

**-NOTICE OF A PUBLIC MEETING-
Governmental Body: Van Meter City Council
Date of Meeting: Monday, July 28, 2014**

Time/Place of Meeting: 6:30PM at the Veteran's Reception Center, 910 Main Street

Work Session Agenda:

1. Call to Order
2. Approval of Agenda
3. Consideration and action on a request submitted by Young for Iowa to temporarily close Mill Street on Sunday August 3.
4. Discussion and guidance relevant to facilities planning.
5. Discussion and guidance relevant to waiving building permit fees and utility connection charges for new residential construction.
6. Discussion and guidance relevant to annexation planning.
7. Discussion and guidance relevant to green space planning in Crestview.
8. Adjourn

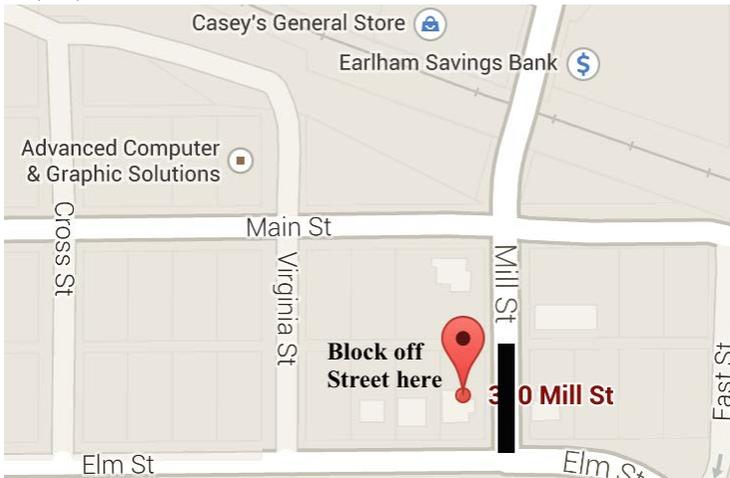
From: [Josh Treat](#)
To: janderson@vanmeteria.gov
Subject: Street Barricade Request
Date: Friday, July 18, 2014 10:40:19 AM
Attachments: [Screen Shot 2014-07-18 at 10.30.31 AM.png](#)

Hi Jake,

I would like to officially ask to have the street in front of the Bob Fuller Museum blocked off for an event we are holding for David Young. David is the Republican nominee to the U.S. House of Representatives and was born and raised in Van Meter. The event will go from 3-5:30 and I have included a map with the area of closure we would need. I hope this will work with you all, this will be a fun event.

Thanks,

- Josh Treat-
Political Director/Research Director
Young for Iowa
C: (617) 771-0906



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Memorandum

TO: Mayor Adams and City Council
FROM: Jake Anderson, City Administrator
DATE: June 25, 2014
SUBJECT: Facilities Plan

Mayor Adams and City Council,

During your work session discussion on May 12, 2014 you identified, “City Facilities” as one of the five goals and priorities for the next two years. In order to accomplish the Mayor and City Council’s intent in regard to City Facilities, here I seek to outline a facilities plan that is designed to accomplish the following:

- A) Communicate a vision that can be shared.
- B) Conveying clear and attainable goals.
- C) Encourage collaboration and partnership between stakeholders.
- D) Capitalize on synergies.
- E) Strengthen the social fabric of our community.
- F) Demonstrate commitment on behalf of the elected officials and administration to the betterment of Public Safety and Library Facilities.

This plan lays out trigger points that will indicate progress and next-steps toward the actual accomplishment of facility improvements. This plan does not need to be implemented sequentially. Certain aspects of the plan will most certainly occur concurrently.

- 1) City Hall will move to the Bob Feller Museum at 310 Mill Street.
- 2) The space at 505 Grant Street currently allocated to City Hall will be re-allocated to Public Safety.
- 3) The empty lot at 416 West Street will be earmarked for the Public Library at such a time as the Friends of the Van Meter Public Library raise \$100,000 to be used for a facilities project.

- 4) All of the property at 505 Grant Street, including the park, will be earmarked for Public Safety at such a time as the Van Meter Fire Fighters Association raises \$100,000 to be used for a facilities project.
- 5) At such a time as the Friends of the Van Meter Public Library and the Van Meter Fire Fighters Association each raise \$250,000 the City will procure, and pay for, professional services for the design and construction management services for a city-wide facilities project.
- 6) At such a time as the Friends of the Van Meter Public Library and the Van Meter Fire Fighters Association each raise \$500,000 the City Council will initiate a bond issue for the purposes of building, renovating, and expanding facilities.
- 7) With an approved bond issue, the City Council will issue general obligation debt at least sufficient to match the funds raised by the Friends of the Van Meter Public Library and the Van Meter Fire Fighters Association for the construction, renovation, and expansion of library and public safety facilities.

This plan requires further discussion and revision which I would recommend be taken up at a work session of the City Council. When the facilities plan is sufficiently polished it should be re-drafted as a resolution, approved by the City Council, executed by the Mayor, and distributed to motivate and energize the stakeholders.

Sincerely,



Jacob R. Anderson
City Administrator



Van Meter City Hall
20-Year Loan @ 6%

12/10/2010

Description	Estimated Costs and Rebates					
	Non-Historic Rehabilitation		Historic Rehabilitation		New Construction	
	2 Floors @ 2400 sf ea		2 Floors @ 2400 sf ea		1 Floor @ 3000 sf	
Budget	Notes	Budget	Notes	Budget	Notes	
Project Development						
Historic Tax Credit Work	\$ -		\$ 15,000		\$ -	
Accounting/Legal Work	\$ 8,000		\$ 8,000		\$ 8,000	
Asbestos Assessment	\$ 1,000		\$ 1,000		\$ 1,000	
Demolition	\$ 15,000	2500 sf @ \$6/sf	\$ 15,000	2500 sf @ \$6/sf	\$ 45,000	7500 sf @ \$6/sf
Architecture	\$ 50,000		\$ 75,000		\$ 50,000	
Structural Engineering	\$ 20,000		\$ 20,000		\$ 10,000	
Preconstruction	\$ 10,000	Koester & Architect	\$ 20,000	Koester & Architect	\$ 10,000	Koester & Architect
Pre-Construction Costs Total	\$ 104,000		\$ 154,000		\$ 124,000	
Construction Budget	\$ 528,000	\$110 per SF budget	\$ 600,000	\$125 per SF budget	\$ 600,000	\$200 per SF budget
Owner's Contingency	\$ 120,000	\$25 per SF	\$ 120,000	\$25 per SF	\$ 75,000	\$25 per SF budget
Construction Period Interest	\$ 10,454	6% for 4 months	\$ 11,880	6% for 4 months	\$ 11,880	6% for 4 months
Contractor's Contingency	\$ 53,000		\$ 60,000		\$ 30,000	
Project Total	\$815,454		\$ 945,880		\$ 840,880	
Historic Tax Credits						
State Tax Credits			\$ (236,470)	25%	\$ -	
Federal Tax Credits	\$ (81,545)	10%	\$ (170,258)	20% discounted 10%	\$ -	
Funding Sources Total	\$ (81,545)		\$ (406,728)		\$ -	
Cost Balance To Finance	\$733,909		\$ 539,152		\$ 840,880	

Financing Breakdown					
Amount left to mortgage	\$733,909		\$539,152		\$840,880
Mortgage duration / %	20 yr 6%		20 yr 6%		20 yr 6%
Monthly expense	\$5,190.54		\$3,862.65		\$6,024.33

From: [Alan Wille](#)
To: janderson@vanmeteria.gov
Subject: Building permits
Date: Friday, July 25, 2014 8:14:01 AM

Hi Jake,

I'm inquiring about continuing the incentive of free building permits in Van Meter. I took advantage of one on a spec home I built in Crestview which recently sold. In the 6 months I had this home for sale I only had 2 realtor showings outside of my wife showing it to a couple of people. I'd like to continue to build spec homes in Van Meter but building prices have gone up 6% - 8% in the last year and the lot prices at Crestview have gone up about \$2,500 as well. I feel we are competing with Adel and their tax abatement even though I believe Van Meter is a much better place to live. If I'm not able to be competitive with price, it makes it very difficult for me to continue to build spec homes here right now...especially going into the colder season soon. I really think it would be a huge incentive for you to offer the free building permits again to get more custom and spec homes going. Please respond by email or my cell at 515-202-1330. Thanks for your time!

Al Wille
Hickory Ridge Builders LLC

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July 24, 2014

Telephone: 515-996-2644
Fax: 515-996-2207
www.vanmeteria.gov

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██████████

The City of Van Meter would respectfully request that you consider voluntarily annexing into the City your 35 acres outlined in "Exhibit A" of the enclosed annexation application.

For your immediate consideration please note the tax implications of annexation:

Parcel ID	15-28-426-001		
Valuation	\$ 34,466.00		
<i>Current Tax District: 040-005</i>	<i>\$ 25.96</i>	<i>Tax District if Annexed into Van Meter: 420-800</i>	<i>\$ 24.52</i>
Gross Tax	\$ 894.82	Gross Tax	\$ 844.96
Less AG Land Credit	\$ 15.82	Less AG Land Credit	\$ 15.82
Net Annual Taxes	<u>\$ 879.00</u>	Net Annual Taxes	<u>\$ 829.14</u>
		Potential Annual Savings	\$ 49.86

Recently, the Van Meter City Council has been working to establish goals and have identified annexation as a top priority because of the westward growth in the Des Moines area. The annexation of your parcel would significantly help us to "square-up" our city limits which we believe is desirable.

It would be the City's intent to leave your property zoned Ag. However, it is important to know that property in Iowa is *not* taxed on its zoning designation. It is taxed on its use, so regardless of the zoning designation as long as you continue to use the property for agricultural purposes, you would continue to realize the tax savings.

I would welcome an opportunity to discuss with you the opportunities for the area. If you have questions or would like to talk more about this please do not hesitate to contact me at (515) 996-2644.

If you are willing to annex simply sign the enclosed annexation request letter and send it back.

Sincerely,


Jacob R. Anderson
City Administrator

From: [Jim George](#)
To: [Jake Anderson](#)
Cc: [Kathy Copeland](#)
Subject: Maintenance costs
Date: Friday, July 25, 2014 12:04:30 PM

Jake,

Below is from a 28E done 4 years ago with Woodward, so costs should probably be adjusted 5% to 10% but will at least give you a rough idea. Kathy will advise you if we have more current information (i.e. material delivered = \$17/T. rock or = \$12/T. gravel) as well as if there is justification for the paved road quotation.

.....

Granular-surfaced 7/1/10

Note: Maintenance costs will be adjusted bi-annually.

- Motor grader operates at 5±m.p.h. normal and 10±m.p.h. in snow storms; grader (\$47.52 / hr.) and operator (\$29.65 / hr.). Maintenance requires shaping or clearing the roadway on at least a weekly basis.

Assume 15 minutes / lane-mile @ 52 wks. / yr.

X 52 weeks / yr.

13 hours / yr. @ \$77.17 / hr. = \$1003.21 / lane-mile / yr.

➤ Material @ 75 ton / lane-mile @ \$10 / T. = 750 " "

➤ Misc. – mowing, weed eradication, etc. = 100 " "

\$1753.21 / " "

X 5.58 lane-miles

\$9781.74 / yr.

City credit - 0.37 lane-miles @ **\$874.50/paved lane-mile per yr.** = **- 323.56**

\$9400 / year

County will invoice the City quarterly.

.....

Regards,

Jim

Dallas County Road Department
415 River Street, Adel, IA 50003
Ph. 515 993-4289; Fax 993-3965

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