

NOTICE AND CALL OF PUBLIC MEETING AGENDA

GOVERNMENT BODY: WORK SESSION OF THE ALLEMAN CITY COUNCIL
DATE OF MEETING: MONDAY MARCH 17, 2025
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. Dave Massey, Andrew Larson Ankeny Sanitation
2. Review Shipping Container Ordinance
3. Logan Carpenter Public Work Report
4. Alleman Park Grant Update
5. 134th Repave
6. Comp Plan Update
7. FY 25/26 Staff Wages
8. Reminder of Public Hearing for Max Tax on Monday March 31, 2025

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

LOCALLY OWNED
& OPERATED



515.964.5229
ANKENY SANITATION INC.

March 5, 2025

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

Shari,

This letter is to notify you that our current agreement will expire on June 30th, 2025. We propose a new five-year agreement with the same terms and conditions as our existing agreement.

We propose the following rates effective on July 1st, 2025, which includes a 3% Landfill increase on July 1st, 2025.

Your current rate is \$14.16

Effective July 1, 2025, your new rate will be \$14.86.

If you have any questions, please let us know.

Thank you,

*Dave Massey
General Manager
Ankeny Sanitation Inc.*

AGREEMENT FOR SOLID WASTE COLLECTION AND REMOVAL

THIS AGREEMENT is made and entered into this 1st day of July, 2020, between City of Alleman, a municipal corporation (hereinafter referred to as the "**City**"), and ANKENY SANITATION INC, of Ankeny, Iowa (hereinafter referred to as the "**Contractor**").

IN CONSIDERATION of their mutual promises and the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by and between the **City** and **Contractor** as follows:

1. Services to be Performed. The **Contractor** shall collect, haul and remove solid waste from the curbs and alleys of each household in the **City** once weekly, and from each commercial establishment on a schedule agreed upon by the **City** and the **Contractor**, and dispose of such solid waste at the sanitary landfill designated by the **City**. The **City** will designate the day of the week on which solid waste collection is to occur, and this designation will apply for all subsequent weeks except that when the collection date falls on a holiday, the collection will take place on the next day thereafter.

2. Terms of the Agreement. This Agreement shall become effective on the first day of July, 2020, and shall continue for a five-year period continuing through the 30th day of June, 2025.

3. Costs. The **City** will pay the **Contractor** \$10.23 per month for each residential unit. The Municipal dumpster will be billed at a rate of \$60.00 per month. The payment shall be made by the **City** on or before the 30th day of each month following the previous month's service. In January of 2021, 2022, 2023 and 2024, the **Contractor** and the **City** will review the previous year's Consumer Price Index (CPI) at year's end and adjust the rates as of July 1st of that year. The monthly rate will be increased by the same percentage increase in the CPI-Midwest (Urban), not to exceed 3%.

4. Agreement Not to Contract. The **City** agrees and covenants that it will not contract with any other individual or firm to provide solid waste removal from residential and commercial premises during the term of this Agreement, and that the **Contractor** shall have the exclusive right of residential and commercial solid waste.

5. Amendments. Amendments to this Agreement may be made by mutual written agreement of the parties at any time.

6. Equipment. The **Contractor** will maintain equipment in a commercially acceptable manner and will conform and follow all City, County and State regulations pertaining to the sanitary conditions of the equipment.

All vehicles and other equipment shall be kept in proper repair and sanitary conditions. Each vehicle shall bear, as a minimum, the name and phone number of the **Contractor** plainly visible on both cab doors. All vehicles shall be sufficiently secure as to prevent any littering of solid waste and/or leakage of fluid. No vehicles shall be willfully overloaded. The **Contractor** may make private collections with the same vehicles used for contract collections provided that such use in no way impairs the delivery of service required under this Agreement.

7. Personnel. The **Contractor** shall require its employees to be courteous at all times, to work quietly and not to use loud or profane language. Shirts shall be required at all times. The **Contractor's** employees shall follow the regular walks for pedestrians while on private property, shall not cross property to adjoining property, and shall not interfere or tamper with property which does not or should not concern them.

8. Termination for Breach. In the event either party to this Agreement shall feel that there has been a breach of the Agreement on behalf of the other party, then the party feeling that the Agreement has been breached shall give written notice to the other party of the complaint so that such party will have thirty (30) days after receipt of such notice by United States mail to remedy the alleged breach. If such breach is not deemed to be remedied, the parties will then meet within ten (10) business days to reach a mutual understanding.

9. Contractor's Status. It is mutually agreed and understood that the **Contractor** and employees are not agents or employees of the **City**.

10. Time of Arrival. The **Contractor** agrees to arrive in the **City** to begin solid waste removal between 6:00 a.m. and 6:00 p.m., unless the **Contractor** is unable to arrive at the stated times and day because of weather conditions or mechanical difficulties. If the **Contractor** is unable to arrive at the stated times of day, it shall notify the City Clerk by telephone of its issues.

11. Container Size. The **Contractor** will not empty any container larger than a regular 30-gallon trash can or an approved cart by the **Contractor**. Each residence and business paying the basic fee will be provided a 96 gallon cart by the **Contractor**. The **Contractor** will be responsible for ongoing repairs and maintenance to the carts, and if necessary, the replacement of carts. If a cart is negligently damaged by the occupants of a residence or business, or by persons

under the control of a residence or business, to the extent it cannot be repaired, or if a cart is removed from the premises by the occupants of a residence or business, the residence or business will be assessed a \$65 replacement charge.

12. Location of Solid Waste. Residents and businesses will place all solid waste to be collected curbside.

13. Insurance. The **Contractor** shall maintain in full force and effect throughout the term of this Agreement and throughout any extension or renewal thereof the following types of insurance in at least the limits specified below:

COVERAGES

MINIMUM LIMITS OF LIABILITY

Worker's	Compensation
	Statutory
Employer's	Liability
	\$500,000
General	Liability
	\$1,000,000 each occurrence
Bodily Liability	
\$2,000,000 aggregate	
Property	Damage

	\$1,000,000 each occurrence
Bodily Injury/Property Damage	\$1,000,000
Excess	Coverage
	\$5,000,000 each occurrence

Employer's Liability Coverage will be required of the **Contractor** and any subcontractor where any class of employee engaged in work under this Agreement is not protected under the Worker's Compensation Statute.

All insurance will be by insurers acceptable to the **City** and authorized to do business in the state of Iowa. Prior to the commencement of work, the **Contractor** shall furnish the **City** with certificates of insurance or other satisfactory evidence that such insurance has been produced and is in force. Said policies shall not thereafter be cancelled, permitted to expire, or be changed without thirty (30) days advance written notice to the **City**. **Contractor** shall list the **City** on the loss payable portion of the policy. To the extent permitted by law, all or any part of required insurance coverage(s) may be provided under a plan of self-insurance.

14. Indemnification. **Contractor** will indemnify, hold and save the **City** harmless from any and all claims or demands of any nature arising from the performance of the Agreement by the **Contractor**, its agents or employees.

15. Collection of Solid Waste. The **Contractor** shall collect and dispose of all solid waste from residential and commercial premises, with the exception of tires, batteries and appliances. Any individual may contact the **Contractor** for additional items and shall pay the **Contractor** directly the sum of ten dollars (\$10) for each additional item collected and fifty dollars (\$50) for each appliance.

16. Services to the City. **Contractor** will provide a city cleanup scheduled by mutual agreement with the City Clerk. City cleanup will consist of all labor and disposal of material. The city can designate the type of cleanup they are wanting. It could be yardwaste or junk in the Spring and Fall. All tons would be charged at the landfill tipping rate back to the City along with the labor cost. The cost is \$150 an hour per truck plus disposal or \$200 per dumpster plus disposal. The City will decide which type of service they are wanting and when.

17. Title to Solid Waste. Title to solid waste shall pass to the **Contractor**

when placed in the **Contractor's** collection vehicle, removed by the **Contractor** from the customer's premises.

18. Petition for Unusual or Unanticipated Costs. The **Contractor** may petition the **City** at any time for additional rate adjustments during the term of this Agreement on the basis of unusual changes in the cost of operations, such as new or revised laws, ordinances, or regulations, changes in the location of disposal sites or changes in disposal fees, and for other such similar reasons. The **City** shall have the right, as a condition for any approval of rate adjustments. The **Contractor** shall not petition for any rate adjustment due to fuel cost.


19. Binding Effect. This Agreement shall be binding upon the parties hereto and upon the successors in office of the **City**, and upon the successors or assigns of the **Contractor**.

IN WITNESS WHEREOF. The parties hereto affix their signatures to this Agreement between _____, and the **Contractor**, ANKENY SANITATION INC on the day and year first above written.

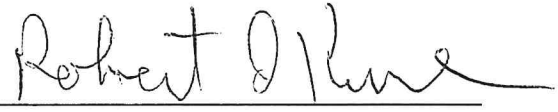
CITY

ALLEMAN

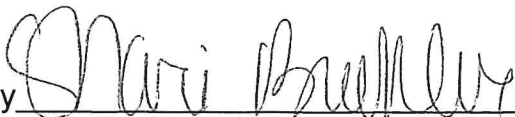
ANKENY SANITATION INC

By  _____

Andrew Lauer

By  _____

Mayor

By  _____

8/16/2020, City Clerk



Mar. 2025

PUBLIC WORKS REPORT

- **Alleman estates water issues.**

I have received many concerns from residents about water and ice buildup behind and between residences on the north side of 134th Ave. I contacted DMWW, Huxcomm, and the IA DOT to determine the extent of the ice buildup and flowing water. DMWW has confirmed with certainty that they do not have any increase in usage and have found no indication of a main break. Huxcomm discovered several sites where water has begun to fill their utility boxes via underground pipes. Water flow from Huxcomm's utility boxes caused ice to form along HWY 69 and 134th Ave. Huxcomm plans to excavate areas surrounding their utility boxes this spring to understand how the water got into their lines and work with the city and landowners to find a permanent solution. In the meantime, the DOT has installed an intake on the north side of 134th Avenue, with plans to place another to the south within Alleman's ROW later this spring. Both intakes will be connected to existing DOT tiles, diverting excess water away from DOT and Alleman ROW. One residence on 134th Ave has water coming from underneath and out of the yard within the ROW, resulting in ice buildup along the curb. Because this problem is on the ROW, the city will need to excavate and fix the area this spring. I intend to wait until Huxcomm has completed its excavation and I have seen their results before proceeding with city repairs and excavation.

- **Snow route signs.**

Attached is a template for replacing snow route signs, which will cost around \$275.00 to replace. The council will need to approve this template before proceeding with the replacement.

- **Stormwater construction/Road overlay.**

I am working with V&K, Jet Drain, Inroads, and North Polk to arrange a pre-construction meeting. Our stormwater contractor recently notified me that their expected start date is in July. With that expected timeline, we will schedule a pre-construction meeting after Memorial Day. If we need it, I have permission from the co-op to use their property adjacent to the post office as temporary storage for the dirt the school wishes to give us. I'll keep the council updated as things progress.

- **DNR tree study and mapping.**

The DNR will be conducting a comprehensive tree inventory and analysis in Alleman. Over the following six months, they will identify and map the various species of trees in our city. Following the study, they will give Alleman GIS mapping of tree locations, species, and recommendations for future planting based on the benefits that different species may provide to our city. Studies have shown that particular trees have long-term benefits in terms of road longevity and increased groundwater absorption, which aids stormwater systems in saturated areas.

- **DNR debris site permitting.**

To meet FEMA funding requirements during and after disaster declarations, temporary debris storage sites must be approved and permitted. Due to site permission requirements, I will follow the DNR's recommendations and have them visually survey Alleman to determine appropriate sites. It is important to understand that there are numerous site permits that we must be prepared to discuss and use during a disaster. Some site permits, such as those for hazardous waste sites, may never be needed. Other site permits, such as burn site permits, which allow us to collect funding and dispose of debris by burning, may be worthwhile to have regardless of whether we use them. Currently, I am only working on temporary vegetation debris site permits.

- **Debris management plan for public works.**

The objective of a debris management plan is to establish a standard of practice for post-event assistance. After discussing debris management with many other public works directors, it is clear that a debris management plan for public works not only protects city liability, but also safeguards our residents and their property. I've received plans from other communities and intend to work with liaison Andreas to adapt them into a plan that meets our city's needs. Most debris management plans include contracted services, equipment rentals, areas of service and non-service, such as residents' driveways and yards outside of ROW zones, debris sites, drop-off sites, and waste disposal. We currently lack a standard for these items, without which, efficient response to events may be delayed.

- **Road maintenance.**

Due to the severe weather this year, many repairs undertaken last year must be redone because the material we used did not hold up to the weather conditions. Knowing that we will be overlaying most roads in the northern district and that maintenance is critical for durability and longevity, I would like to request that the council discuss an equipment purchase for a portable melting box. A melting box would allow for the use of a stronger, longer-lasting repair material. Until this future project, we were able to use cold poured material because we had few new roads. However, as the number of newly repaved roads increases, so do our maintenance needs. I believe that this equipment is necessary to protect the city's investment.

- **Upcoming training in March.**

Workzone Safety Certification Training - ISU-LTAP
Orion Damage Assessment Training - Polk Co. EMC

SNOW ROUTE

NO PARKING

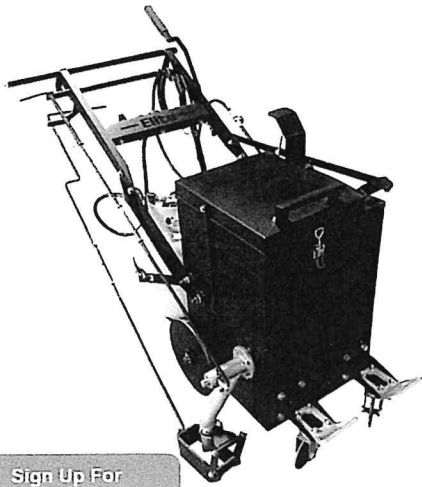
24 HRS

AFTER

SNOWFALL

Home > Asphalt Repair & Maintenance Equipment > RynoWorx RY10MA ELITE Crack Fill Melter Applicator

☆☆☆☆☆ 1 review



RYNOWORX RY10MA ELITE CRACK FILL MELTER APPLICATOR

RA-MLT-0014

\$2,199.00

From \$198.48/mo with shop [Check your purchasing power](#)

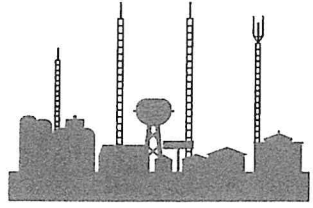
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ADD TO CART

Buy with

[More payment opt](#)

RYNOWORX RY10MA ELITE CRACK FILL MELTER AI



city of
ALLEMAN

**BUDGETARY ESTIMATES AND TIMELINE FOR
REPLACEMENT OF PUBLIC WORKS EQUIPMENT**

1. SALT DOGG SP1400 SALT/SAND SPREADER.

Current age: 7 years.

Average lifespan: 15 years.

Replacement cost: \$6,617.00. - Estimate for FY 2023-2024 only.

Replacement required by: FY 2031-2032.

Plan to replace by FY 2029-2030.

2. WESTERN XL WIDEOUT SNOWPLOW.

Current age: 5 years.

Average lifespan: 10 years.

Replacement cost: \$11,365.00. - Estimate for FY 2023-2024 only.

Replacement required by: FY 2029-2030.

Plan to replace by FY 2029-2030. Replace separately from the primary plow truck.

3. FISHER EXTREME-V SNOWPLOW.

Current age: 3 years.

Average lifespan: 10 years.

Replacement cost: \$8,970.00. - Estimate for FY 2023-2024 only.

Replacement required by: FY 2031-2032.

Plan to replace by FY 2031-2032. Replace with the secondary truck, not separately.

4. FLAT BED FOR 2015 CHEVY DUALLY.

Current age: 9 years.

Average lifespan: N/A (salt deterioration)

Replacement cost: \$8,500.00 Aluminum. Estimate for FY 2023-2024 only.

Replacement required by: FY 2027-2028.

Plan to replace by FY 2027-2028.

5. 2015 CHEVY 3500 DUALLY SECONDARY SALT TRUCK.

Current age: 9 years / 29,000 miles.

Average lifespan: 20-25 years / 200,000-275,000 miles.

16-21 years with salt/plow truck use. Based on average frame deterioration.

Replacement cost: \$36,950.00. - Estimate for FY 2023-2024 only.

Replacement required by: FY 2036-2037.

Plan to replace by FY 2031-2032.

6. JOHN DEER 5083E TRACTOR.

Current age: 14 years / 2300 hours.

Average lifespan: 30 years / 4500 hours.

Replacement cost: \$41,361.00. - Estimate for FY 2023-2024 only.

Replacement Required by: FY 2040-2041.

Plan to replace by FY 2035-2036.

7. 2020 FORD F350SD PRIMARY PLOW TRUCK.

Current age: 5 years / 33,000 miles.

Average lifespan: 23-28 years / 275,000-350,000 miles.

19-24 years with salt/plow truck use. Based on average frame deterioration.

Replacement cost: \$54,547.00 - Estimate for FY 2023-2024 only.

Replacement required by: FY 2042-2043.

Plan to replace by FY 2037-2038.

Equipment replaced within the 'plan to replace' timeframe *may* still hold value as a trade-in.

Estimated replacement cost FY 2027-2028: \$8,500.00

- \$8,500.00 - flatbed on 2015 chevy dually. Item # 4.

Estimated replacement cost FY 2029-2030: \$17,982.00

- \$6,617.00 - Salt Dogg sander. Item # 1.
- \$11,365.00 - Western Wideout snowplow. Item # 2.

Estimated replacement cost FY 2031-2032: \$45,920.00

- \$8,970.00 - Fisher Extreme-V snowplow. Item # 3.
- \$36,950.00 - secondary salt truck. Item # 5.

Estimated replacement cost FY 2035-2036: \$41,361.00

- \$41,361.00 - John Deere tractor. Item # 6.

Estimated replacement cost FY 2037-2038: \$54,547.00

- \$54,547.00 - primary work/plow truck. Item # 7.



WATER SYSTEM BUDGETARY ESTIMATES.

Annual maintenance cost: \$175.00 - \$275.00.

Annual maintenance includes acid cleaning of the float systems, flushing of the main well feed lines, inspection of the pressure system lines, inspection of the radio system, inspection of all electrical systems, inspection and cleaning of the clear well meters, repacking the impeller bearings, flushing the water tower mains, and inspection of the gate valves. The cost varies according to the level of maintenance required, but it has never exceeded \$275.00. This excludes the replacement of essential system components. I have listed these components separately.

REPAIR ESTIMATES FOR ESSENTIAL WATER SYSTEM COMPONENTS.

WELL PUMP REPLACEMENT: \$15,000.00. This was replaced last season.

CLEAR WELL METER REPLACEMENT: \$1,300.00. This was replaced last season.

CLEAR WELL IMPELLER REPLACEMENT: Waiting for an estimate from Thorpe Well.

IMPELLER MOTOR REPLACEMENT: \$11,000.00 - \$13,500.00. The cost varies depending on availability.

IMPELLER MOTOR REBUILD: \$600.00. We have a rebuilt motor ready for use.

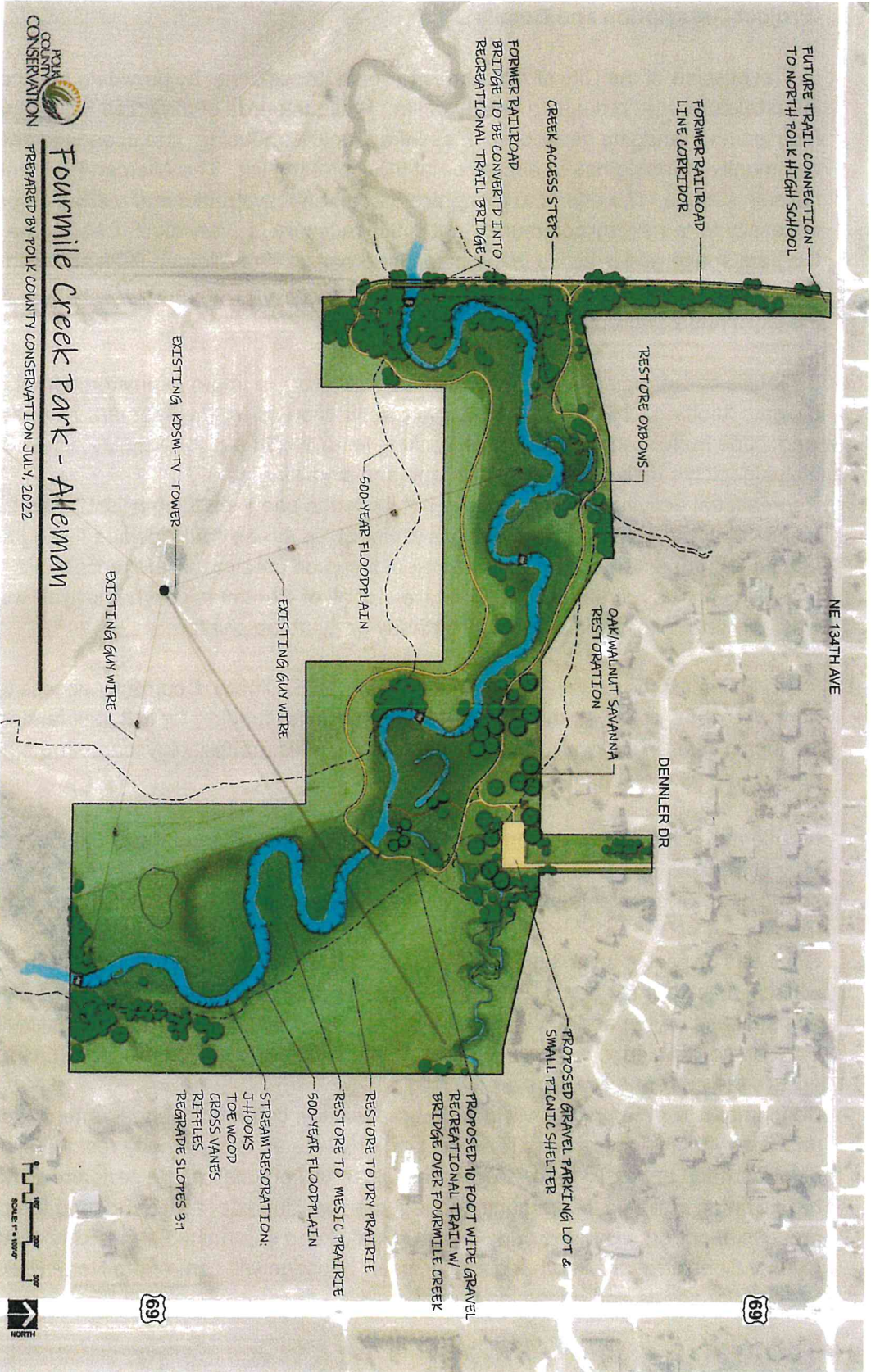
PRESSURE SYSTEM REPLACEMENT: \$26,000.00. The previous system parts were donated to public works by Gilbert, IA.

MAIN BREAK REPAIR COST: \$7,000.00 for a "collar clamp" repair. \$15,000.00 - \$25,000.00 for a full section main repair. Additional costs may apply in the event of valve repair.

CLEAR WELL STANDPIPE REPAIR: Waiting for an estimate from Thorpe Well.

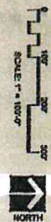
TOWER STANDPIPE REPAIR: \$35,000.00. This does not include any excavation required. Additional \$8,500.00 for equipment and labor on excavation.

It is my opinion that, in the event of an unforeseen system failure, Alleman should be prepared to spend up to \$45,000.00 for emergency repairs of the water system.



Fourmile Creek Park - Allman

PREPARED BY POLK COUNTY CONSERVATION JULY, 2022



Project Description and Details

I. The Mission of the City of Alleman is to serve its residents by providing services, improving infrastructure, and promoting quality of life. While the area of expertise for Alleman is primarily focused on managing aspects such as infrastructure, housing, and economic development, community planning has to always be at the top of the list. The Alleman Park and Rec, whose mission state is "The efforts to recognize that an effective parks and recreation program is a necessity for a healthy community, not simply a luxury." is very excited about the upgrades to the park space and is active in the planning process. The Alleman Park and Rec have worked actively with Iowa State University and Trees Forever on Community Visioning, which maps out the city's future, including park and green space.

II. Details of the project include double duty with work to improve environmental quality and mitigate flooding while offering outdoor recreation areas for the Alleman. The park will include landscape buffer plantings, a gravel parking lot, a 30x34 picnic shelter, a sidewalk, a toilet building, picnic grills, a natural playscape and a walking path. Recreational activities include but are not limited to snow sledding hills, bird watching, walking trails and a natural playscape. Access to Four Mile Creek could include fishing and watching frogs and turtles. The goals for this project focus on creating a safe, accessible space that provides various recreational opportunities for all of Central Iowa whether you want to bird watch, hike a mile, or have a family birthday party at the shelter.

III. Timeline for the project begins in the fall of 2025. There is currently access to the park with a mowed path; however, the project we are asking for funding for includes landscape, parking lot, picnic shelter, sidewalk, toilet building, picnic grills, natural playscape and a gravel walking path would take place fall of 2025 - July of 2026.

IV. Alleman will evaluate the project results by having a clear goal and objective before the project begins. In a joint meeting with Polk County Conservation and the City of Alleman in the spring of 2024, residents expressed the desire for a play structure, shelter space and walking trails.

Once this project is completed and residents get to use the new amenities, the City of Alleman will again ask our residents for their input on the park space, asking for areas of improvement and success. Alleman Park and Rec will keep open communication with residents by asking for input on social media. We will continue communicating with Polk County Conservation to ensure the park and its users are satisfied.

Benchmarks for the project will include accessibility, community engagement, visitor satisfaction and cost-effectiveness. We will be seeking answers as to how many residents in the neighborhood are walking to the park, how long visitors stay at the park and park usage data based on age groups. Community engagement will include, as it did during the planning process, input on programs park visitors might like to see hosted by the City of Alleman or Polk County Conservation. Another good indicator of usage will come from North Polk Community Schools for sports and education purposes.

V. The City of Alleman plans to support the project by working with Polk County Conservation to keep the space attractive and safe. The City of Alleman Public Works has been mowing the walking path Polk County Conservation put in place in 2023. Alleman Public Works is in the park space, nearly daily doing maintenance such as mowing or dumping trash cans. Public Works keeps an open conversation with Polk County Conservation on safety issues that need to be immediately addressed, possible concerns from neighbors, and general upkeep of the park space.

VI The City of Alleman will acknowledge the Legacy Grant from Prairie Meadows by having an official press release for all Alleman social media pages, newsletters and public posting places within Alleman. The City of Alleman works well with the Des Moines Register. It will ensure the Des Moines Register has the information and will ask them to interview Mayor Rober Kramme about the project, just as they had done in August of 2023.

In addition, the City of Alleman will ask North Polk Schools to release a comment about the additions to the park. Superintendent Kline could state how valuable the park is to the students and staff. Cross Country events, science classes and the North Polk FFA could all be major users of the space.

Mayor Kramme will also ask Polk County Conservation for permission to place a plaque on the covered shelter stating this space was paid for in part by a Legacy Grant from Prairie Meadows. The City of Alleman would be grateful for the Legacy Grant from Prairie Meadows and will ensure everyone knows the city received the grant.

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





District Administration Office
13930 NE 6th St, Alleman, IA 50007
515.984.3400

February 18, 2025

To Whom It May Concern:

We are writing to formally express our support for the Alleman City Government's initiative to secure a Polk County Legacy Grant aimed at upgrading and enhancing Alleman Park. We were excited when the land was initially acquired and learned that the trails would be created for our students to enjoy and for our cross-country teams to utilize as practice space. One of the challenges that we face is having a variety of safe paths for our cross-country teams, and avoiding routes along the shoulder of county highways. This park provides this as a solution, but the distance of nearly one mile from our campus raises concerns regarding restroom availability for our student-athletes. With the proposed upgrades — including a shelter and accessible restrooms — our students, families, and staff will frequent the park at a much higher rate.

As the two major taxpayer-funded entities in Alleman, we strive to have a positive and collaborative working relationship with the Alleman City Government and seek to support each other's efforts for the betterment of our community.

As an Administration and Board of Directors, we are ALL aligned in supporting this effort, to ensure we do everything possible to keep our students and staff safe while providing opportunities.

Please let me know if you have any questions or concerns.

Respectfully,

Michael Kline

Michael Kline, Superintendent: michael.kline@northpolk.org; 515-981-3861

James Hill

James Hill, President NPCSD Board of Education

Matt Aicher

Matt Aicher, Vice President NPCSD Board of Education

Keith Bormann

Keith Bormann, Director NPCSD Board of Education

Ashley Delaney

Ashley Delaney, Director NPCSD Board of Education

Kyle Campbell

Kyle Campbell, Director NPCSD Board of Education



February 23, 2025
1513 N. Ankeny BLVD
STE 3.
Ankeny IA, 50023

Letter of Support

To the Review Committee of the Prairie Meadows Legacy Grant

The Polk County, Iowa, SWCD (Soil and Water Conservation District) commissioners voted at their February 18, 2025 meeting to support the application for improvements to the new Fourmile Creek Park on the south side of the city of Alleman. As you know, the City of Alleman is located in northern Polk County. The Des Moines Register article linked below offers a description of the park.

<https://www.desmoinesregister.com/story/news/local/2023/08/17/alleman-will-get-its-first-ever-park-near-fourmile-creek-north-of-ankeny/70405973007/>

We support the development of this park as it not only offers a relaxing and enjoyable community improvement to the citizens of Alleman, but also a chance to partner with North Polk Schools, located in Alleman, for a range of activities.

We encourage the Review Committee to view the grant application with favor.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Valin".

Cindy Valin
Chair of Polk Soil and Water Conservation District

Prairie Meadows Legacy Grant Project Budget Worksheet

This worksheet must be completed and submitted with your
 Legacy Grant Application: Overall Project Detail and Budget Information, part B.
 To insert more rows click on the numbered rows and highlight, then right click and select Insert.
 To delete extra rows highlight the rows that you do not need, then right click and select Delete.

Total Project Budget: List the project expenses with description and amount.

<i>Project Expense Description</i>	<i>Expense Amount</i>
Demolition of Building	\$7,500.00
Mobilization	\$25,000.00
Site Grading	\$9,500.00
Gravel Parking Lot (20-25 stalls)	\$22,500.00
30X34 Picnic Shelter	\$85,000.00
six (6) Picnic Tables	\$7,200.00
Two (2) Park Grills	\$1,000.00
PCC Sidewalk (4-Inches thick)	\$10,000.00
Single-Vault Toilet Building	\$25,000.00
Natural Playscape (Stacked Stones, Tree Limbs, Mulch)	\$30,000.00
Landscape Buffer Plantings	\$10,000.00
Landscaping (seeding and trees)	\$7,500.00
SWPP (Preparation and Management)	\$7,500.00
Sub-Total	\$247,700.00
Contingency 15%	\$37,155.00
Total	\$284,855.00
Polk County Conservation	\$142,427.50
City of Alleman	\$142,427.50
Total Project Budget:	\$284,855.00

Total Funding Secured: List the funders and amounts secured for the project.

<i>Name of Funder / Source of Funds</i>	<i>Amount Secured</i>
Polk County Conservation	\$142,427.50
City of Alleman (General Fund)	\$71,213.75
Total Funding Secured for Project:	\$213,641.25

Pending Funds: List the funders and amounts pending for this project. *Do not include the amount you are requesting from Prairie Meadows*

<i>Name of Potential Funder / Source of Funds</i>	<i>Date Requested</i>	<i>Notification Date</i>	<i>Amount Requested</i>
Total Amount Pending for Project:			\$0.00

Amount of Funding Requested from Prairie Meadows:		\$71,213.75
----------------------------------------------------------	--	--------------------

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

FISCAL YEAR JULY 1, 2024 - JUNE 30, 2025
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : ALLEMAN County Name: POLK COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	27,238,270	2b	26,910,995	City Number: 77-712 Last Official Census: 423
DEBT SERVICE	3a	27,545,379	3b	27,218,104	
Ag Land	4a	1,855,117			

Consolidated General Fund Levy Calculation

	CGFL Max Rate	CGFL Max Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2024 Budget Data	8.10000	210,020	25,928,335	5.05
	Limitation Percentage			
	2			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2025	7.94119	216,305	2.99	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	7.94119	Consolidated General Fund		5	216,305	213,705	43 7.94119
		Non-Voted Other Permissible Levies					
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7		0	45 0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11		0	49 0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14		0	52 0.00000
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.		462		0	465 0.00000
		Voted Other Permissible Levies					
28E.22	1.50000	Unified Law Enforcement		24		0	62 0.00000
		Total General Fund Regular Levies (5 thru 24)		25	216,305	213,705	
384.1	3.00375	Ag Land		26	5,573	5,572	63 3.00375
		Total General Fund Tax Levies (25 + 26)		27	221,878	219,277	Do Not Add
		Special Revenue Levies					
384.6	Amt Nec	Police & Fire Retirement		29		0	0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30		0	0.00000
Rules	Amt Nec	Other Employee Benefits		31	23,701	23,416	0.87014
		Subtotal Employee Benefit Levy (29,30,31)		32	23,701	23,416	65 0.87014
		Valuation					
386	As Req	With Gas & Elec			Without Gas & Elec		
	SSMID 1 (A)	0 (B)		0 34	0	0	66 0.00000
	SSMID 2 (A)	0 (B)		0 35	0	0	67 0.00000
	SSMID 3 (A)	0 (B)		0 36	0	0	68 0.00000
	SSMID 4 (A)	0 (B)		0 37	0	0	69 0.00000
	SSMID 5 (A)	0 (B)		0 555	0	0	565 0.00000
	SSMID 6 (A)	0 (B)		0 556	0	0	566 0.00000
	SSMID 7 (A)	0 (B)		0 1177	0	0	1179 0.00000
	SSMID 8 (A)	0 (B)		0 1185	0	0	1187 0.00000
		Total Special Revenue Levies		39	23,701	23,416	
384.4	Amt Nec	Debt Service Levy 76.10(6)		40	0	0	70 0.00000
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41		0	71 0.00000
		Total Property Taxes (27+39+40+41)		42	245,579	242,693	72 8.81133

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

Alleman City Council 2025

Mayor Robert Kramme

Mayor Pro Tem Loren Steinkamp

Councilman Perry Smith

Councilman Scott Rozenboom

Councilperson Amanda Woods

Councilman Scott Andreas

City Staff

Shari Buehler Clerk/administrator

Logan Carpenter Public Works

Alleman Park and Rec

Chair Krista Andreas

Vice Chair Paula Tabor

Secretary Shari Buehler

City Council Liaison Amanda Woods

Polk County Conservation

Adam Fendrick Park Plannr



Iowa Sales Tax Exemption Certificate

This document is to be completed by a purchaser whenever claiming exemption from sales/use tax. Certificates are valid for up to three years. **Seller:** Keep this certificate in your files. **Purchaser:** Keep a copy of this certificate for your records. Do not send to the Iowa Department of Revenue.

Purchaser Name CITY OF ALLEMAN		
Address 14000 NE 6TH STREET. PO BOX 86		
City ALLEMAN	State IA	ZIP 50007
General Nature of Business LOCAL GOVERNMENT		
Telephone Number 515-685-3666		

Seller Name		
Address		
City	State	ZIP

Purchaser is doing business as a:

- Retailer
Sales Tax Permit No. (if required): _____
- Retailer Car Dealer DOT No.: _____
- Wholesaler Farmer Lessor
- Manufacturer Nonprofit Hospital
- Private Nonprofit Educational Institution
- Governmental Agency including public schools
- Qualifying Residential Care Facility
- Non-Profit Museum Other: _____

Purchaser is claiming exemption for the following reason:

- Resale Leasing Processing
- Qualifying Farm Machinery/Equipment
- Qualifying Industrial Machinery/Equipment
- Qualifying Replacement Parts Qualifying Computer
- Pollution Control Equipment Recycling Equipment
- Research and Development Equipment
- Direct Pay (permit no. required): _____
- Other: _____

Description of Purchase: Attach additional information if necessary. **TAX EXEMPTION NUMBER 42-1195342**
Under penalty of perjury, I swear or affirm that the information on this form is true and correct.

Signature of Purchaser: _____ Title: _____ Date: _____

SI-014a (08/18/11)

Exemption Certificate Instructions

This exemption certificate is to be completed by the purchaser claiming exemption from tax and given to the seller. The seller must retain this certificate as proof that exemption has been properly claimed. The certificate must be complete to be accepted by the seller. The seller can accept an exemption certificate only on property that is qualified (see the exemptions below) or based on the nature of the buyer. If property or services purchased for resale or processing are used or disposed of by the purchaser in a nonexempt manner, the purchaser is then responsible for the tax.

Exemptions:

Resale: Any person in the business of selling who is purchasing items to resell may claim this exemption. The purchaser can be acting as either a retailer or wholesaler and may not be required to have a sales tax permit. Retailers with a sales tax permit number must enter it in the space provided.

Processing: Exempt purchases for processing include tangible personal property which by means of fabrication, compounding, manufacturing, or germination becomes an integral part of other tangible personal property ultimately sold at retail; chemicals, solvents, sorbents, or reagents used, consumed, dissipated, or depleted in processing personal property intended to be sold ultimately at retail; fuel used to create heat, power, or steam for processing or used to generate electric current; and chemicals used in the production of free newspapers and shopping guides.

Qualifying Farm Machinery/Equipment: The item must be directly and primarily used in agricultural production; and must be one of the following:

1. a self-propelled implement such as a tractor
2. a grain dryer (heater and blower only)
3. an implement customarily drawn or attached to a self-propelled implement in the performance of its function, such as a plow
4. auxiliary equipment improving safety, performance, operation, or efficiency of items 1, 2, 3
5. tangible personal property that does not become a part of real property used directly and primarily in dairy and livestock operations
6. a replacement part for 1, 2, 3, 4, 5, 8, 9
7. baling wire, twine, wrapping, and other similar items used in agricultural, livestock, or dairy production
8. auger systems, curtains, curtain systems, drip systems, fans, and fan systems, shutters, inlets, shutter or inlet systems, and refrigerators used in livestock or dairy production, aquaculture production, or the production of flowering, ornamental, or vegetable plants.
9. snow blower, rear-mounted blade, or rotary cutter used in agricultural production, if attached to or towed by a self-propelled implement.

Qualifying Industrial Machinery/Equipment: This machinery or equipment must be:

- used by a manufacturer
- directly and primarily used in processing tangible personal property or certain other research activities

Qualifying Computers:

- sold to commercial enterprise, insurance company, or financial institution
- certain replacement parts; this does not include supplies

Direct Pay: Businesses and individuals who pay their taxes directly to the Department rather than to the seller must enter their Direct Pay permit number in the space provided.

Private Nonprofit Educational Institutions: Purchases made by Iowa private nonprofit educational institutions used for educational purposes are exempt. NOT EXEMPT from sales tax are purchases by most other private nonprofit organizations such as churches, fraternal organizations, clubs, etc., for use by these organizations.

SI-014b (07/01/10)

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
City of Alleman

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ **Local Government**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
P.O. Box 86

6 City, state, and ZIP code
Alleman, IA 50007

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-					
--	--	--	---	--	--	--	--	--

or

Employer identification number

4	2	-	1	1	9	5	3	4	2
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ _____ Date ▶ _____

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Subject **134th Avenue Street Improvements Estimate**
From Forrest Aldrich <faldrich@v-k.net>
To bobkramme@yahoo.com <bobkramme@yahoo.com>
Cc Logan Carpenter <publicworks@allemaniowa.org>, cityofalleman@huxcomm.net <cityofalleman@huxcomm.net>, Greg Roth <groth@v-k.net>
Date 2024-03-30 10:12 am

Mayor Kramme,

Below are project cost estimates for various options for the reconstruction of 134th Avenue from 6th Street to Highway 69. These estimates are ballpark estimates intended to convey the scope of the cost for the options.

Option 1: Mill 2" of asphalt and replace 2" of asphalt for the entire length of 134th Avenue. The street width stays the same. No sidewalks or storm sewer improvements. **\$325,000**

Option 2: Mill 2" of asphalt and replace 2" of asphalt for the east half of 134th Avenue and remove and replace pavement for the west half of 134th Avenue. No sidewalks or storm sewer improvements. This was the recommendation from Grimes Asphalt in their proposal dated 3/27/2024. Note that the quote from Grimes Asphalt was not all inclusive as it did not include subgrade prep, pavement shoulder backfill, engineering, or bidding services. **\$525,000.**

Option 3: Widen the street from 22' to 26', mill and overlay the existing pavement with 2" thick asphalt, fill in the ditches, add storm sewer and intakes, add 5' wide sidewalks on both sides, and add curb and gutter for the full length of 134th Avenue. **\$1,200,000.**

Forrest Aldrich, P.E.



3000 Westown Parkway
West Des Moines, Iowa 50266
515-225-8000
faldrich@v-k.net

RESOLUTION NO. **2024-004**

RESOLUTION APPROVING WAGES FOR CITY EMPLOYEES

WHEREAS, during the March 1, 2024 Special Session City Council Meeting, the City Council reviewed employee current wage rates and established the following wages effective July 1, 2024 through June 31, 2025 which have a rate increase for City Employees

WHEREAS, during the February 13, 2023 city council meeting, the City Council established an City Council meeting rate of \$100.00 per meeting for sitting city council members

WHEREAS, during the February 13, 2023 city council meeting, the City Council established an Mayor meeting rate of \$200.00 per meeting for the current Alleman Mayor

NOW, THEREFORE, BE IT RESOLVED, the wages were set for each employee as follows:

Public Works Director: Logan Carpenter \$26.10 per hour

City Clerk/Treasurer: Shari Buehler \$24.63 per hour Changed to \$30 July 2024

City IT/Marketing: Garrett Ley \$13.06 per hour

BE IT FURTHER RESOLVED that the city clerk is hereby authorized to issue payroll checks and make all required supporting payroll payments as required per the personnel manual or required by law.

BE IT FURTHER RESOLVED, by the City Council of the City of Alleman, Iowa, that the Mayor and City Clerk/Treasurer are hereby authorized and directed to execute said Resolution.

Passed and approved this 1at day of March, 2024

AYES: Andreas, Woods, Steinkamp

NAYS:

ABSENT: Smith, Rozenboom

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF ALLEMAN - PROPOSED PROPERTY TAX LEVY CITY #: 77-712
 ALLEMAN Fiscal Year July 1, 2025 - June 30, 2026

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
 Meeting Date: 3/31/2025 Meeting Time: 07:00 PM Meeting Location: 14000 NE 6th St Alleman, IA 50007

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
 www.alleman-iowa.org

City Telephone Number
 (515) 685-3666

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	26,910,995	29,781,673	29,781,673
Consolidated General Fund	213,705	213,705	229,614
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	0	0	0
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	0	0	0
Other Employee Benefits	23,416	23,416	26,689
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	27,218,104	29,793,042	29,793,042
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	237,121	237,121	256,303
CITY REGULAR TAX RATE	8.81133	7.96198	8.60609
Taxable Value for City Ag Land	1,855,117	1,875,123	1,875,123
Ag Land	5,572	5,572	5,633
CITY AG LAND TAX RATE	3.00375	2.97154	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	408	449	10.05
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	1,802	2,006	11.32

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

The city has identified and planned various infrastructure repairs and improvement projects, including storm drainage improvements. Increase is also due to inflationary adjustments for city personnel and for services provided to residents.

