

NOTICE AND CALL OF PUBLIC MEETING AGENDA

GOVERNMENT BODY: WORK SESSION OF THE ALLEMAN CITY COUNCIL
DATE OF MEETING: MONDAY SEPTEMBER 16, 2024
TIME OF MEETING: 7:00 P.M.
PLACE OF MEETING: ALLEMAN CITY HALL 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 WORK SESSION TO ORDER

AGENDA

1. Review of Consent Agenda style
2. Ankeny Annexation
3. Review Polk County Park Proposal
4. Proposed Board of Adjustment Meeting Rate
5. Alleman Trash and Recycle Rates
6. Alleman Water Rates
7. 230 NE 141st Ave
8. Alleman Code Enforcement
9. Director of Public Works Report
10. Stop Sign NE 6th Street and 142nd Ave
11. Driver Feedback Signs
12. Cleaning of City Hall 14000 NE 6th Street
13. Carpet at City Hall 14000 NE 6th Street
14. Hours of mowing for city right of way
15. Temporary Parking for events

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.

SAMPLE AGENDA

NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENT BODY: REGULAR MEETING OF THE ALLEMAN CITY COUNCIL
DATE OF MEETING: MONDAY SEPTEMBER 9, 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.*

Minutes for August 12, 2024 City Council Meeting

Consent Agenda for September 9, 2024 City Council Meeting

Motion to pay September 2024 Claims

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

Receive and file Polk County Sheriff's Office Report Lt. Shane Greggo

Receive and file Street Report Public Works Director Logan Carpenter

Consider motion to approve Resolution 2024-011 Driver Feedback Signs

Consider motion to approve Resolution 2024-012 Pocket Park Outlet Basin

Consider motion to approve Resolution 2024-013 Dennler Drive Intake

Park and Recreation

No Meeting in August 2024 Liaison Rozenboom

Receive and file minutes of the Alleman Community Betterment Meeting August 15, 2024
Liaison Rozenboom

Receive and file minutes of the Planning and Zoning Commission Meeting August 12, 2024
Liaison Woods

Receive and file minutes of the Board of Adjustment Commission Meeting August 20, 2024
Liaison Andreas

Receive and file Outstand Obligation Statement

Receive and file North Polk Schools Public Event Permit Application Homecoming Parade

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.



NOTICE OF PUBLIC HEARING ON APPLICATIONS FOR A VOLUNTARY URBANIZED ANNEXATION OF CERTAIN TERRITORY ADJACENT TO THE NORTHWEST QUADRANT OF ANKENY REQUESTED BY HOPE K FARMS, LLC, NICK R. AND SAMANTHA J. GRIFFIEON, AND IES CORPORATION

TO: ALL CITIZENS AND RESIDENTS OF THE CITY OF ANKENY, IOWA, AND TO ALL OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF THE FILING OF AN APPLICATION FOR ANNEXATION UNDER THE PROVISIONS OF IOWA CODE SECTION 368.7.

YOU ARE HEREBY NOTIFIED that applications for annexation have been made and are under consideration by the City of Ankeny by the following property owners of tract of land, legally described as follows:

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, IN THE OFFICE OF THE POLK COUNTY RECORDER.

AND

THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

EXCEPT

PARCEL 2021-249 AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 19166, PAGE 562, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND EXCEPT

PARCEL 2023-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19631, PAGE 383-384, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

ALL BEING IN POLK COUNTY, IOWA. (Owner: HOPE K. FARMS, LLC)

AND

PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY, IOWA. (Owner: NICK R. AND SAMANTHA J. GRIFFIEON)

AND

THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233, IN THE OFFICE OF THE POLK COUNTY RECORDER.

AND

TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS. (Owner: IES CORPORATION)

LAYMAN'S DESCRIPTION:

Approximately 356.65 acres (+/-) of land adjacent to the northwest quadrant of Ankeny and generally located south of NW 118th Avenue and west of NE 6th Street.

YOU ARE FURTHER NOTIFIED that the application for annexation for the above properties are on file with the City of Ankeny City Clerk at 410 West First Street, Ankeny, IA 50023 and may be viewed during normal business hours from 8 AM to 5 PM Monday through Friday.

YOU ARE FURTHER NOTIFIED that Section 368.7, Code of Iowa, provides that cities may, in connection with an application for voluntary annexation, annex up to 20% of the total of the property to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries. The titleholders to the properties described above, have filed applications pursuant to Section 368.7 and the City has determined, in conjunction with the application, to exercise its authority to annex additional territory from non-consenting owners in order to avoid the creation of islands or to create a more uniform boundary. The following described property is additional territory to be annexed from non- consenting property owners:

LEGAL DESCRIPTION:

PARCEL 2021-249 AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 19166, PAGE 562, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

PARCEL 2023-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19631, PAGE 383-384, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN. (Owner: MIDAMERICAN ENERGY COMPANY)

AND

PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233 IN THE OFFICE OF THE POLK COUNTY RECORDER. (Owners: MARILYN M SHAY TRUST)

LAYMAN'S DESCRIPTION:

Approximately 6.21 acres (+/-) of land adjacent to the northwest quadrant of Ankeny and generally located south of NW 118th Avenue and west of NE 6th Street.

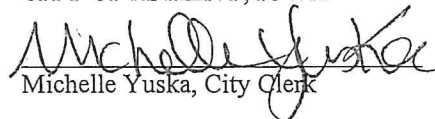
WHEREAS, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a hearing before City Council on the above described Application for Annexation has been set to commence on the 7th day of **October, 2024**, at **5:30 p.m.**, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, at which time and place any person wishing to speak for or against said Application will be given the opportunity to be heard. Written public comments may also be sent to the City Clerk's Office, 410 W First Street, Ankeny, Iowa by 5:00 p.m. on Friday, October 4, 2024.

YOU ARE FURTHER NOTIFIED that a copy of said Applications are on file in the Ankeny City Clerk's office, and may be examined by any interested person during regular business hours.

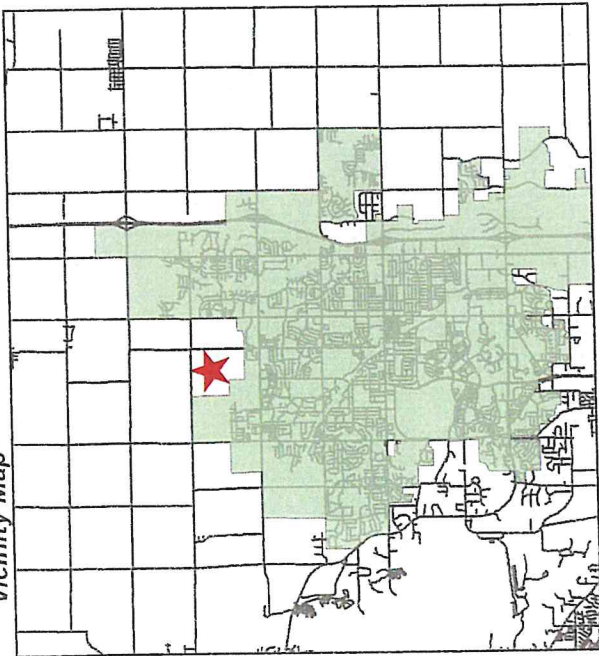
DATED this 3rd day of September, 2024.

CITY OF ANKENY, IOWA


Michelle Yuska, City Clerk

Published in the Des Moines Register on the 6th day of **September**, 2024.

Vicinity Map



LEGAL DESCRIPTION
 "THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3,
 TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN."
 AND
 PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500,
 IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE EAST HALF OF THE
 NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST
 OF THE FIFTH PRINCIPAL MERIDIAN.
 AND
 THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2,
 TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
 AND
 PARCEL 2021-249 AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN
 BOOK 19166, PAGE 582, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF
 THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2,
 TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
 AND
 PARCEL 2023-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19631, PAGE 383,
 IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST
 QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH,
 RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
 AND
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH,
 RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
 AND
 THE NORTH FRACTIONAL HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF
 SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M.
 AND
 PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233,
 IN THE OFFICE OF THE POLK COUNTY RECORDER.
 AND
 TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.
 ALL BEING IN POLK COUNTY, IOWA.

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE
 CENTERLINE OF THE ADJACENT ROAD."

Property Owners:
Hope K. Farms LLC, IES Corporation, Midamerican Energy Company, Marilyn M. Shay, Nick R. & Samantha J. Griffieon

Annexation Area

1 inch = 1,671.77 feet

Annexation Map

Hope Crest Annexation

City of Ankeny

City of Ankeny, Iowa
Community Development Department

Drawn By: BMM

Checked by:

Date: July 17, 2024

Sheet No.
1 of 1



DENNLER DR.

- LANDSCAPE BUFFER PLANTINGS
- GRAVEL PARKING LOT (20-25 STALLS)
- 30x34 PICNIC SHELTER
- SIDEWALK
- SINGLE-VAULT TOILET BUILDING
- PICNIC GRILLS
- NATURAL PLAYSCAPE
- WALKING PATH (GRAVEL)

Alleman Park

PREPARED BY POLK COUNTY CONSERVATION 8/8/24



Alleman Park

Prepared by Polk County Conservation, August 8, 2024

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
PHASE I: Picnic Shelter and Parking Lot Improvements 2024-2025					
1.01	Demolition of Building	LS	1	\$7,500.00	\$7,500.00
1.02	Mobilizaion	LS	1	\$25,000.00	\$25,000.00
1.03	Site Grading	LS	1	\$9,500.00	\$9,500.00
1.04	Gravel Parking Lot (20-25 stalls)	TON	250	\$90.00	\$22,500.00
1.05	30x34 Picnic Shelter*	EA	1	\$85,000.00	\$85,000.00
1.06	Picnic Tables*	EA	6	\$1,200.00	\$7,200.00
1.07	Park Grills	EA	2	\$500.00	\$1,000.00
1.08	PCC Sidewalk (4-inches thick)	LS	1	\$10,000.00	\$10,000.00
1.09	Signle-Vault Toilet Building	EA	1	\$25,000.00	\$25,000.00
1.1	Natural Playscape (Stacked Stones & Tree Limbs, Mulch Surfacing)*	LS	1	\$30,000.00	\$30,000.00
1.11	Landscape Buffer Plantings	LS	1	\$10,000.00	\$10,000.00
1.12	Landscaping (Seeding & Trees)*	LS	1	\$7,500.00	\$7,500.00
1.13	SWPPP (Preperation & Management)	LS	1	\$7,500.00	\$7,500.00
	Sub-Total:				\$247,700.00
	Contingency 15%				\$37,155.00
	Total:				\$284,855.00
	Polk County Conservation: 50%				\$142,427.50
	City of Alleman: 50%				\$142,427.50
	* Denotes Donor Opportunity				

PHASE II: Stream Restoration 2026					
	Stream Restoration Project as part of Mitigation Bank	LS	1	\$2M	\$2M

PHASE III: Walking Trails 2027					
	Gravel Walking Trail Loop	LS	1	\$50,000	\$50,000

PHASE IV: Former Railroad Bridge TBD					
	Replace or Rehabilitate Bridge*	EA	1	\$750,000	\$750,000
	Pave Trail that is on the former Railroad bed	LS	1	\$50,000	\$50,000

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.



Central Office
300 E. Locust Street, Suite 100
Des Moines, IA 50309
515-244-0021

MEMORANDUM

DATE: January 11, 2024

TO: MWA Member and Planning Member City Managers, City Clerks, and Public Works Officials

FROM: Michael McCoy, Executive Director

CC: MWA Board of Directors
Leslie Irlbeck, MWA Deputy Director
Kirk Irwin, MWA Chief Financial Officer
Greg Traver, Waste Management

SUBJECT: Curb It! Rates for FY24/25

The Curb It! fee effective July 1, 2024, will increase \$.04 to \$4.58 per household per month, which is a .9% increase. The rate is calculated based on nationally published CPI and the compressed natural gas index that are provisions of the MWA contract with Waste Management for collection services. This increase covers the cost of collection for recycled materials.

Communities in our service area pay a competitive collection rate under the single stream recycling program, which is directly based on market prices. You will see the adjusted price in the invoices mailed at the end of July 2024. It will be applied to the house counts provided to Metro Waste Authority on a quarterly basis.

Please do not hesitate to contact me with any questions about this increase. You can reach me at 515.323.6535.

Billing Date: 9/4/2024

Due Date: 9/30/2024

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190
 (515) 283-8700 | www.dmww.com

Customer # : 0085808 | Account #: 081267

Use 0085808081267 for online banking payments.

SHARI BUEHLER

Service Address: 515 NE 141ST PL

Prior Balance	Payments Received	Balance Forward	Adjustments	New Charges 9/30/2024	Total Amount Due
\$49.89	-\$50.00	-\$0.11	\$0.00	\$48.79	\$48.68

After 9/30/2024, pay \$51.03

DES MOINES WATER WORKS CHARGES

Billing Service Charge	\$1.85
Alleman Water Availability	\$6.00
Alleman Water Consumption	\$14.08

DES MOINES WATER WORKS CHARGES \$21.93

CITY OF ALLEMAN CHARGES

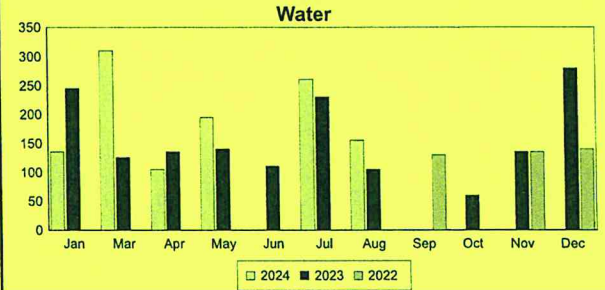
Water Consumption	\$7.12
Recycling	\$5.00
Solid Waste	\$13.00

CITY OF ALLEMAN CHARGES \$25.12

Water Excise Tax	\$1.74
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TOTAL NEW CHARGES DUE \$48.79

USAGE HISTORY



A MESSAGE FROM DES MOINES WATER WORKS

SERVICE	METER NUMBER	BILLING PERIOD		DAYS	METER READING			USAGE	
		From	To		Previous	Current	Actual	CF	Gal
Water	83566727	07/31/2024	08/29/2024	29	48100	48255	Actual	155	1,159

Detach stub along perforation and enclose with your payment.

Billing Date: 9/4/2024

Due Date: 9/30/2024

Customer # : 0085808 | Account #: 081267

Use 0085808081267 for online banking payments.

SHARI BUEHLER

Service Address: 515 NE 141ST PL

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190
 (515) 283-8700 | www.dmww.com

Balance Forward	New Charges & Adjustments Due 9/30/2024	Total Amount Due
-\$0.11	48.79	\$48.68

After 9/30/2024, pay \$51.03

Amount Enclosed

SHARI BUEHLER
 515 NE 141ST PL
 ALLEMAN IA 50007-7714



0085808081267 0 000004879 000004868 000005103

PROPOSED 2024 WATER RATES

	2023	2024	Increase	Percent Increase	Dollar Monthly Increase for Avg. Home With:	
	Rate Per	Rate Per			2 Person 3,750 gal	4 Person 7,500 gal
	1,000 Gallons	1,000 Gallons				
Des Moines Inside City						
Residential (Step 1)	\$5.64	\$5.98	\$0.34	6.00%	\$1.28	\$2.55
Commercial (Step 2)	3.79	4.02	0.23	6.00%		
Industrial (Step 3)	2.91	3.08	0.17	6.00%		
Capital Improvement Fee						
Step 1	\$0.25	\$0.25	\$0.00	0.00%	\$0.00	\$0.00
Step 2	0.17	0.17	0.00	0.00%		
Step 3	0.13	0.13	0.00	0.00%		
Des Moines Outside City						
Residential (Step 1)	\$6.82	\$7.50	\$0.68	10.00%	\$2.55	\$5.10
Commercial (Step 2)	5.13	5.64	0.51	10.00%		
Industrial (Step 3)	3.66	4.03	0.37	10.00%		
Off Peak	3.03	3.33	0.30	10.00%		
Polk County						
Residential (Step 1)	\$11.12	\$11.79	\$0.67	6.00%	\$2.51	\$5.03
Commercial (Step 2)	6.80	7.21	0.41	6.00%		
Industrial (Step 3)	5.31	5.63	0.32	6.00%		
Capital Improvement Fee						
Step 1	\$1.50	\$1.50	\$0.00	0.00%	\$0.00	\$0.00
Step 2	0.92	0.92	0.00	0.00%		
Step 3	0.71	0.71	0.00	0.00%		
Pleasant Hill						
Residential (Step 1)	\$10.34	\$10.96	\$0.62	6.00%	\$2.33	\$4.65
Commercial (Step 2)	8.72	9.24	0.52	6.00%		
Outside City	17.72	19.49	1.77	10.00%	\$6.64	\$13.28
Windsor Heights						
Capital Improvement Fee	2.00	2.00	0.00	0.00%	\$0.00	\$0.00
PCRWD #1						
	\$5.42	\$5.96	\$0.54	10.00%	\$3.03	\$5.05
Berwick						
	\$4.62	\$5.08	\$0.46	10.00%	\$2.73	\$4.45
Runnells						
Water	\$9.35	\$9.91	\$0.56	6.00%	\$2.10	\$4.20
Waste Water	10.14	10.75	0.61	6.00%	\$2.29	\$4.58
Cumming						
	\$9.64	\$10.22	\$0.58	6.00%	\$2.18	\$4.35
Alleman						
	\$11.45	\$12.14	\$0.69	6.00%	\$2.59	\$5.18
Wholesale						
Purchased Capacity	\$3.39	\$3.59	\$0.20	6.00%		
With Storage	\$4.57	\$4.71	\$0.14	3.00%		

Subject **RE: Alleman!!!**
From Sarcone, Laura <sarcone@dmww.com>
To James Thornton <Jim@tchl.w.net>, Carmella Jones <bcjonesroxy@gmail.com>, Nicholas Stanley <Nick@schnurr.cpa>
Cc cityofalleman@huxcomm.net <cityofalleman@huxcomm.net>
Date 2023-04-13 5:06 pm

All,

I did just catch that your resolution is for 5%, but the water rate increase on April 1 was a 5.5% increase. Do you want to update that percentage to 5.5%?

In addition, as you may already know, this resolution for a decrease in the water consumption charge of \$6.50/1,000 gallons will not be an equal reduction compared to the new DMWW water rate of \$11.45/1,000 gallons.

Below is a breakdown of 2022/2023 rates for DMWW water rates and Alleman Consumption charge.

		Consumption (cf)					
DMWW Charges							
2022 Alleman Water Rate	\$ 0.08121	525	\$ 42.64	2022 rate	2023 rate increase	2023 rate increase	
2023 Alleman Water Rate	\$ 0.08565	525	\$ 44.97	\$ 10.85	5.50%	\$ 11.450	
			\$ 2.33				
City of Alleman Charges							
2022 Water Consumption charge	\$ 0.04862	525	\$ 25.53	2022 rate	2023 rate decrease	2023 rate increase	
2023 Water Consumption charge	\$ 0.04619	525	\$ 24.25	\$ 6.50	5%	\$ 6.175	
			\$ (1.28)				
City of Alleman Charges							
2022 Water Consumption charge	\$ 0.04862	525	\$ 25.53	2022 rate	2023 rate decrease	2023 rate increase	
2023 Water Consumption charge	\$ 0.04595	525	\$ 24.12	\$ 6.50	5.50%	\$ 6.143	
			\$ (1.41)				

LAURA SARCONI | Director of Customer Service and Marketing
Des Moines Water Works | WATER YOU CAN TRUST FOR LIFE
2201 George Flagg Parkway | Des Moines, Iowa 50321
phone: (515) 283-8705 | e-mail: sarcone@dmww.com
www.dmww.com | Follow us on [Facebook](#) and [Twitter](#)

From: James Thornton <Jim@tchl.w.net>
Sent: Thursday, April 13, 2023 1:48 PM
To: Sarcone, Laura <sarcone@dmww.com>; Carmella Jones <bcjonesroxy@gmail.com>; Nicholas Stanley <Nick@schnurr.cpa>
Cc: cityofalleman@huxcomm.net
Subject: RE: Alleman!!!

CAUTION: This email originated from outside of DMWW. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok, Laura, I accepted your changes and made the change effective with the July billing cycle. Please review and let me know if any other changes are necessary. Can you put this on the May agenda Shari?

Thanks,

Jim Thornton
Attorney at Law
Thornton & Coy, P.L.L.C.
Ames: (p)515.233.2052, (f)515.233.2095
Ankeny: (p)515.964.1825, (f)515.964.5624

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From: Sarcone, Laura <sarcone@dmww.com>
Sent: Wednesday, April 12, 2023 3:54 PM
To: James Thornton <Jim@tchl.w.net>; Carmella Jones <bcjonesroxy@gmail.com>; Nicholas Stanley <Nick@schnurr.cpa>
Cc: cityofalleman@huxcomm.net
Subject: RE: Alleman!!!

Jim,
Please see suggestions tracked with in the document.

- I wanted to make a finer distinction between DMWW water rates for Alleman and the city water consumption that DMWW bills for and remits back to the city.
- When would City Council pass resolution? Depending on your council calendar, "the next billing cycle" might not be enough time for DMWW staff to implement change. It might be clearer to say "beginning with the June (or July, if fiscal year is cleaner) billing cycle."

LAURA SARCONI | Director of Customer Service and Marketing
Des Moines Water Works | WATER YOU CAN TRUST FOR LIFE
2201 George Flagg Parkway | Des Moines, Iowa 50321
phone: (515) 283-8705 | e-mail: sarcone@dmww.com
www.dmww.com | Follow us on [Facebook](#) and [Twitter](#)

RESOLUTION 2023-__

DATE OF PUBLIC HEARING: _____

Moved by _____, seconded by _____, and approved by a vote of _____, that the following Resolution be adopted:

BE IT RESOLVED BY THE CITY OF ALLEMAN, IOWA, TO REDUCE THE CITY WATER CONSUMPTION CHARGE (REMITTED TO CITY OF ALLEMAN) BY 5% EFFECTIVE WITH THE JUNE/JULY BILLING CYCLE, TO OFFSET THE INCREASED WATER RATES CHARGED BY DES MOINES WATER WORKS, WHICH STARTED IN APRIL, 2023.

ALLEMAN CITY COUNCIL

By: Robert Kramme, Mayor

Alleman
Capital Improvement Fund
For the Twelve Months Ended December 31, 2022
For the Twelve Months Ended December 31, 2020

	2022	2021	2020
Capital Improvement Funds			
Prior Year Ending Balance	\$13,249	(\$55,898)	(\$86,927)
Revenue Collected from Rates	\$130,792	\$128,044	\$117,136
Connection Fee Revenue	0	21,375	0
Less Allocated Cost of Service	(83,546)	(73,652)	(80,414)
Less Direct Cost of Service	(1,562)	(3,096)	(4,175)
Net Operating Position	\$45,684	\$72,672	\$32,547
Capital Expenditures	(\$1,300)	(\$3,176)	(\$350)
Interest Credit	93	(349)	(1,168)
Ending Capital Fund Balance	\$57,725	\$13,249	(\$55,898)
Historical Consumption (1000 Gallons)	10,152	10,178	9,641
2022 Capital Expenditures			
547-207 PE Inspections	889.71		
548-080 WMR	410.32		
	1,300.03		

Billing Date: 9/4/2024
Due Date: 9/30/2024

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190
(515) 283-8700 | www.dmww.com

Customer #: 0085808 | Account #: 081267

Use 0085808081267 for online banking payments.

SHARI BUEHLER

Service Address: 515 NE 141ST PL

Prior Balance	Payments Received	Balance Forward	Adjustments	New Charges 9/30/2024	Total Amount Due
\$49.89	-\$50.00	-\$0.11	\$0.00	\$48.79	\$48.68

After 9/30/2024, pay \$51.03

DES MOINES WATER WORKS CHARGES

Billing Service Charge	\$1.85
Alleman Water Availability	\$6.00
Alleman Water Consumption	\$14.08

DES MOINES WATER WORKS CHARGES \$21.93

CITY OF ALLEMAN CHARGES

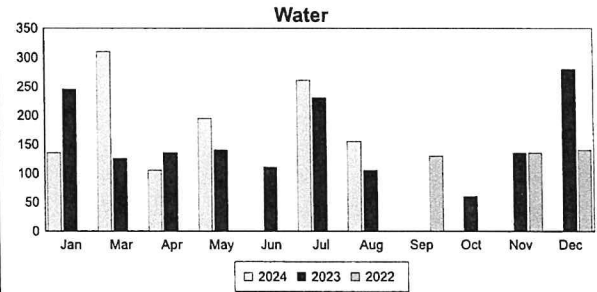
Water Consumption	\$7.12
Recycling	\$5.00
Solid Waste	\$13.00

CITY OF ALLEMAN CHARGES \$25.12

Water Excise Tax	\$1.74
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TOTAL NEW CHARGES DUE \$48.79

USAGE HISTORY



A MESSAGE FROM DES MOINES WATER WORKS

SERVICE	METER NUMBER	BILLING PERIOD		DAYS	METER READING			USAGE	
		From	To		Previous	Current	Actual	CF	Gal
Water	83566727	07/31/2024	08/29/2024	29	48100	48255	Actual	155	1,159

Detach stub along perforation and enclose with your payment.

Billing Date: 9/4/2024
Due Date: 9/30/2024

Customer #: 0085808 | Account #: 081267

Use 0085808081267 for online banking payments.

SHARI BUEHLER

Service Address: 515 NE 141ST PL

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190
(515) 283-8700 | www.dmww.com

Balance Forward	New Charges & Adjustments Due 9/30/2024	Total Amount Due
-\$0.11	48.79	\$48.68

After 9/30/2024, pay \$51.03

Amount Enclosed

SHARI BUEHLER
515 NE 141ST PL
ALLEMAN IA 50007-7714



0085808081267 0 000004879 000004868 000005103

Location					
Address	230 NE 141ST AVE				
City	ALLEMAN	Zip	50007	Jurisdiction	Alleman
District/Parcel	252/00040-011-000	Geoparcels	8124-23-127-004	Status	Active
School	North Polk	Nbhd/Pocket	AM01/A	Tax Authority Group	ALL-C-NOP-770001
Cemetery	Lincoln-Alleman Cemetery	Submarket	Northwest Des Moines	Appraiser	Joe Tursi 515-286-3151

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

235 265
230 240 250 270
NE 141ST AVE

[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ZESCH, ILA JEAN	2023-05-01	19460/969

Legal Links For Subdivisions, Condominiums, and Plats of Survey

GFELLER HEIGHTS

Legal Description and Mailing Address

LOT 8 GFELLER HEIGHTS	ILA ZESCH 230 NE 141ST AVE ALLEMAN, IA 50007-9724
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Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$46,200	\$142,100	\$188,300

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R-1	Single Family Residential		Residential

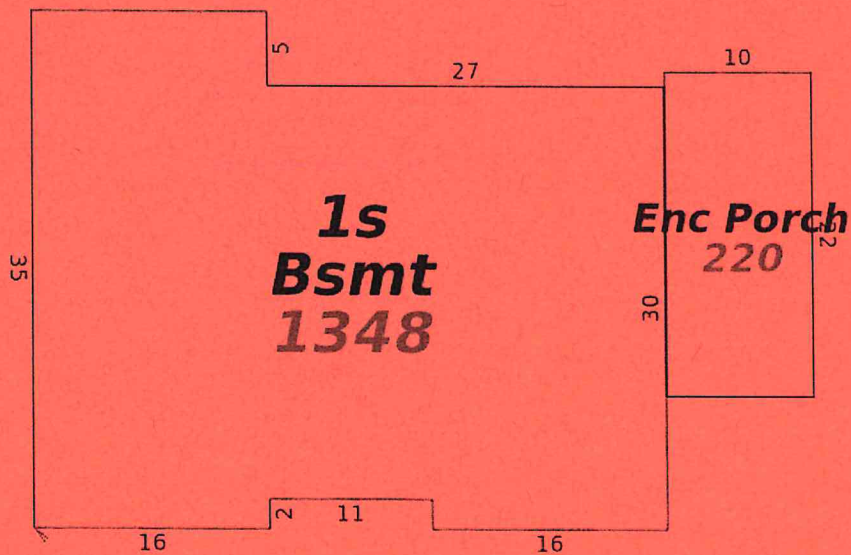
Land

Square Feet	15,213	Acres	0.349	Frontage	105
Depth	144	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1953	Number Families	1	Grade	4+05
Condition	Below Normal	Total Square Foot Living Area	1348	Main Living Area	1348
Basement Area	1348	Enclosed Porch Area	220	Foundation	Concrete Block
Exterior Wall Type	Brick	Brick%	100	Roof Type	Hip
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	4



Detached Structures - 1 Record

Detached Structure #id=101

Occupancy	Garage	Construction Type	Brick	Measurement Code	Dimensions
Measure 1	22	Measure 2	26	Story Height	1
Grade	4	Year Built	1953	Condition	Below Normal

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
US BANK NA	COLEMAN, RICHARD DONALD	<u>2011-07-12</u>	\$118,000	Deed	<u>13930/115</u>
GOLDEN CIRCLE PROP MANAG	AMBROSON, JUDY	<u>2005-05-13</u>	\$142,800	Deed	<u>11087/182</u>

April 4th, 2024

Proposal

Code Enforcement for the City of Alleman

Iowa Inspections LLC, DBA – Iowa Code Enforcement (ICE) is proposing to perform the duties of Code Enforcement Officer for the City of Alleman.

Duties to include:

- Work directly under the supervision of the city clerk.
- There would be no communications or direction to or from elected officials.
- Inspect and take pictures of properties in violation of the city code ordinances as a result of pro-active inspections and follow up with local complaints.
- Answer phone calls and emails from property owners and city employees with questions and/or complaints.
- Contact property owners by US Postal Service mail (with photos, as needed) to inform them of violations and provide information on how to comply with options that are available.
- The structure of the notices shall be agreed upon by Iowa Code Enforcement and the City of Alleman.
- All notices will have Iowa Code Enforcement contact information. ICE will keep records for all notices and photos on file.
- ICE will provide certified notices by email to the City of Alleman. Regular 1st & 2nd Notices will be sent by USPS mail and CC'd via email to the city. All 'Final (3rd) Notices will come from the city attorney.
 - A monthly Excel spread sheet of enforcement steps along with a monthly statement will be provided to the City of Alleman.

Compensation:

At the request of the city ICE will perform code enforcement services at \$50.00 per hour. Includes: drive time to and from the City of Alleman (IRS mileage rate), time in town, administrative work (EX: preparing notices, photos, abatement monitoring, coordination with the city attorney, court time, staff meetings, presentations and reporting to city council and communication time on the phone and email.

I would also request the City of Alleman to supply self-addressed stamped envelopes and business cards with the city logo and contact information.

The City of Alleman is responsible for all postage fees and will be invoiced accordingly with receipts.

Terms of Service:

The term of this agreement is self-renewing starting from the date signed by the City of Alleman. A 6-month trial period will be observed. If either party wishes to terminate the agreement, a 30-day written notice will be signed. Either party can terminate this contract relationship at any time in the manner provided herein. Neither shall have any obligation to renew the contract for any additional term after the expiration of this term is provided. The 'contractor' (ICE) shall be given a minimum of sixty (60) days' notice prior to the end of agreement term from the city. In the event the city does not intend on renewing or extending this agreement, the agreement shall also terminate automatically upon the death or disability of 'contractor'. Disability means the 'contractor' (ICE) is unable to perform the duties set forth in this agreement, with or without accommodation, for a period of sixty cumulative business days in any twelve-month period, as a result of a physical or mental condition or loss of legal capacity.

Iowa Inspections

City of Alleman

DBA – Iowa Code Enforcement

Date : _____, 2024.