, a slightly higher emphasis is placed on through movements than direct land access. Additional right of way is recommended on major collector streets as compared to minor collectors to provide added space for utility and trail corridors and pavement width for access lanes and turning lanes. Major collector streets should be designed to carry 2,500 to 7,500 ADT.

Minor Collector: This type of street provides movement of traffic between major collector routes and residential and commercial local streets, as well as providing access to abutting property at moderately low speeds. Consideration for through movements and direct land access is normally equal. Minor collector streets should be designed to carry 1,500 to 3,500 ADT.

LOCAL STREETS

The local street provides for the movement of traffic between collectors and residential and commercial areas. Local streets provide the direct access to abutting residential and commercial property, and carries low traffic volumes of less than 1,500 ADT at low speeds on relatively short trips.

BUILDING COMMUNITY CHARACTER

The physical appearance of a City is important in attracting new residents and businesses to the community that enhances and preserves property values which provides for the general welfare. The manner in which a use is accomplished is as important as the use and detracting, detrimental, or other generally unacceptable characteristics, including ugliness of physical properties, should be discouraged, and contemporary, modern, as well as futuristic design techniques which yields visual attractiveness is encouraged. The character of a community is determined by its architecture and site improvements, such as architectural design, exterior building materials, signage, landscaping, screening of visually undesirable uses and buffers. Performance standards for architecture, open space, landscaping, screening, and signage can enhance the appearance of a community.

Architectural design for buildings shall be acceptable to the City and express a creative presentation of exterior building materials, exterior details and textures as well as treatment of windows. Multiple-family buildings in the R-

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3 and R-4 Districts with single plane walls and boxy in appearance shall not be considered acceptable, unless the use of exterior materials such as brick provides the elements necessary to enhance the buildings physical appearance and eliminate its plainness of appearance. Any building used for a permitted nonresidential use in an "R" District, or a permitted use in a C-O, C-1 or NM District shall be designed and constructed with architectural design, use of materials and exterior colors compatible with the residential uses within the neighborhood. All buildings constructed within the C-2, C-3, TC, PC and IC Zoning Districts shall be of creative architectural design and have as a primary element of the exterior being brick, fascia glass, concrete panels, architectural steel or stone panels with all sides of any building within public view compatible in design and use of materials. Within the IB District, the use of architectural sheet metal or concrete block as an exterior building material may be considered acceptable provided walls visible from public streets shall not have less than 25% of its walls which face the street covered by brick, or an acceptable alternative.

Except for single-family detached and attached homes in all zoning districts, adequate treatment or screening of negative aspects of parking lots, buildings (overhead doors, loading docks, loading areas, outside storage areas, garbage dumpsters and HVAC mechanical units) from any public street and adjoining properties should be required. Except for single-family detached and attached homes in all zoning districts, buildings should not be designed or oriented to expose overhead doors to the public.

The following are areal perspectives illustrating single-family residential densities by proposed zoning districts that require public sewer. Additionally, there are photos illustrating examples of different multiple-family types as well as commercial and industrial land uses by zoning district designations:

EXAMPLES OF (R-1) SINGLE-FAMILY RESIDENTIAL DISTRICT HOME SIZES



RESIDENCES ON 50' WIDE R-1(50) LOTS IN A PLANNED UNIT DEVELOPMENT



RESIDENCES ON 60' WIDE ON R-1(60) LOTS

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RESIDENCES ON 70' WIDE R-1(70) LOTS



RESIDENCES ON 80' WIDE R-1(80) LOTS

EXAMPLES OF MULTIPLE-FAMILY RESIDENTIAL DISTRICT HOUSING TYPES



**R-3 MEDIUM DENSITY MULTIPLE-FAMILY DISTRICT
PERMITS TOWNHOMES**



**R-4 HIGH DENSITY MULTIPLE-FAMILY DISTRICT
PERMITS APARTMENT**

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EXAMPLES OF (C-O) COMMERCIAL OFFICE USES AND BUILDING DESIGNS



SMALL OFFICE BUILDING WITH MEDICAL OFFICES



SMALL GENERAL OFFICE BUILDING

EXAMPLES OF (C-1) NEIGHBORHOOD COMMERCIAL USES AND BUILDING DESIGNS



NEIGHBORHOOD CONVENIENCE STORE



NEIGHBORHOOD SHOPPING CENTER

EXAMPLES OF (C-2) COMMUNITY COMMERCIAL USES AND BUILDING DESIGN



SUPERMARKET



MULTI-TENANT SHOPPING CENTER

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MOVIE THEATRE/BOWLING ALLEY



BIG BOX COMMERCIAL RETAIL STORE

EXAMPLES OF (C-3) HIGHWAY SERVICE COMMERCIAL USES AND BUILDING DESIGN



HOTEL AS A HIGHWAY SERVICE USE



INTERSTATE TRAVEL AND TRUCK SERVICE CENTER

EXAMPLES OF (TC) TOWN CENTER MIXED-USE CONCEPT AND BUILDING DESIGN



**MIXED-USE RETAIL/OFFICE /RESIDENTIAL
WITH ON-STREET PARKING**



**MIXED-USE RETAIL/OFFICE
WITH ON-STREET PARKING**

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EXAMPLES OF (PC) PROFESSIONAL COMMERCE USES AND BUILDING DESIGN



CORPORATE HEADQUARTERS OFFICE BUILDING



RESEARCH AND DEVELOPMENT OFFICES AND LABORATORIES

EXAMPLES OF (IC) INDUSTRIAL COMMERCE USES AND BUILDING DESIGNS



LARGE WAREHOUSE BUILDING



SHOW ROOM AND WAREHOUSE

EXAMPLES OF (IB) INDUSTRIAL BUSINESS USES AND BUILDING DESIGNS



CONTRACTOR'S SHOWROOM AND OFFICE WITH OUTSIDE REAR YARD STORAGE



MINI-WAREHOUSE AND STORAGE WITH OVERHEAD DOORS FACING SIDE YARD

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EXAMPLES OF A NEIGHBORHOOD PARK AND LINEAR PARK CORRIDOR WITH TRAIL



NEIGHBORHOOD PARK



LINEAR PARK CORRIDOR AND TRAIL

FULL DEVELOPMENT LAND USE PLAN

The existing features and improvements that have the most significant impact on the placement of land uses within the planning area are the existing urbanized area of the City, North Polk Community School District campus, the four television transmission tower sites, Interstate 35 and U.S. Highway 69 as well as Four Mile Creek and its flood plains. The existing single-family residential areas that are not served by public sanitary sewer will be preserved by a separate single-family residential designation of R-1A. The land uses east and adjacent to the high school will be commercial and medium density residential as part of an urban core planned for the City. Additionally, two major collector streets are proposed to distribute school campus traffic to U.S. Highway 69.

Land uses planned adjacent to the transmission towers recognize the difficulty that may occur in marketing owner occupied residences adjacent to the tower sites. Industrial business, commercial and office land uses have been proposed adjoining the tower sites in most cases. Interstate 35, U.S. Highway 69 and 142nd Avenue are the focal points for employment and commercial development in Alleman. Interchanges on Interstate 35 are proposed at NE 142nd Avenue and NE 158th Avenue to provide regional transportation access for local residents, regional consumers, regional employees as well as for regional distribution of goods.

The Four Mile Creek drainage way is planned as a linear park that will accommodate a trail system that will connect Alleman to Ankeny and the High Trestle Trail to the northwest in Slater, IA. The Four Mile Creek trail system will be the backbone of the City's trail system with a goal to connect both community and neighborhood parks to the Four Mile Creek Trail. The planned east/west alignment of major collector streets and planned location of neighborhood parks near major collector street will help provide for neighborhood trail access to the Four Mile Creek Trail system.

The Full Development Land Use Plan places most of the higher density uses that will produce the most traffic and wastewater near the existing major roads and proposed sanitary sewer infrastructure. This will reduce cost to the City for improvement as the City grows. The largest amount of multi-family housing and commercial development is planned in the eastern half of the planning area and the western half is predominantly single-family housing that produces less traffic and wastewater as compared to the multi-family housing and commercial uses. Traffic generation and wastewater production will be less in the western half of planning area reducing cost of improvements.

The placement of land uses can have a profound impact on the size and cost of public improvements. The Full Development Land Use Plan on the following page recognizes the need for orderly growth and its impact on the cost of construction and maintenance of municipal infrastructure.

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LAND USE PLAN AMENDMENT (DISCUSSION DRAFT – 8/9/2024)

It is estimated the Des Moines Metropolitan Area will grow by nearly 400,000 in population through the year 2050 and the north suburban area including Alleman, Ankeny, Elkhart and Polk City will grow by nearly 100,000 in population during the same period. If the same growth trend continues during the next 46 years through the year 2070, the Des Moines Metropolitan Area will add more than 800,000 in population and the north suburban area will add more than 200,000 in population. It may be assumed that Alleman will achieve full development by the year 2070 within its Urban Service Area. Therefore, the proposed amendment to the City's Future Land Use Plan will have a Planning Boundary that encompasses the City's Proposed Expansion Boundary for public sanitary sewer service which is approximately 17 square miles. A land use plan for the entire expansion area will provide for compatibility of land uses and better planning for infrastructure including major streets and highways.

With public sanitary sewer, the City's anticipated population growth will require planning for substantial housing development. To provide for the general welfare and equal opportunity in the availability of housing, a variety of housing types and cost will need to be planned. The variety of housing units constructed by types in the Metropolitan Area illustrates the demand for housing by type including single-family and multi-family housing. For the ten year period from 2014 to 2023, according to the U.S. Census Bureau building permits survey, housing units permitted were an average of 5,800 per year with 65% of those units being single-family. If it is assumed full development of the Alleman Planning Area may accommodate 3,250 persons per square mile or a total population of approximately 55,000 and the average household size is 2.4 persons, a total of 22,916 housing units will be needed to house the City's population. The single-family housing unit share will be 14,895 units and the remaining units assumed to be multi-family will be 8,091. At an average of 3.0 dwelling units per acre for single-family residential and 12.0 dwelling units per acre for multi-family residential land use, a minimum of 4,965 acres of single family residential and 674 acres of multi-family residential land use will be needed.

The location of the City of Alleman within the growing Des Moines Metropolitan Area on Interstate 35 and US Highway 69 equal distance between Des Moines and Ames, IA, the home of Iowa State University of Science and Technology, creates great opportunities for employment growth related to commerce and technology. Being located within the Des Moines and Ames Interstate 35 Commerce and Technology Corridor will help define land uses proposed along Interstate 35. In addition to commercial retail land uses, land uses are proposed that permits office parks, research facilities, distribution warehousing and pollution free product preparation or assembly. This area can become another regional employment center serving Central Iowa.

In addition to commercial development along the Interstate 35 corridor, commercial land uses intended to primarily serve the City as it grows into a more populated community with professional and retail services to serve its residents will need to be planned. Highway 69 and NE 142nd Avenue and NW 142nd Avenue will be major arterial streets proposed for commercial development. Additionally, a "town center" mixed use area is proposed at the intersection of U. S. Highway 69 and NE 142nd Avenue that will provide an atmosphere representative of a traditional central business district with retail, office, government, pubs restaurants and housing uses as well as on-street parking. Additionally, in the long term and with future planning, NE 158th Avenue and NW 158th Avenue will evolve into a major traffic route and commercial corridor.

The Full Development Land Use Plan includes a plan for major streets and highways including future Interstate 35 interchanges at NE 142nd Avenue and NE 158th Avenue. Major streets and highways planned include roadways classified as Major Arterial, Minor Arterial and Major Collector. The function and design capacity for these major roadways are important in the placement of land uses and ability to move traffic through the City.

The Full Development Land Use Plan also plans for parks and trails that will include community parks, neighborhood parks, mini-parks, linear parks and trails. Four Mile Creek will be the focus for developing a linear park and trail system for which it should be a goal that community parks and neighborhood parks are connected by trails to the Four Mile Creek trails network.

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LAND USE DESIGNATIONS

The amendment to the Comprehensive Plan's Land Use Plan will set forth land use designations to be used to establish zoning districts for use in establishing the City's zoning district classifications, regulations and boundaries on the Zoning Map. The following land use designations will provides for uses and contemporary performance standards comparable with other cities in the Des Moines Metropolitan Area. Permitted uses will be determined at the time the City Zoning Ordinance is amended. To develop the City of Alleman with uses and densities as presented, a public sewer system is necessary.

RESIDENTIAL LAND USE DESIGNATIONS:

RE-1, Single-Family Rural Estates District (0-1 dwelling units per acre): A residential environment typified by single-family detached homes on large lots of approximately one (1) acre of 40,000 square feet and larger. Subdivisions within this density range lend themselves to development with individual septic systems. However, if public sanitary sewer is available, or planned for an area, the installation of sanitary sewer facilities is recommended.

R-1A, Single-Family District (0-2 dwelling units per acre): A residential land use designation that applies to existing developed single-family residential areas zoned (R-1) at the time of this Comprehensive Plan Amendment. This is a residential environment typified by single-family detached homes on existing lots. Subdivisions within this density range were with individual septic systems. However, if public sanitary sewer is available, or planned developed for this zoning district, the installation of sanitary sewer facilities is recommended.

R-1, Single-Family Residential Districts (2.5 to 4.0 dwelling units per acre). A residential environment with single-family detached homes on a wide range of lot sizes. The normal lot size will range minimum of sizes of 6,000 to 10,000 square feet with minimum lot widths of 50 feet to 80 feet as required by zoning district classifications for R-1(50), R-1(60), R-1(70) and R-1(80). This land use category is planned with consideration for neighborhood units, and is intended to promote pedestrian access to parks, trails, and neighborhood shopping and schools.

R-2, One and Two Family residential District (4.0 to 6.0 dwelling units per acre). Areas set aside for one and two-family residences to accommodate areas with existing two-family residences, and to provide areas of transition between single-family housing and other less restrictive uses.

R-3, Medium Density Multiple-Family Residential District (6.0 to 12.0 dwelling units per acre). A residential environment typified by townhouses and low-density apartments. Sites identified with this designation should be oriented to arterial and collector streets, shopping, and employment centers, and to provide a transition between single-family detached residential, and conflicting non-residential uses.

R-4, High Density Multiple-Family Residential District (12.0 to 20.0 dwelling units per acre). A relatively high-density residential environment. High-density areas are intended to result in garden apartments or similar structures, usually of two or three stories in height. As is the case with medium density multiple-family residential, this designation should be oriented to arterial or collector streets, shopping, and employment centers. This land use may typically be utilized as a transition between commercial retail, office, and industrial uses, and lower-density residential uses. Higher residential unit density up to 24 units per acre may be permitted as a conditional use for projects designed with a single large residential building with parking within the building or for senior housing projects with reduced surface parking requirements.

R-M, Mobile Home Park (5.0 to 10.0 dwelling units per acre). Areas set aside specifically for mobile home parks. It is intended that this designation will result in well designed projects that will provide alternate affordable housing choices for the city's residents. As an alternative to a mobile home park, this area can be developed with medium density multiple-family housing.

Alleman Public Works Driver Feedback Signs

PUBLICWORKS@ALLEMANIOWA.ORG

515.238.3158

14000 NE 6th Street

Alleman, IA 50007



PURPOSE OF SPEED FEEDBACK SIGNS

A speed feedback sign measures the speed of approaching vehicles and displays the speed on a digital sign. Installing these signs:

- Slows traffic through town
- Improves safety, especially for pedestrians and bicyclists
- Enhances the environment or "livability" of the streets for residents and visitors
- Reduces the need for constant police enforcement
- These devices provide speed feedback to drivers, they do not store data and do not conduct radar enforcement or result in automated speed violation tickets/citations

Traffic Logix

- EV15SD: \$3,149

Solar/Battery UMB included

- EV12FM: \$2,508

Solar/Battery and Universal Mounting Bracket (Iowa DOT Pricing)

All signs include remotely activated Strobe Lights and 12 months of unlimited data collections and cloud connectivity



SafePace®
Evolution 15SD (FDOT)

The Traffic Logix SafePace® Evolution 15 is a driver responsive sign that alerts speeding drivers in real time.

The Traffic Logix SafePace 15 driver feedback sign is an interactive, LED radar sign with full size 15" digits. A speed activated message to slow down alerts speeding drivers. Digits and messaging are available in yellow. The Evolution 15 sign can be mounted at multiple locations with universal mounting options and can function autonomously for weeks at a time with optional battery power.




EV 15 SDs specifications	Features	
Digit Size	15"	MUTCD compliant with static "YOUR SPEED" message and highly visible 15" LED digits that are visible from up to 600 ft away.
Height	42"	
Weight	44.9 lbs	Front plate: Frosted clear polycarbonate (Makrolon), 0.125" thick
24/7, 365 Scheduling	✓	User-friendly software interface allows you to manage sign parameters such as threshold speeds remotely.
Data Collection	✓	Ultra-low power consumption including the most power-efficient radar technology available, optional solar power.
Solar Compatibility	✓	Stealth Mode allows the sign to collect baseline traffic data while speed display appears blank to motorists.
Battery Operated	✓	
Universal Mounting	✓	Slow Down Messaging: Sign flashes message at drivers who exceed designated speed.
Cloud Compatibility	✓	Superior construction and durability for long-lasting performance.
Trailer Compatibility	✓	
Daily Compatibility	✓	Universal Mounting: Optional mounting brackets let you use one sign at multiple locations with the turn of a key.
Hitch Compatibility	✓	
Warranty	2 years	


SafePace®
Evolution 12FM

The SafePace Evolution 12FM variable message sign is a compact, portable solution offering adjustable driver-responsive messages.

The compact yet robust Traffic Logix SafePace Evolution 12FM offers the flexible, customizable messaging options you'd expect from a larger sign. The sign includes a full matrix for text, graphics, or 12" speed display, including speed activated digit color changes and choice of messaging color. The Evolution 12FM sign is the sign with a small footprint yet wide range of messaging options.



EV 12FM Specifications	Features	
Digit Size	12"	Compact design offers all the features and visibility you'd expect from a full size variable message sign.
Height	29"	
Weight	20 lbs	Allows for animated text or graphics such as moving arrows or a scrolling message.
24/7, 365 Scheduling	✓	Universal Mounting: Optional mounting brackets let you use one sign at multiple locations with the turn of a key.
Data Collection	✓	
Solar Compatibility	✓	Dual-Color Display: Display color can be programmed to change based on driver speed.
Battery Operated	✓	
Universal Mounting	✓	Ultra-low power consumption including the most power-efficient radar technology available and optional solar power.
Cloud Compatibility	✓	
Trailer Compatibility	✓	Includes integrated flashing speed violator strobe to alert speeding drivers.
Daily Compatibility	✓	Stealth Mode allows the sign to collect baseline traffic data while speed display appears blank to motorists.
Hitch Compatibility	✓	
Warranty	2 years	

Subject **Fw: Traffic Logix / Radar Sign Inquiry / City of Alleman Iowa**
From Logan Carpenter <publicworks@allemaniowa.org>
To cityofalleman@huxcomm.net <cityofalleman@huxcomm.net>
Date 2024-07-25 8:15 am

- EV15SD Product Sheet.pdf(~653 KB)
- EV12FM Product Sheets.pdf(~279 KB)
- Mounting Brackets Product Sheet.pdf(~340 KB)
- SP Cloud Product Sheet.pdf(~272 KB)

From: Scarlett Nash <snash@trafficlogix.com>
Sent: Wednesday, July 24, 2024 7:57 PM
To: publicworks@allemaniowa.org <publicworks@allemaniowa.org>
Subject: FW: Traffic Logix / Radar Sign Inquiry / City of Alleman Iowa

Logan,

I wanted to get over to you the pricing and information for the EV15SD (slow down) Radar Sign as well as the EV12FM (full matrix). As mentioned, we have special pricing in place through the Iowa DOT for the EV12FM sign.

*The EV15SD with Solar/Battery power is \$3,149 (the 15 signs come with UMB included).

*The EV12FM with Solar/Battery power and Universal Mounting Bracket is \$3,358 but with the Iowa DOT pricing it comes down to \$2508 (that is for everything, including freight).

All of our Evolutions Series signs come included with remotely activated Strobe Lights and 12 months of unlimited data collection and cloud connectivity, so you could manage the signs from the comfort of your home/office.

It would be a great opportunity for you and the other departments to take advantage of the special pricing and have access to all the data on one platform.

Please let me know your thoughts. I really enjoyed talking to you and hope to be able to more in the future.

Thanks for this opportunity!

Scarlett Nash

Account Manager|US Mid West
Cell 704-776-2711
Tel 866-915-6449 x 254
Fax 866-405-6449
Email: snash@trafficlogix.com
Website: www.trafficlogix.com



Sourcewell 

Let our contracts do the work, ask us about
State of Speeding in the United States - Presented by Traffic Logix

From: Scarlett Nash
Sent: Tuesday, July 23, 2024 4:59 PM
To: publicworks@allemaniowa.org
Subject: Traffic Logix / Radar Sign Inquiry / City of Alleman Iowa

General Traffic Controls

- 15" Feedback Sign: \$4,055.00
Solar/Battery
- 12" Feedback Sign: \$3,910.00



DRIVER FEEDBACK SIGN

High-Visibility Speed Display with Monitoring,
Data Reporting, and System Integration



RTC's Driver Feedback Sign uses radar technology to detect and display the speed of oncoming traffic. The high-visibility LEDs alert motorists of their speed, resulting in safer traffic flow.

The RTC Driver Feedback Sign system integrates seamlessly with RTC School Zone Flasher systems or can operate independently as a stand-alone sign.

Advancing Traffic Safety Since 1987



RTC Manufacturing, Inc.



Quote #:
Date:
Project Name:
Agency:

7497REV1
7/24/2024
Driver Feedback Sign
City of Alleman

PO Box 1000 Spencer, IA 51301 • (712) 262-1521

Please verify pricing prior to ordering if past 60 days
Equipment will need to be ordered and released within 60 days

Terms: Net 30 days Freight: Prepaid Delivery: 45 days ARO

We are pleased to submit the following quotation:

Table with 5 columns: ITEM, QTY, DESCRIPTION, UNIT PRICE, EXTEND PRICE. Contains 2 rows of item data.

Notes:

Customer is responsible for installation of above equipment.
Shipping is included.
Includes White 'Your Speed' Sign.
General Traffic Controls retains title to all equipment until paid in full.
All past due accounts are subject to a 1.5% per month service charge.
Sales tax is not included. If applicable, tax will be added to invoice.

Prices subject to review 60 days from above date.
Should we be favored with your order, it will receive our prompt, personal attention.
THANK YOU!

Very truly yours,
GENERAL TRAFFIC CONTROLS
Cristina Besaw

CONFIDENTIALITY WARNING: Unless otherwise indicated or obvious from the nature of the communication, the information contained in this transmission and any attachments are privileged and confidential and intended for use by the above-named recipient only.



Quote #: 7497
 Date: 7/23/2024
 Project Name: Driver Feedback Sign
 Agency: City of Alleman

PO Box 1000 Spencer, IA 51301 • (712) 262-1521

Please verify pricing prior to ordering if past 60 days
 Equipment will need to be ordered and released within 60 days

Terms: Net 30 days Freight: Prepaid Delivery: 45 days ARO

We are pleased to submit the following quotation:

ITEM	QTY	DESCRIPTION	UNIT PRICE	EXTEND PRICE
001	2	15" D/C Driver Feedback Sign Incl (2) 22ah batteries & 50w solar panel	\$4,055.00	\$8,110.00

Total Above Equipment: \$8,110.00

Notes:

Customer is responsible for installation of above equipment.
 Shipping is included.
 Includes White 'Your Speed' Sign.

General Traffic Controls retains title to all equipment until paid in full.
 All past due accounts are subject to a 1.5% per month service charge.
 Sales tax is not included. If applicable, tax will be added to invoice.

Prices subject to review 60 days from above date.

Should we be favored with your order, it will receive our prompt, personal attention.

THANK YOU!

Very truly yours,
 GENERAL TRAFFIC CONTROLS

Cristina Bosau

CONFIDENTIALITY WARNING: Unless otherwise indicated or obvious from the nature of the communication, the information contained in this transmission and any attachments are privileged and confidential and intended for use by the above-named recipient only. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering it to the intended recipient, you are notified that any dissemination, distribution or copying of this communication and any attachments thereto is strictly prohibited. If you have received this communication in error, please immediately notify the sender by return email, and destroy all copies of this transmission and any attachments. Thank you.

SPEEDCHECK-12

Speedcheck12: \$4,198.00 Two Signs (\$8,396.00 with extended warranty)

Speedcheck15: \$5,123.00 Two Signs (\$10,246.00 with extended warranty)

SPEEDCHECK-12

Small, Portable Radar Speed Sign Data Sheet

Affordable radar speed sign system packed with premium features at no additional cost:

- ✓ Calendar/schedule operation
- ✓ Data collection with visualization and reporting software
- ✓ Mobile app for iOS® and Android™
- ✓ Rapid-flashing strobe
- ✓ Stealth mode
- ✓ On-board diagnostic status and health indicators
- ✓ 3-year warranty

Fully Compliant, Ultra-clear Display

Compliant to MUTCD standards for legibility, including LED color, character and letter height. The bright LED display uses 12-inch digits against a background designed for high-contrast visibility that prevents "88" ghosting—ensuring readability in all weather and lighting conditions. The unique safety mask limits the viewing angle to prevent drivers from watching the display as they pass.

Long-lasting, Reliable Operation

The LED display is housed within a durable, weatherproof aluminum unit and is shielded with a tough polycarbonate window for added vandalism protection. Every solar-powered model is solar-sized by location to ensure year-after-year operation. Carmanah includes a Solar Power Recert to prove sustainability over a 12-month period.

Easy Installation and Connectivity

The SpeedCheck® sign arrives ready to work out of the box. Its modular, lightweight design and built-in handle allows a single person to install on a pole or flat surface. Bluetooth® allows for quick connectivity and setup via the SpeedCheck Manager mobile app or PC software. A StreetHub™ model comes factory prewired and pretested for remote communication—enabling cloud-based access within minutes. Carmanah's comprehensive support system includes product support technologists and our 24/7 on-demand Product Support Center.

carmanah®



SPEEDCHECK-12
12-inch digits for speeds less than 45 mph (70 km/h)



MUTCD compliant



Buy America compliant



3-year limited warranty



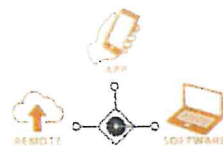
Solar-sized for every location



Up to 21 days battery run time



Up to 1000 feet radar detection



CONNECTIVE CAPABILITIES

Date: 08/01/2024

Expire Date: 9/2/2024

Prepared By: Zank, Justin D.

Customer: CONTRR4

Contractor Quote - Region 4
 General Delivery
 Davenport IA 52806-9999
 United States

Description: publicworks@allemaniowa.org / Logan Carpenter

Part #	Description	Quantity	Price	Extended
SpeedCheck-12	SpeedCheck-12	2	\$4,198.00	\$8,396.00
PFP11502-002	DISPLAY:SPDCHK-12-HUB,YEL 88,WHT STROBE	2	\$0.00	\$0.00
PGS11503-001	SIGN,SPEEDCHECK-12,30x24,DG3,YOUR SPEED	2	\$0.00	\$0.00
PMR11504-001	DISP MNT KIT,2.38-2.88 OD OR 2-2.5 SQ	2	\$0.00	\$0.00
PPS11690-001	SOLAR KIT,30W,8' HARNESS,2x18 Ahr BATT	2	\$0.00	\$0.00
PMR10679-001	TOP MT:2-2.5"SQ,2.38-2.88"OD,ROUND,PNC	2	\$0.00	\$0.00
SpeedCheck-15	SpeedCheck-15	2	\$5,123.00	\$10,246.00
PCE10548-004	CAB:SPEEDCHCK-15,YLW-88 + YLW SLW DWN,NT	2	\$0.00	\$0.00
PGS11864-001	SIGN:30x30",YOUR SPEED,CHECK-15,DG,YLW	2	\$0.00	\$0.00
88376	SpeedCheck-15 mount set, side of pole, incl. 1x tilt bracket, 2.5 - 3.5"	2	\$0.00	\$0.00
PPS11798-001	SOLAR KIT,30W,2x18 Ahr BATTERIES	2	\$0.00	\$0.00
PMR10679-001	TOP MT:2-2.5"SQ,2.38-2.88"OD,ROUND,PNC	2	\$0.00	\$0.00

Sale Amount:	\$18,642.00
Sales Tax:	1,304.94
Misc Charges:	0.00
Total Amount:	\$19,946.94

Terms:

THIS QUOTE IS BASED ON THE ENTIRE VALUE AND VOLUME OF ALL LINE ITEMS - Prices listed on this quote are valid only in the event of purchase of all line items in the quantities listed, in their entirety. Purchases of individual line items will require a new quote prior to acceptance of any purchase orders.

PAYMENT TERMS ARE NET 30 DAYS with prior approved credit. MoboTrex, Inc. retains title to material until paid in full. A service charge of 1.5% per month (18% annual rate) will be assessed against all past due accounts. Prices and delivery quoted are firm for 30 days from the data of bid. The above quote does not include installation of the products quoted. On-Site technical assistance is available and will be quoted upon request.

Quotation does not include sales tax. Sales tax will be added at time of invoice unless a valid Sales Tax Exempt certificate has been provided. Sales tax exempt certificate should accompany customer Purchase Order.

Limited Warranty: MoboTrex, Inc. only obligations shall be to replace such quantity of the product proven to be defective.

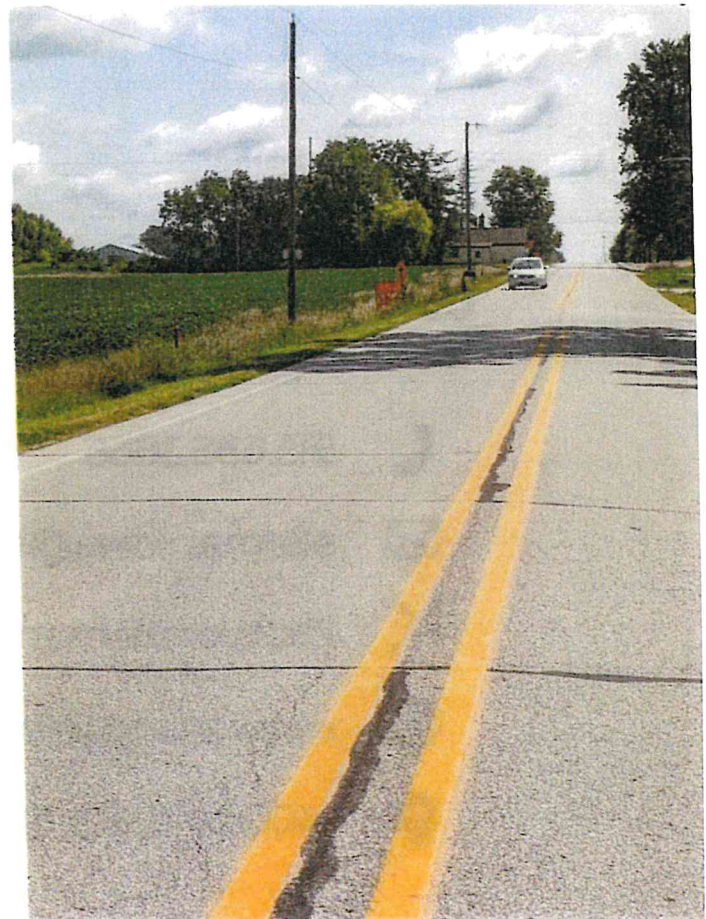
Warranty Period: The length of warranty manufacturers have conveyed to the seller and which can be passed on to the buyer.

Additional terms and conditions apply - See MoboTrex, Inc. Terms & Conditions document at our website: www.mobotrex.com.

Thank you for the opportunity to provide this quote.

Sign Placement

- Two signs placed along 142nd Ave purchased by the City of Alleman
- Speed Studies have shown 142nd has the most traffic and the highest speeds
- Two signs purchased by North Polk Schools will be placed on 6th Street between 134th Avenue and the high school recording speeds from the south. Mobil unit can be used on 134th and moved around the city.
- Future spending for two signs on 134th Avenue



Thank You

Teamwork is the ability to act together toward a common goal. A team's success depends on how healthy individual members interact with each other and with the people who support and nourish them.

Contact Us:



515.685.3666



allemaniowa@huxcomm.net



@cityofalleman-government



www.allemaniowa.org



14000 NE 6th Street Alleman Iowa

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALLEMAN, IOWA, BY AMENDING THE PROVISION PERTAINING TO TRASH RATES

BE IT ENACTED by the City Council of the City of Alleman, Iowa:

SECTION 1. CHAPTER MODIFIED. Chapter 106, Section 08, of the Code of Ordinances of the City of Alleman, Iowa, is repealed and the following adopted in lieu thereof:

106.08 COLLECTION FEES. The collection and disposal of solid waste as provided by this chapter are declared to be beneficial to the property served or eligible to be served and there shall be levied and collected fees for the same, in accordance with the following:

1. Schedule of Fees. The fees for solid waste collection and disposal, used or available, for each residential premises and for each unit of a multiple-unit family dwelling, as well as for commercial and industrial premises, shall be on a schedule approved by the City Council, and available to residents from the Clerk.

2. Payment of Bills. All fees are due and payable under the same terms and conditions provided for payment of a combined service account issued by the Des Moines Water Works.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, 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 section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This amended ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the ____ day of _____, 20____, and approved this ____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. ____ on the ____ day of _____, 20____.

City Clerk

CHAPTER 106

COLLECTION OF SOLID WASTE

106.01 Collection Service
106.02 Collection Vehicles
106.03 Loading
106.04 Frequency of Collection
106.05 Bulky Rubbish

106.06 Right of Entry
106.07 Contract Requirements
106.08 Collection Fees
106.09 Lien for Nonpayment

106.01 COLLECTION SERVICE. The City shall provide by contract for the collection of all solid waste except bulky rubbish as provided in Section 106.05 within the City.

106.02 COLLECTION VEHICLES. Vehicles or containers used for the collection and transportation of garbage and similar putrescible waste or solid waste containing such materials shall be leak-proof, durable and of easily cleanable construction. They shall be cleaned to prevent nuisances, pollution, or insect breeding and shall be maintained in good repair.

(567 IAC 104.9)

106.03 LOADING. Vehicles or containers used for the collection and transportation of any solid waste shall be loaded and moved in such a manner that the contents will not fall, leak, or spill therefrom, and shall be covered to prevent blowing or loss of material. Where spillage does occur, the material shall be picked up immediately by the collector or transporter and returned to the vehicle or container and the area properly cleaned.

106.04 FREQUENCY OF COLLECTION. All solid waste shall be collected from residential premises at least once each week and from commercial, industrial, and institutional premises as frequently as may be necessary, but not less than once each week.

106.05 BULKY RUBBISH. Bulky rubbish that is too large or heavy to be collected in the normal manner of other solid waste may be collected by the collector upon request in accordance with procedures established by the Council.

106.06 RIGHT OF ENTRY. Solid waste collectors are hereby authorized to enter upon private property for the purpose of collecting solid waste, as required by this chapter; however, solid waste collectors shall not enter dwelling units or other residential buildings.

106.07 CONTRACT REQUIREMENTS. No person shall engage in the business of collecting, transporting, processing, or disposing of solid waste for the City without first entering into a contract with the City. This section does not prohibit an owner from transporting solid waste accumulating upon premises owned, occupied, or used by such owner, provided such refuse is disposed of properly in an approved sanitary disposal project. Furthermore, a contract is not required for the removal, hauling, or disposal of earth and rock material from grading or excavation activities, provided that all such materials are conveyed in tight vehicles, trucks, or receptacles so constructed and maintained that none of the material being transported is spilled upon any public right-of-way.

106.08 COLLECTION FEES. The collection and disposal of solid waste as provided by this chapter are declared to be beneficial to the property served or eligible to be served and there shall be levied and collected fees for the same, in accordance with the following:

(Goreham vs. Des Moines, 1970, 179 NW 2nd, 449 [Iowa 1970])

1. **Schedule of Fees.** The fees for solid waste collection and disposal service, used or available, are:

A. For each residential premises and for each dwelling unit of a multiple-family dwelling – **\$10.23 per month.**

B. For commercial, industrial, and institutional premises – **\$60.00 per dumpster.**

2. **Payment of Bills.** All fees are due and payable under the same terms and conditions provided for payment of a combined service account issued by the Des Moines Water Work.

106.09 LIEN FOR NONPAYMENT. The owner of the premises served and any lessee or tenant thereof are jointly and severally liable for fees for solid waste collection and disposal. Fees remaining unpaid and delinquent shall constitute a lien upon the property or premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.

(Code of Iowa, Sec. 384.84)

[The next page is 495]

LOCALLY OWNED
& OPERATED



515.964.5219
ANKENY SANITATION INC.

March 27, 2024

CITY OF ALLEMAN
P.O. BOX 86
ALLEMAN, IA 50007

Shari,

This letter is to notify you that the CPI average for 2023 was 3.84%. Your current rate is \$13.31 per resident.

Per our current agreement, 3. Costs There is an annual price adjustment for the yearly CPI increase not to exceed 3%.

Number 18 in our agreement, Petition for Unusual or Unanticipated Costs We were notified by Metro Waste Authority that they are increasing the disposal fee by 9% that would reflect a .45 cent increase for disposal.

*CPI Increase 0.40 cents
Disposal Increase 0.45 cents*

Effective July 1, 2024, your new rate will be \$14.16.

If you have any questions or concerns, please contact our office.

Thank you,

*Dave Massey
General Manager
Ankeny Sanitation Inc.*



Central Office
300 E. Locust Street, Suite 100
Des Moines, IA 50309
515.244.0021

MEMORANDUM

DATE: February 19, 2024
TO: MWA Customers
FROM: Michael McCoy, Executive Director
CC: MWA Management
SUBJECT: 2024 Facility Rates; 2024 Holiday Hours

2024 Facility Rates

Metro Waste Authority will be increasing tip fees for commercial and municipal solid waste at transfer stations and landfills in 2024.

Effective April 1, 2024: Transfer Stations

The tipping fee for commercial and municipal solid waste will increase at both Metro Central and Metro Northwest Transfer Stations:

- Commercial Waste will increase \$2/ton to \$50/ton - 50%
- Municipal Solid Waste will increase \$3/ton to \$39/ton - 90%

Effective July 1, 2024: Landfills and Transfer Stations

The tipping fee for commercial and municipal solid waste will increase at both Metro Park East and Metro Park West Landfills:

- Commercial Waste will increase \$2/ton to \$40/ton
- Municipal Solid Waste will increase \$1/ton to \$38/ton

2024 Holiday Hours

Metro Waste Authority set its facility hours for the 2024 holidays. A list of the hours is enclosed.

Tipping fees for each facility and holiday hours can be found on our website at www.WherItShouldGo.com/locations.

Please contact Metro Waste Authority at 515.244.0021 if you have questions.

Enclosure

Received

FEB 22 2024

Baxter & Wild Law Offices, P.C.

PUBLIC HEARING NOTICE

The City of Alleman, Iowa, is hereby serving as Public Notice that on August 12, 2024, at 6:30 p.m the Alleman Planning and Zoning will hold a public hearing to consider the submission of an amendment to language regarding the site plan approval process.

This meeting will be held to give residents information concerning the proposed project. Citizens are encouraged to attend and express their preferences about the proposed activities. Residents are able to provide comments in writing in advance of the meeting by email to cityofalleman@huxcomm.net or by mail to 14000 NE 6th Street 50007. Additionally, citizens who wish to participate in the public hearing can do so by attending in person on August 12, 2024 at 6:30 PM at Alleman City Hall 14000 NE 6th Street Alleman, Iowa. Anyone having questions about this project or requiring special accommodations at the upcoming hearing may contact the City Clerk at 515-685-3666.

Shari Buehler
City Clerk
City of Alleman, Iowa

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALLEMAN, IOWA, BY AMENDING PROVISIONS PERTAINING TO SITE PLAN REVIEW

BE IT ENACTED by the City Council of the City of Alleman, Iowa:

SECTION 1. SECTION MODIFIED. Subsections 4 through 9 of Section 165.34 of the Code of Ordinances of the City of Alleman, Iowa, is repealed and the following adopted in lieu thereof:

4. Review and Evaluation. The Zoning Administrator shall review the site plan based on the criteria established in this section and in conformance with applicable regulations of this Code of Ordinances, including this Zoning Code. The Zoning Administrator shall provide to the developer, Planning and Zoning Commission, and Council a report regarding the proposed site plans compliance under this Code including specifically:

A. That the proposed development, along with any necessary modifications is compatible with the following criteria:

- (1) Height and Bulk. The development minimizes the differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.
- (2) Setbacks. The development should respect pre-existing setbacks in surrounding areas. Variations should be justified by site or operating characteristics.
- (3) Building Coverage. The building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.
- (4) Frontage. Project frontage along a street should be similar to lot width.
- (5) Parking and Internal Circulation. Parking should serve all structures with minimal conflicts between pedestrians and vehicles. All structures must be accessible to public safety vehicles. The development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.
- (6) Landscaping. Landscaping should be integral to the development, providing street landscaping breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of the site with sensitive environmental features or natural drainage ways should be preserved.
- (7) Traffic Capacity. The project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate the impact on street system operations.

(8) External Traffic Effects. The project design should direct non-residential traffic away from residential areas.

(9) Operating Hours. The project design shall minimize the impact of long operating hours on the surrounding residential areas.

(10) Outside Storage. All outdoor storage area must be screened from surrounding streets and less intensive land uses.

(11) Stormwater Management. The development shall adequately and appropriately handle stormwater to prevent overloading of public stormwater management systems. The project shall not inhibit the development of other properties. The development shall not increase the probability of erosion, flooding, landslides, or other run-off related impacts.

(12) Utilities. The development must be served by utilities. Rural estate subdivisions should be located in designated areas that can accommodate utility and infrastructure installation consistent with the need to protect environmental resources and public health.

A. The site plan conforms with the Zoning Code.

5. Site Plan Review and Approval. The review of site plans will be done by the Planning and Zoning Commission who shall make a recommendation for approval or denial to the Council. The City Council shall then review and make a decision on the site plan. The Council shall have the option to return the site plan to the developer for additional modifications and resubmission in which case the site plan shall be reviewed again by the Planning and Zoning Commission before final review and approval by Council.

6. Modification of Site Plan. The Zoning Administrator, or the Planning and Zoning Commission, Council, may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening, installation of erosion control measures, improvement of access or circulation areas, rearrangement of structures on the site, or other modifications deemed necessary to protect the public health, safety, welfare, community character, property values, and aesthetics.

7. Term and Modification of Approval.

A. A site plan approval shall become void one year after the date of approval unless the applicant receives a building permit and diligently carries out development prior to the expiration of the approval.

B. The Zoning Administrator may approve an application to modify a previously approved site plan if they determine that the modification does not affect the original findings related to the criteria in Section 165.21(4).

C. The Zoning Administrator may revoke a site plan approval if they determine that the development is not in compliance with the terms and conditions of the approval. The developer may appeal the revocation to the Council.

8. Approval to Run with Land. Approval of a site plan review shall run with the land for a period of two years from the date of approval. A developer may request, in

writing, an extension of time from the City. Only one such extension shall be allowed for a period not to exceed 180 days. Expiration of an approved site plan shall require that the developer submit a new request for approval utilizing the process outlined in this section.

9. The Zoning Administrator shall not issue a building permit unless approval has been granted by the Council, as provided in this Code.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, 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 section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the ___ day of _____, 20___, and approved this ___ day of _____, 20___.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the ___ day of _____, 20___.

City Clerk

D. A site plan, drawn to a scale sufficient to permit adequate review, and dimensioned as necessary, showing the following information:

- (1) The date, scale, north arrow, title, name of owner, and name person preparing the site plan.
- (2) The location and dimensions of boundary lines, easements, and required yards and setbacks of existing and proposed buildings and site improvements.
- (3) The location, size, and use of proposed and existing structures on the site.
- (4) The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- (5) Location of any major site features, including drainage and contours at no greater than five-foot intervals.
- (6) Any other information that may be required for review by the Zoning Administrator.

Changes

4. Review and Evaluation. The Zoning Administrator, or the Board of Adjustment in cases of appeal, shall review and approve the site plan based on the criteria established in this section and in conformance with applicable regulations of this Code of Ordinances, including this Zoning Code. The Zoning Administrator or the Board of Adjustment shall make the following findings before approval of the site plan:

A. That the proposed development, along with any necessary modifications is compatible with the following criteria:

- (1) Height and Bulk. The development minimizes the differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.
- (2) Setbacks. The development should respect pre-existing setbacks in surrounding areas. Variations should be justified by site or operating characteristics.
- (3) Building Coverage. The building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.
- (4) Frontage. Project frontage along a street should be similar to lot width.
- (5) Parking and Internal Circulation. Parking should serve all structures with minimal conflicts between pedestrians and vehicles. All structures must be accessible to public safety vehicles. The development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.
- (6) Landscaping. Landscaping should be integral to the development, providing street landscaping breaks in uninterrupted paved areas, and buffering where required by surrounding land uses.

3. Swimming Pool Fences. Fenced enclosures shall be provided for outdoor swimming pools with a depth of 18 inches or more and shall meet the requirement of this section and the following requirements:
 - A. Fences around pools shall be a minimum of four feet in height from ground level and shall not exceed seven feet from the top rim of the pool.
 - B. The fence shall not have any openings which would allow a four-inch sphere to pass through.
 - C. The fence must have a self-closing and self-latching device on the gate.
 - D. The fence shall not be located within three feet of an alley.
 - E. Front yard fences may not extend into the area of the front yard between the front lot line and front yard setback required by the Zoning Code.
4. Exceptions. The regulations of this section shall not apply to fences, walls, or hedges of public facilities.

165.34 SITE PLAN REVIEW PROCESS. The site plan review process allows for an administrative review in addition to any plan review process required by the City for projects that significantly impact traffic circulation or other land uses on adjacent parcels or neighborhoods. The process provides for review and evaluation of the site development features and allows for an opportunity for the developer and the City to work together to mitigate any potential unfavorable effects.

1. Administration. The Zoning Administrator shall be responsible for administration of the site plan review process and may request and obtain assistance from any other City officials, boards, or consultants hired by the City.
2. Uses Requiring Site Plan Review. The following selected uses shall follow the site plan review process outlined in this section prior to the issuance of a building permit, unless they are otherwise subject to a conditional use permit procedure for specific zoning districts, in which case those regulations shall apply.
 - A. Multi-unit Residential Developments.
 - B. Educational Facilities.
 - C. Automotive Washing Facilities.
 - D. Automotive Sales.
 - E. Any use which includes drive-in services.
 - F. Any commercial, industrial, or office building providing over 15,000 square feet in building area.
 - G. Any industrial use which is adjacent to any residentially-zoned district.
3. Application Process. The owner, developer, or the authorized representative or agent of a property may file an application for a site plan review with the Zoning Administrator. The application shall include, at a minimum the following information:
 - A. The name and address of the applicant.
 - B. The owner, address, and legal description of the property.
 - C. A description of the nature and operating characteristics of the proposed use.

Parts of the site with sensitive environmental features or natural drainage ways should be preserved.

(7) Traffic Capacity. The project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.

(8) External Traffic Effects. The project design should direct non-residential traffic away from residential areas.

(9) Operating Hours. The project design shall minimize impacts of long operating hours on the surrounding residential areas.

(10) Outside Storage. All outdoor storage area must be screened from surrounding streets and less intensive land uses.

(11) Stormwater Management. The development shall adequately and appropriately handle stormwater to prevent overloading of public stormwater management systems. The project shall not inhibit the development of other properties. The development shall not increase the probability of erosion, flooding, landslides, or other run-off related impacts.

(12) Utilities. The development must be served by utilities. Rural estate subdivisions should be located in designated areas that can accommodate utility and infrastructure installation consistent with the need to protect environmental resources and public health.

B. The site plan conforms with the Zoning Code.

5. Appeal. An applicant may appeal the denial of an application or the decision of the Zoning Administrator by filing a formal notice of appeal to the Zoning Administrator who shall notify the Board of Adjustment who will conduct the appeal.

6. Modification of Site Plan. The Zoning Administrator or the Board of Adjustment may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening, installation of erosion control measures, improvement of access or circulation areas, rearrangement of structures on the site, or other modifications deemed necessary to protect the public health, safety, welfare, community character, property values, and aesthetics.

7. Term and Modification of Approval.

A. A site plan approval shall become void one year after the date of approval, unless the applicant receives a building permit and diligently carries out development prior to the expiration of the approval.

B. The Zoning Administrator may approve an application to modify a previously approved site plan if they determine that the modification does not affect the original findings related the criteria in Section 165.21(4).

C. The Zoning Administrator may revoke a site plan approval if they determine that the development is not in compliance with the terms and conditions of the approval. The developer may appeal the revocation to the Board of Adjustment.

8. Approval to Run with Land. An approval of a site plan review shall run with the land for a period of two years from the date of approval. A subdivider may request, in writing, an extension of time from the City. Only one such extension shall be allowed for a period not to exceed 180 days. Expiration of an approved site plan shall require that the subdivider submit a new request for approval utilizing the process outlined in this section.

165.35 CONDITIONAL USE PERMIT PROCESS. The conditional use permit process allows for Planning and Zoning Commission review and discretionary Board of Adjustment approval for uses within zoning districts which have unusual site development or operating characteristics that could adversely affect surrounding properties.

1. Administration. The Planning and Zoning Commission shall review and evaluate each application and provide a recommendation to the Board of Adjustment. The Board of Adjustment shall review, evaluate, and act upon all applications submitted pursuant to this section.
2. Application Process. The owner, developer, or the authorized representative or agent of a property may file an application for a conditional use permit with the Zoning Administrator. The application shall include, at a minimum the following information:
 - A. Name, Address, phone, and email of the applicant.
 - B. The specific location of the lot for which the application is requested.
 - C. A general description of the current layout of buildings, utilities, and easement for the lot.
 - D. A drawing showing the proposed location of buildings, additions accessory structures in conjunction with the existing buildings, structures, easements and the zoning district setbacks.
 - E. Any other information as requested by the Zoning Administrator.
3. Review and Evaluation. The Planning and Zoning Commission and the Board of Adjustment shall review and approve the application based on the criteria established by this section and to ensure conformance with the regulations of this Code of Ordinances, including this Zoning Code. The following criteria shall apply to a Conditional Use Permit review:
 - A. Use Compatibility. The use shall be designed and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - B. Property Valuation. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
 - C. Fire Safety. The use will not substantially increase fire safety hazards.
 - D. Zoning Compatibility. The use shall be compatible with adjoining development and the proposed character of the zoning district where it is located.
 - E. Development Density. The site area per unit or floor area ratio shall be similar to surrounding uses if not separated by major natural or artificial features.

(8) External Traffic Effects. The project design should direct non-residential traffic away from residential areas.

(9) Operating Hours. The project design shall minimize the impact of long operating hours on the surrounding residential areas.

(10) Outside Storage. All outdoor storage area must be screened from surrounding streets and less intensive land uses.

(11) Stormwater Management. The development shall adequately and appropriately handle stormwater to prevent overloading of public stormwater management systems. The project shall not inhibit the development of other properties. The development shall not increase the probability of erosion, flooding, landslides, or other run-off related impacts.

(12) Utilities. The development must be served by utilities. Rural estate subdivisions should be located in designated areas that can accommodate utility and infrastructure installation consistent with the need to protect environmental resources and public health.

A. The site plan conforms with the Zoning Code.

5. Site Plan Review and Approval. The review of site plans will be done by the Planning and Zoning Commission who shall make a recommendation for approval or denial to the Council. The City Council shall then review and make a decision on the site plan. The Council shall have the option to return the site plan to the developer for additional modifications and resubmission in which case the site plan shall be reviewed again by the Planning and Zoning Commission before final review and approval by Council.

6. Modification of Site Plan. The Zoning Administrator, or the Planning and Zoning Commission, Council, may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening, installation of erosion control measures, improvement of access or circulation areas, rearrangement of structures on the site, or other modifications deemed necessary to protect the public health, safety, welfare, community character, property values, and aesthetics.

7. Term and Modification of Approval.

A. A site plan approval shall become void one year after the date of approval unless the applicant receives a building permit and diligently carries out development prior to the expiration of the approval.

B. The Zoning Administrator may approve an application to modify a previously approved site plan if they determine that the modification does not affect the original findings related to the criteria in Section 165.21(4).

C. The Zoning Administrator may revoke a site plan approval if they determine that the development is not in compliance with the terms and conditions of the approval. The developer may appeal the revocation to the Council.

8. Approval to Run with Land. Approval of a site plan review shall run with the land for a period of two years from the date of approval. A developer may request, in

writing, an extension of time from the City. Only one such extension shall be allowed for a period not to exceed 180 days. Expiration of an approved site plan shall require that the developer submit a new request for approval utilizing the process outlined in this section.

9. The Zoning Administrator shall not issue a building permit unless approval has been granted by the Council, as provided in this Code.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, 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 section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the ___ day of _____, 20___, and approved this ___ day of _____, 20___.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the ___ day of _____, 20___.

City Clerk

SET DATE FOR HEARING ON URBAN RENEWAL PLAN AMENDMENT

515193-2

Alleman, Iowa

August 12, 2024

The City Council of the City of Alleman, Iowa, met on August 12, 2024, at 7:00 p.m., at the City Hall, in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present:

Absent:

The Mayor announced that an amendment to the urban renewal plan for the Alleman Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan.

Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes:

Nays:

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2024-010

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Alleman Urban Renewal Area

WHEREAS, the City Council of the City of Alleman, Iowa by resolution previously established the Alleman Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) updates the description of the City's Street Improvement Project previously approved in the Plan; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing storm water drainage improvements; and

WHEREAS, it is now necessary that a date be set for a public hearing on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Alleman, Iowa, as follows:

Section 1. This City Council will meet at the _____, Alleman, Iowa, on September 9, 2024, at __:__ p.m., at which time and place it will hold a public hearing on the proposed Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Clerk and the City Manager, or their designees, are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved this August 12, 2024.

Mayor Robert Kramme

Attest:

City Clerk Shari Buehler

ANKENY SANITATION
P.O. BOX 487
ANKENY, IA 50021
515-964-5229

INVOICE

Invoice #: 1800317
Invoice Date: 08/01/2024
Due Date: 08/20/2024

Bill To:

CITY OF ALLEMAN
P.O. BOX 86
ALLEMAN IA 50007

Service Address:

CITY OF ALLEMAN
14000 NE 6TH ST
ALLEMAN IA 50007

Customer #: 01-1521 0

Please detach here and return your payment. **INVOICE TOTAL: \$2,308.08** **Amount Enclosed:**
Thank You!

ANKENY SANITATION

Date	Description	Quantity	Rate	Amount
08/01/2024	95GL RESIDENTIAL SERVIC # P/U: 1	163.00	14.160	2,308.08

Your Online Access Code is 0070188
Visit www.ankenysanitation.com
We are CLOSED Labor Day, Sept 2nd!
Collection for the week will be delayed
one day with Friday collection
on Saturday.

Total Invoice 2,308.08

<u>Current</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91+ Days</u>	<u>Please pay BALANCE DUE</u>
2,308.08	0.00	0.00	0.00	2,308.08

Customer #: 01-1521 0
Service Address: 14000 NE 6TH ST

Invoice #: 1800317
For Period: AUGUST SERVICES



BANLEACO Banleaco
P.O. Box 7740
Urbandale, IA 50323

STATEMENT DATE: 7/31/24 **CUSTOMER NUMBER: 2006513**

DUE DATE	CONTRACT NUMBER	AMOUNT
8/23/24	59793	\$78.15
Indicate Amount Paid		\$

Check here if you would like to speak with a credit officer about additional financing needs.

Check here and make any address or phone number changes on this remittance advice.

485-10
CITY OF ALLEMAN
PO BOX 86
ALLEMAN, IA 50007-0086

MAKE CHECKS PAYABLE TO:
Banleaco
P.O. Box 7740
Urbandale, IA 50323

Please return this stub to insure payment is applied correctly.

DESCRIPTION	CONTRACT NUM	PAYMENT	DUE DATE	BALANCE
Previous Balance				78.15
Payments: Ck# 9958 7/12/24		78.15		-78.15
Kyocera TA-2553ci Lease Payment	59793		8/23/24	78.15

Receive your monthly statement electronically and/or pay online at no additional cost to you!
Enrollment is free, safe, simple, and convenient.
Enroll at www.banleaco.com.

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90
\$78.15	\$0.00	\$0.00	\$0.00	\$0.00

BALANCE DUE: \$78.15

MESSAGE

Visit us at www.banleaco.com
Previous Balance, if any, is now due

Questions? Call toll free 1-800-247-8136

New Charges are due as indicated above

\$ 98.15 due after 8/28/24



Invoice# 73222508701

Date: 08/07/2024

Page#: 1

SOLD TO:
CITY OF ALLEMAN CITY HALL
14000 NE 6TH ST
ALLEMAN, IA 50007

SHIP TO:
CITY OF ALLEMAN CITY HALL
14000 NE 6TH ST
ALLEMAN,IA 50007



Purchase Order Number TRUNKORTREAT	Date Ordered 08/06/2024	Date Shipped 08/07/2024	Back Orders No	Terms NET 30
Service Representative KAREN NUN	Number of Cartons 1	Weight 5.000	Shipped Via USPS	

Item Number	Order Qty	Ship Qty	Description	Unit Price	Est. Amount
14470423	2	2	BULK HALLOWEEN CHRCTR PARATROOPERS 72CT	53.97	107.94
25/2325	6	6	MINI HALLOWEEN CHARACTER PARATROOPER- 4DZ	0.00	0.00
39/8	3	3	PLASTIC SPIDERS	5.39	16.17
99/ENVL	1	1	ATTACH PACKING LIST ENVELOPE	0.00	0.00

Call to speak to a customer service representative: 800-228-0122

Merchandise 124.11	Shipping & Handling 0.00	Sales Tax 0.00	Total Amount 124.11	Certificate/Other 0.00	Payments 0.00	Balance Due 124.11
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**See Important Sales Tax Information Regarding the Tax You May Owe Directly to Your State on the Reverse Hereof
PLEASE DETACH AND RETURN WITH REMITTANCE**

**** To Insure PROPER Payment to your ACCOUNT, Please Return the COUPON ****

Name: CITY OF ALLEMAN CITY HALL

Due Date: 09/06/2024

Account: 78677125

Order#: 73222508701

Balance Due: 124.11

Amount Paid: \$ _____

Please Mail your payment to:
Fun Express, LLC
PO Box 77120
Minneapolis, MN 55480-7720



Please do not write below this line. Do not fold, staple, or paper clip this coupon

0078677125 73222508701 000000012411



PO Box 71399 515-225-1334
Des Moines, IA 50325 www.heartlandcoop.com

Statement
07/31/2024

Page 1



Account Type Business	Account Number 1952	Due Date 08/25/24	Minimum Due 327.99	New Balance 327.99
--------------------------	------------------------	----------------------	-----------------------	-----------------------

TOWN OF ALLEMAN
C O SHARI BUEHLER
PO BOX 86
ALLEMAN IA, 50007-0086

For any questions or if you need more information about a transaction on this statement. Please call your local Heartland Co-op Office.

Account Summary

Description	Amount Cash	Amount A/R	Amount Prepaid
Category Summary			

CHEMICALS		24.90	
MERCHANDISE		7.15	
REFINED FUEL		295.94	

Continued on next page ...



PO Box 71399 515-225-1334
Des Moines, IA 50325 www.heartlandcoop.com

STATEMENT DATE	ACCOUNT NUMBER
07/31/24	1952
TOTAL BALANCE DUE	MINIMUM PAYMENT AMOUNT
327.99	327.99
PAYMENT DUE DATE	
08/25/24	

Check here and see reverse for address correction.

Amount \$
Enclosed

004556



TOWN OF ALLEMAN
C O SHARI BUEHLER
PO BOX 86
ALLEMAN, IA 50007-0086

PLEASE MAKE CHECKS PAYABLE AND REMIT TO:

HEARTLAND COOP
PO BOX 10498
DES MOINES, IA 50306-0498



0001952000000327990000000327998



PO Box 71399
Des Moines, IA 50325

515-225-1334
www.heartlandcoop.com

Statement
07/31/2024

Page 2



Account Type Business	Account Number 1952	Due Date 08/25/24	Minimum Due 327.99	New Balance 327.99
--------------------------	------------------------	----------------------	-----------------------	-----------------------

For any questions or if you need more information about a transaction on this statement, Please call your local Heartland Co-op Office.

Ticket Date	Description	Quantity	U/M	Price	Extension	A/R	Prepaid
	Balance:					308.14	.00
07/17/24	* Paid on Account *				-308.14	-308.14	
	Total Ticket #: 7-334166						
07/17/24	C-TROL SUPER UNLEADED	13.7800	GAL	3.0790	42.42	42.42	
	7 /2 C#15491 T#838057						
	Total Ticket #: 16-681202						\$42.42
07/17/24	C-TROL SUPER UNLEADED	8.6900	GAL	3.0790	26.76	26.76	
	7 /3 C#15487 T#838070						
	Total Ticket #: 16-681212						\$26.76
07/17/24	C-TROL DIESEL - CLEAR	23.8800	GAL	3.3360	79.65	79.65	
	7 /9 C#15487 T#838158						
	Total Ticket #: 16-681247						\$79.65
07/17/24	C-TROL SUPER UNLEADED	8.8000	GAL	2.9790	26.20	26.20	
	7 /15 C#15487 T#838274						
	Total Ticket #: 16-681397						\$26.20
07/19/24	C-TROL SUPER UNLEADED	8.3200	GAL	2.9790	24.78	24.78	
	7 /18 C#15487 T#838359						
	Total Ticket #: 16-681481						\$24.78
07/19/24	C-TROL SUPER UNLEADED	6.9200	GAL	2.9790	20.61	20.61	
	7 /19 C#15487 T#838391						
	Total Ticket #: 16-681511						\$20.61
07/24/24	C-TROL DIESEL - CLEAR	24.8800	GAL	3.0360	75.52	75.52	
	7 /24 C#15487 T#838485						
	Total Ticket #: 16-681648						\$75.52
07/29/24	TORDON RTU (12/1 QT)	1.0000	QT	24.9000	24.90	24.90	
	MISC GLOVES	1.0000	EA	7.1500	7.15	7.15	
	Total Ticket #: 16-681780						\$32.05
	Balance:						.00

Status of Your Account	Days in Billing Period	Prepaid Balance	Deferred Billing	QAB9FC	TOTAL BALANCE DUE ➡	327.99
	31					
Average Daily Balance Previous Month Charges		Average Daily Balance Of Beginning Balance	Balance Subject to Finance Charge		PAYMENT DUE DATE	MINIMUM PAYMENT AMOUNT
					08/25/24	327.99



www.huxcomm.net
(515)597-2281

CITY OF ALLEMAN
ACCOUNT NO: 3554
PHONE: (515)685-3666
BILL DATE: 08/01/2024
Page: 2 of 4

MONTHLY USAGE FOR PHONE: (515)685-3666

Description	Date	Quantity	Amount
SUMMARY FOR: City Hall			
PREVIOUS BALANCE DUE			.00
PHONE	08/01-08/31		
PHN-BUSINESS LINE		1 @ 33.00	33.00
FCC BUSINESS LINE ILEC		1 @ 9.20	9.20
E911		1 @ 1.00	1.00
IOWA STATE SALES TAX			1.98
POLK COUNTY LOCAL OPTION			.33
PHONE SUBTOTAL			45.51
		(515)685-3666 TOTAL	45.51

SUMMARY FOR: City Hall (901)984-6229			
INTERNET SERVICES	08/01-08/31		
COMPLIMENTARY INTERNET			.00
INTERNET SERVICES SUBTOTAL			.00
		(901)984-6229 TOTAL	.00

SUMMARY FOR: (901)984-7220			
INTERNET SERVICES	08/01-08/31		
CHOICE BUSINESS CLASS INTERNET		1 @ 65.00	65.00
INTERNET SERVICES SUBTOTAL			65.00
		(901)984-7220 TOTAL	65.00

SUB-TOTAL 110.51
 HUXLEY LONG DISTANCE TOTAL CHARGES 11.69
 122.20
Total Due: Please Pay This Amount 122.20

The carrier you have chosen for your long distance (InterLATA) calls is HUXLEY LD.
 The carrier you have chosen for your long distance (IntraLATA) calls is HUXLEY LD.

PLEASE INDICATE CHANGE OF ADDRESS/PAYMENT HERE.

Address	
Delivery Address	
City	State Zip
<input type="checkbox"/> Credit Card Payment <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/> ACH/EFT Payment <input type="checkbox"/> Checking <input type="checkbox"/> Savings	
Name on Card	Name on Bank Account
Card Number	Bank Account Number Routing Number
Expiration Date	CSV Number
Signature(required)	

If you would like your payment to recur every month, please contact our office.




MONTHLY USAGE FOR PHONE: (515)685-3666

Description	Date	Quantity	Amount
SUMMARY FOR: City Hall			
PREVIOUS BALANCE DUE			.00
PHONE			
	08/01-08/31		
PHN-BUSINESS LINE		1 @ 33.00	33.00
FCC BUSINESS LINE ILEC		1 @ 9.20	9.20
E911		1 @ 1.00	1.00
IOWA STATE SALES TAX			1.98
POLK COUNTY LOCAL OPTION			.33
PHONE SUBTOTAL			45.51
(515)685-3666 TOTAL			45.51
SUMMARY FOR: City Hall (901)984-6229			
INTERNET SERVICES			
COMPLIMENTARY INTERNET	08/01-08/31		
INTERNET SERVICES SUBTOTAL			.00
(901)984-6229 TOTAL			.00
SUMMARY FOR: (901)984-7220			
INTERNET SERVICES			
CHOICE BUSINESS CLASS INTERNET	08/01-08/31	1 @ 65.00	65.00
INTERNET SERVICES SUBTOTAL			65.00
(901)984-7220 TOTAL			65.00
SUB-TOTAL			110.51
HUXLEY LONG DISTANCE TOTAL CHARGES			11.69
			122.20
			122.20

Total Due: Please Pay This Amount

The carrier you have chosen for your long distance (InterLATA) calls is HUXLEY LD.
The carrier you have chosen for your long distance (IntraLATA) calls is HUXLEY LD.

PLEASE INDICATE CHANGE OF ADDRESS/PAYMENT HERE

Address	
Delivery Address	
City	State Zip
<input type="checkbox"/> Credit Card Payment	
<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/> 	
Name on Card	
Card Number	
Expiration Date	CSN Number
Signature (required)	
<input type="checkbox"/> ACH/EFT Payment	
<input type="checkbox"/> Checking <input type="checkbox"/> Savings	
Name on Bank Account	
Bank Account Number	Routing Number
Bank Name	
Signature (required)	

if you would like your payment to recur every month, please contact our office.

HUXLEY LONG DISTANCE

HUXLEY LONG DISTANCE USAGE FOR PHONE: (515)685-3666

INDICATOR LEGEND

TC TYPE OF CALL
 DD DIRECT DIAL - DAY
 P1 \$.10 PLAN

TC TYPE OF CALL

HUXLEY LONG DISTANCE CHARGES AND CREDITS

08-01	\$.10 PLAN				4.00
		IOWA STATE SALES TAX	.18		
		POLK COUNTY LOCAL OPTION	.03		.21
		HUXLEY LONG DISTANCE			<u>4.21</u>

HUXLEY LONG DISTANCE

DATE	CONT	TC	TO PLACE AND NUMBER	MIN	AMOUNT
06-25	8:19am	DD P1	MCCOOK NE 308 345 4280	0.2	.02
06-25	8:20am	DD P1	MCCOOK NE 308 345 4280	0.5	.05
06-26	8:19am	DD P1	ANKENY IA 515 964 5229	8.9	.89
06-26	8:46am	DD P1	DES MOINES IA 515 371 5058	14.3	1.43
06-26	10:40am	DD P1	DES MOINES IA 515 345 7385	0.3	.03
06-26	2:07pm	DD P1	ALTOONA IA 515 967 5874	3.4	.34
06-26	2:12pm	DD P1	DES MOINES IA 515 802 4638	0.1	.01
06-28	8:42am	DD P1	AMES IA 515 233 1458	1.7	.17
06-28	8:44am	DD P1	AMES IA 515 233 1458	2.4	.24
06-28	8:47am	DD P1	AMES IA 515 239 5120	2.0	.20
06-28	1:04pm	DD P1	AMES IA 515 233 6300	0.7	.07
06-28	3:53pm	DD P1	CRESCENT IA 712 545 3981	4.5	.45
07-02	3:40pm	DD P1	DES MOINES IA 515 333 4624	1.5	.15
07-08	10:42am	DD P1	ANKENY IA 515 964 5229	3.8	.38
07-08	10:49am	DD P1	DES MOINES IA 515 323 6515	0.2	.02
07-08	10:54am	DD P1	DES MOINES IA 515 422 6587	1.8	.18
07-09	12:24pm	DD P1	DES MOINES IA 515 422 6587	1.6	.16
07-10	7:36am	DD P1	DES MOINES IA 515 210 4470	1.6	.16
07-10	1:49pm	DD P1	ANKENY IA 515 964 5229	4.8	.48
07-10	2:07pm	DD P1	DES MOINES IA 515 225 5400	0.8	.08
07-10	2:09pm	DD P1	SIGOURNEY IA 641 622 2310	2.1	.21
07-10	2:11pm	DD P1	ANKENY IA 515 964 5354	2.6	.26
07-10	2:16pm	DD P1	DES MOINES IA 515 281 3645	4.5	.45
07-19	3:55pm	DD P1	NEWTON IA 641 521 5955	1.2	.12
07-19	4:17pm	DD P1	DES MOINES IA 515 371 5058	0.1	.01
07-22	10:14am	DD P1	DES MOINES IA 515 371 5058	0.1	.01
07-22	3:37pm	DD P1	ANKENY IA 515 965 6065	1.1	.11
07-23	11:40am	DD P1	DES MOINES IA 515 587 0138	0.7	.07
07-23	11:49am	DD P1	ANKENY IA 515 964 5229	0.3	.03
07-23	11:49am	DD P1	ANKENY IA 515 964 5229	1.0	.10
07-23	1:05pm	DD P1	ANKENY IA 515 964 5229	1.1	.11

	31 CALL(S) FOR 69.9 MINUTE(S)	
\$.10 PLAN	69.9 MINUTES USED	6.99
	HUXLEY LONG DISTANCE	<u>6.99</u>
	IOWA STATE SALES TAX	.42





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(515)597-2281

CITY OF ALLEMAN
ACCOUNT NO: 3554
PHONE: (515)685-3666
BILL DATE: 08/01/2024
Page: 4 of 4

POLK COUNTY LOCAL OPTION	.07	.49
HUXLEY LONG DISTANCE		<u>4.21</u>
HUXLEY LONG DISTANCE TOTAL ITEMIZED CHARGES		11.69

Iowa Code Enforcement

11855 200th Lane, Ackworth, IA. 50001

515.587.0138 IaCodeEnforcement@gmail.com

Alleman Code Enforcement Invoice

8 / 1 / 2024

July 2024
Invoice # 7 – 24

Hours	8 hours x \$50.00 PH	\$400.00
Millage	93 miles x .67 Cents (2024 IRS Millage Rate) Dates: June 14 th & July 24 th	\$62.31
	3 Notices sent	
Total		\$462.31

Please remit payment to:

Iowa Inspections, LLC
11855 200th Lane
Ackworth, IA. 50001

Thank you,
Max & Jason VanAusdall

Subject **Thank you for registering. Your confirmation number is #318923 for Grant Writing 101.**
From <donotreply@mail.iastate.edu>
To <cityofalleman@huxcomm.net>
Date 2024-08-07 3:29 pm

- GrantWriting101.ics(~413 B)

Registration Confirmation: Grant Writing 101 - Confirmation #318923
Tuesday, 9/24/24 9:00 AM - 12:00 PM

Thank you for registering for **Grant Writing 101**.

Change in plans?

If you cannot attend, you may send a substitute. Cancellations to your original registration must be submitted in writing to Registration Services at registrations@iastate.edu for a full refund.

Session Dates

September 24, 2024, 9:00am-12:00pm

Questions?

Lindsay Henderson
515.835.6605
lindsayh@iastate.edu

Edit Order

To add this event to your calendar, use the .ics file attached to this email.

Order Details

[Cancel](#)

Registrant: Buehler, Shari

Item	Price	Quantity	Charge
Event Registration	\$25.00	1	\$25.00

Additional Registrant Information

- I consent to receive related event communication via email from ISU Extension and Outreach.: Yes

Grand Total:	\$25.00
Amount Due:	\$25.00
Amount Paid:	\$0.00

If you did not pay by credit card at the time of registration, payment can be made by:

Mailing a check made payable to **Iowa State University** to:

*Iowa State University
Registration Services
2121 State Avenue
Ames, IA 50011*

*Please include the **registrant(s) name** and/or order **#*Order*** on the check.

Credit card by emailing registrations@iastate.edu to request a payment link.

***Note:** The payment will appear on your statement as a charge from **"ISU EVENT REGISTRATION"**

To make changes to your registration, please email registrations@iastate.edu.
33805

* STORE COPY *

G CITY OF ALLEMAN
CITYOFALLEMAN@HUXCOMM.NET

MENARDS - ANKENY
2505 SE DELAWARE AVE
ANKENY, IA 50021

ALLEMAN, IA 50007 IA 50007
FAX # (515)

INVOICE # 3965

ACCOUNT : 30900288

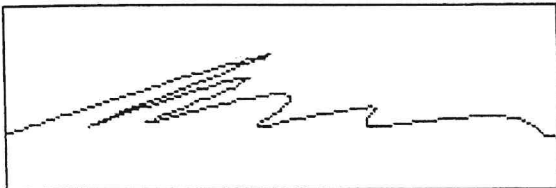
TRANSACTION DATE : 06/11/24
TRANSACTION TIME : 131447
REGISTER NUMBER : 1
SIGNER : Logan Carpenter

TRANSACTION # : 9236
PURCHASE ORDER # : 3rd st
TYPE OF SALE : Charge Sale
CLAIM # : 3rd st

QUANTITY	SKU	DESCRIPTION	AMOUNT
1.00	2335364	12-24 X2-1/2" PH FH MS	1.28
1.00	6933508	3/4 X 10' COPPER PIPE STRP	4.99
1.00	2379109	#2X1-1/2" PH SCREWDRIVER	4.98

SUB-TOTAL: 11.25
TOTAL TAX: 0.00
PAYMENTS : 0.00
=====

TOTAL DUE: 11.25



* STORE COPY *

G CITY OF ALLEMAN
CITYOFALLEMAN@HUXCOMM.NET

MENARDS - ANKENY
2505 SE DELAWARE AVE
ANKENY, IA 50021

ALLEMAN, IA 50007 IA 50007
FAX # (515)

INVOICE # 4055

ACCOUNT : 30900288

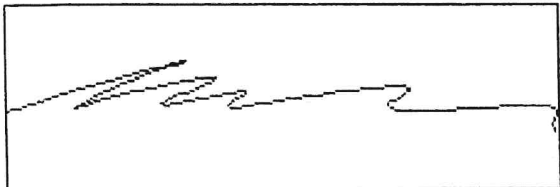
TRANSACTION DATE : 06/13/24
TRANSACTION TIME : 81758
REGISTER NUMBER : 5
SIGNER : Logan Carpenter

TRANSACTION # : 989
PURCHASE ORDER # : 4th st
TYPE OF SALE : Charge Sale
CLAIM # : 4th st

QUANTITY	SKU	DESCRIPTION	AMOUNT
2.00	5614653	MIX-ALL MIXER	13.98
2.00	6489908	FLEX BLADE HEAD	11.94

SUB-TOTAL: 25.92
TOTAL TAX: 0.00
PAYMENTS : 0.00
=====

TOTAL DUE: 25.92



** Electronic Ticket **



Metro Waste Authority

P.O. Box 4847
 Des Moines, IA 50305
 www.mwatoday.com

263
 CITY OF ALLEMAN
 CITY CLERK
 PO BOX 86
 ALLEMAN IA 50007

SITE	INVOICE	GRID		WEIGHMASTER	
07	70027331			RENEE	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
07/29/24	07/29/24	8:52	8:52		
REFERENCE			ORIGIN		
JULY '24					

Manual Gross Wt.	0	Charge Ticket
Net Weight	0	

Thank You For Your Business

QTY	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
163.00	EACH	MONTHLY CURB-IT FEE	4.58	746.54	0.00	746.54

Effective Monday April 1, 2023, a convenience fee will be added for all card transactions.

Sales Tax {#Tax1}
 Local Tax {#Tax2}
 {#Tax3}
 {#Tax4}

CHARGE	746.54
TENDER	
CHANGE	
CHECK #	

Comments JULY CURB IT!
 Comments
 Comments
 Comments

SIGNATURE: _____



Mid-Iowa Planning Alliance for Community Development
939 Office Park Road Suite 306
West Des Moines, IA 50265 · 515-304-3524
www.midiowaplanning.org

July 22, 2024

Shari Buehler
City of Alleman
PO Box 86
Alleman, IA 50007

RE: FY25 MIPA Membership

Dear Shari Buehler,

The Mid-Iowa Planning Alliance for Community Development (MIPA) is dedicated to supporting communities in Boone, Dallas, Jasper, Marion, Polk, Story, and Warren Counties. MIPA has had a meaningful impact on the Mid-Iowa region since it became operational in April of 2022. Member jurisdictions receive the following services:

- Grant writing
- Regional planning via the Comprehensive Economic Development Strategy
- Option to contract with MIPA for local planning, such as plans or zoning updates
- Staffing for regional initiatives, specifically the Central Iowa Housing Trust Fund, Story County Housing Trust, and the Central Iowa Regional Transportation Planning Alliance
- Other member support, e.g., technical assistance, map-making, and local planning

MIPA membership dues are calculated at \$0.17 per capita using 2022 Census figures. Enclosed is an invoice for fiscal year 2025 MIPA membership. Collected dues are used to match federal funds that MIPA receives to support the economic and community development activities performed by MIPA for its members.

If you have any questions concerning the invoice or services provided by MIPA, please contact me at acollings@midiowaplanning.org

Sincerely,

A handwritten signature in black ink that reads "Andrew Collings".

Andrew Collings
Executive Director, AICP



Supporting Economic Development in
Boone, Dallas, Jasper, Marion, Polk,
Story, and Warren Counties.

Mid Iowa Planning Alliance

939 Office Park RD Ste 306
West Des Moines, IA
50265-5253 USA
dgreen@midlowaplanning.org

INVOICE

BILL TO
City of Alleman
14000 NE 6th Street
Alleman, IA 50007

INVOICE 1267
DATE 07/24/2024
TERMS Net 30
DUE DATE 08/23/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Assessment Dues	MIPA Fiscal Year 2025 Dues	1	64.00	64.00
BALANCE DUE					\$64.00



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Alleman
14000 NE 6th Street
PO Box 86
Alleman, IA 50007

July 26, 2024
Invoice No: 20717 - 2

Project Manager Forrest Aldrich

Engineering services for North Polk CTE Addition Site Plan:
Professional Services from June 16, 2024 to July 20, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer I-A	1.00	237.00	237.00	
Totals	1.00		237.00	
Total Labor				237.00
		Total this Invoice		\$237.00



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Alleman
14000 NE 6th Street
PO Box 86
Alleman, IA 50007

July 26, 2024
Invoice No: 20718 - 2

Project Manager Forrest Aldrich

Engineering services for North Polk Baseball and Softball Fields Site Plan:
Professional Services from June 16, 2024 to July 20, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer I-A	1.00	237.00	237.00	
Totals	1.00		237.00	
Total Labor				237.00
 Unit Billing				
Duplication			6.96	
Total Units			6.96	6.96
		Total this Invoice		\$243.96



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Alleman
14000 NE 6th Street
PO Box 86
Alleman, IA 50007

July 26, 2024
Invoice No: 20719 - 1

Project Manager Jordan Kappos

Engineering services for Sanitary Sewer Service Planning
Professional Services from June 16, 2024 to July 20, 2024

Professional Personnel

	Hours	Rate	Amount	
Planner I	20.50	151.00	3,095.50	
Drafter II	14.50	120.00	1,740.00	
Surveyor I	1.50	163.00	244.50	
Totals	36.50		5,080.00	
Total Labor				5,080.00

Billing Limits	Current	Prior	To-Date	
Total Billings	5,080.00	0.00	5,080.00	
Limit			7,500.00	
Remaining			2,420.00	
			Total this Invoice	\$5,080.00

Billings to Date	Current	Prior	Total
Labor	5,080.00	0.00	5,080.00
Totals	5,080.00	0.00	5,080.00



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Alleman
14000 NE 6th Street
PO Box 86
Alleman, IA 50007

July 26, 2024
Invoice No: 20720 - 1

Project Manager
Engineering services for Street and Stormwater Drainage-Design and Construction Services:

Professional Services from June 16, 2024 to July 20, 2024

Fee

Total Fee	69,600.00			
Percent Complete	5.00	Total Earned	3,480.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	3,480.00	
		Total Fee		3,480.00
		Total this Invoice		\$3,480.00

Billings to Date

	Current	Prior	Total
Fee	3,480.00	0.00	3,480.00
Totals	3,480.00	0.00	3,480.00



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

Building Permit Fees for June, 2024

City of Alleman
Shari Buehler
P.O. Box 86

Alleman, IA 50007

Project No. 2075

Invoice No. 25

Name		Address	Date of Application	Permit Number	Permit and Zoning Fee	V K Fee
Premier Plumbing	Trade	14156 NE 6th St	6/10/2024		\$100.00	\$80.00
School - Bleachers	Renovation	13930 NE 6th	6/25/2024		\$1,667.50	\$1,334.00
Bob Kramme	Fence	720 NE 134th Ave	6/28/2024		\$50.00	\$40.00
NP School - Concession	Building - New	13930 NE 6th	6/28/2024		\$100.00	\$80.00
TOTAL					\$1,917.50	\$1,534.00



NOTICE OF PUBLIC MEETING

GOVERNMENT BODY: REGULAR MEETING OF THE
ALLEMAN BETTERMENT COMMITTEE
DATE OF MEETING: THURSDAY AUGUST 15, 2024
TIME OF MEETING: 6:30 P.M.
PLACE OF MEETING: ALLEMAN CITY HALL

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The agenda for said meeting is as follows:

CALL REGULAR MEETING TO ORDER

CITIZEN OPPORTUNITY FOR COMMENT

ACTION & DISCUSSION ITEMS

1. FundRaising Projects
 - a. Pancake Breakfast Sept 21, 2024
 - b. Location - Church \$50 rent fee
 - c. Ticket Sales begin August 1, 2024
 - d. Menu? Pancakes, Sausage, Fruit, Juice, Coffee
2. Can Drive Report Deb Umbaugh
3. Financial Report Carmella Jones
4. Welcome to Alleman Sign Tammi McClain
Possible install contact

ADJOURNMENT

THIS NOTICE IS GIVEN at the direction of the Mayor, pursuant to Chapter 21, Code of Iowa, and the local rules of said governmental body.

_____ Pete Hunter | Alleman Betterment Secretary

