NOTICE OF PUBLIC MEETING

Economic Development Commission

The City of Adel's Economic Development Commission will meet in the **Adel Public Library**, 303 South 10th Street, Adel, Iowa, in the **2nd Floor Conference Room** on **Monday, June 5, 2017** at **5:00 p.m.**

AGENDA

1. Call to Order
2. May 1, 2017 Minutes
3. Proposed Southern Annexation, Including Waukee's Proposed Annexation
4. Residential Tax Abatement Discussion
5. July Meeting
6. Any Other Business
7. Adjournment

6/2/2017 1:37:28 PM

Please Note: Members or a quorum of members of other City Boards, Commissions, Committees, and / or the Council may be in attendance. Only items on the agenda may be acted upon and / or discussed.

May 1, 2017 Economic Development Commission - Minutes

The City of Adel's Economic Development Commission met in the 2nd Floor Conference Room at the Adel Public Library, 303 South 10th Street, Adel, Iowa, on Monday, May 1, 2017 at 5:00 p.m.

The Economic Development Commission meeting was called to order at 5:03 p.m. by City Administrator Anthony Brown

Members present: Book, Burdick, Merryman, McAdon, McAvoy, Sutton, and West. Members absent: Spencer and Standley. Others in attendance: City Administrator Brown and MidAmerican rep. Calvert.

McAvoy motioned, seconded by Merryman, to approve minutes of the April 3, 2017 meeting. Motion carried unanimously.

The commission held a wide-ranging discussion on PFM's residential tax abatement program analysis as well as McClure Engineer's utility capacity and annexation studies.

Brown noted that PFM selected the City of Carlisle as a comparison for building permits because of its size, its relative proximity to the metro, and because the data was readily available. McAvoy noted that using the City of Polk City, which was suggested at a recent Adel City Council meeting, was not a fair comparison because Polk City is only a few miles away from the City of Ankeny. McAdon noted that Polk City has much lower taxes, uses the WRA for sanitary sewer, and has a number of willing sellers of land and builders developing there.

West stated that he would have preferred that the analysis include expenses and other items. Burdick agreed. McAdon noted that the analysis was strictly on revenues. A common question from residents is the notion that abated homes are not paying their fair share toward City services, and this analysis shows that abated homes are paying in other ways. West asked how the City's public safety departments are handling the growth. McAdon stated that they have seen more mental health calls and traffic issues. McAvoy provided some general statistics on several public safety departments in similar-sized cities. Some cities have larger populations and less police officers compared to Adel.

Discussion moved to the utility capacity study. McAdon noted that, out of the City's $37 million in upcoming water, sewer, and storm water projects, approximately 17-19% of this work will address growth. The rest of the projects will address age and regulation issues. The majority of the abated homes will pay for these projects with their water, sewer, and storm water fees.

McAdon noted that the City's Parks & Trails Master Plan will be very useful once the abated properties begin paying taxes. The new revenues can be used to implement parts of the plan.

West stated that the ADM School District's ability to handle the new growth is the main concern as it relates to the future of the residential tax abatement program. McAdon noted that the school has begun paying off its bonds faster to help prepare itself for future bonds. The school has also ended open enrollment and recently conducted another demographic study. McAdon stated that the school's sources of revenue are property taxes, sales tax, physical plant and equipment funds, and bonds. McAdon suggested that it would take the school a few years to plan its new building and then two years to build. The school's main concerns at this point appear to be classroom sizes and facilities.

Sutton noted that developers have overpriced their lots in Adel to help pay for the developers' infrastructure costs. That is, while other cities may participate in the infrastructure costs, Adel requires developers to fully fund these costs.

Book stated that, if the abatement program were changed, the City would need to develop a narrative to explain the reason for the changes. If reasons are not provided, some may conclude that Adel could not handle the growth or that it does not want the growth. The commission agreed that any changes should be accompanied by an explanation and reasoning for those changes. In addition, Book stated that the developers should be engaged now that the City has more information.

With no other business, the meeting was adjourned at approximately 6:31 p.m.

Respectfully submitted,

Anthony Brown
City Administrator

Waukee
DEVELOPMENT SERVICES

Development Services Department
230 W. Hickman Road
Waukee, IA 50263
Phone: (515) 978-9533
Fax: (515) 987-1845

May 15, 2017

CITY OF WAUKEE
NOTICE OF PUBLIC HEARING CONCERNING APPLICATION FOR VOLUNTARY ANNEXATION INTO THE CITY OF WAUKEE

The City of Waukee has received Applications for the Voluntary Annexation of certain property into the City of Waukee, Iowa. Please find enclosed a legal description of the territory to be annexed and a map showing the combined territory to be annexed and its relationship to the City.

NOTICE IS HEREBY GIVEN of a public hearing on the Applications for Voluntary Annexation into the City of Waukee. The public hearing has been set for 5:30 p.m. on Monday, June 5, 2017 and shall be held at the City of Waukee Council Chambers located at Waukee City Hall, 230 W. Hickman Road, Waukee, Iowa. After the public hearing the Waukee City Council will take action concerning the annexation.

The Applications for Voluntary Annexation are available for viewing at the Clerk's Office at the Waukee City Hall located at 230 W. Hickman Road in the City of Waukee, Iowa. Additional information concerning the annexation proposal may be obtained from Brad Deets, Development Services Director by calling (515) 978-9533.

You are invited to participate in said hearing at the time and place referenced in this notice. It is the responsibility of individuals with a disability requiring special accommodation to inform the City Clerk's Office, by the close of business on the 1st day of June 2017, in order to allow full participation in the meeting. Please call (515) 978-9533 to request accommodations be provided.

Sincerely,

Bradley M. DeeD

Brad Deets
Development Services Director

Enclosures
1. Legal Description of the annexation area
2. Map of the Annexation Area in relationship to the City

Legal Description of Property Proposed to be Annexed:

THE EAST ½ OF THE NE ¼ OF SECTION 35 LYING SOUTH OF THE CENTERLINE OF HIGHWAY 6, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA EXCEPT FOR THE NORTH 440 FEET OF THE WEST 262 FEET OF THE NE ¼ OF THE NE ¼ OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 27 WEST AND THAT AREA WITHIN THE WEST ½ OF THE NE ¼ OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 27 WEST LYING EAST OF THE CENTERLINE OF R-16 AND 440 FEET SOUTH OF THE NORTH SECTION LINE (INCLUDES THE EAST HALF OF THE ADJOINING R-16 RIGHT OF WAY AND SOUTH HALF OF THE ADJOINING HIGHWAY 6 RIGHT OF WAY) (PARCEL # 1135200003, 1135200006, 1135200004); AND,

THE SE 1/4 OF THE SE ¼ OF SECTION 35 AND THAT AREA WITHIN THE SW 1/4 OF THE SE ¼ OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 27 WEST LYING EAST OF THE CENTERLINE OF R-16 (INCLUDES THE EAST HALF OF THE ADJOINING R-16 RIGHT OF WAY AND THE WEST HALF OF THE ADJOINING R-16 RIGHT OF WAY IN THE SE ¼ OF THE SE 1/4 AND THE NORTH HALF OF THE ADJOINING 300TH STREET RIGHT OF WAY) (PARCEL #1135400005); AND,

THE NW ¼ OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA LYING SOUTH OF THE CENTERLINE OF HIGHWAY 6 (INCLUDES ADJOINING SOUTH HALF OF HIGHWAY 6 RIGHT OF WAY) (PARCEL # 1136100001, 1136100002, 1136100003, 1136100004); AND,

THE EAST HALF AND SW ¼ OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA (INCLUDES ADJOINING HIGHWAY 6 RIGHT OF WAY AND NORTH HALF OF THE ADJOINING 300TH STREET RIGHT OF WAY) (PARCEL # 1136200001, 1136200002, 1136200003, 1136200004, 1136300001, 1136300002, 1136400001, 1136400002, 1136300003, 1136300004, 1136400005, 1136400006); AND,

ALL OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA EXCEPT THE SW ¼ OF THE SE ¼ OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 26 WEST (INCLUDES ADJOINING SOUTH HALF OF THE ADJOINING HIGHWAY 6 RIGHT OF WAY, NORTH HALF OF THE ADJOINING 300TH STREET RIGHT OF WAY AND WEST HALF OF THE T AVENUE RIGHT OF WAY) (PARCEL # 1231100001, 1231100003, 1231100002, 1231200001, 1231200002, 1231200003, 1231100004, 1231200004, 1231200005, 1231300001, 1231300007, 1231300003, 1231400006, 1231400007, 1231300004, 1231300002, 1231300005, 1231300006, 1231400008, 1231400009); AND,

ALL OF THE WEST HALF AND SE ¼ OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA (INCLUDES THE ADJOINING EAST HALF OF T AVENUE RIGHT OF WAY, ADJOINING SOUTH HALF OF HIGHWAY 6 RIGHT OF WAY AND ADJOINING NORTH HALF OF 300TH STREET RIGHT OF WAY) (PARCEL # 1232100001, 1232100002, 1232100003, 1232100004, 1232300001, 1232300002, 1232400001, 1232400002, 1232300003, 1232300004, 1232400003, 1232400004); AND,
GOVERNMENT LOT 3, GOVERNMENT LOT 4, THE NORTH 340 FEET OF THE WEST 1,337 FEET AND THE SOUTH 268 FEET OF THE NORTH 608 FEET OF THE EAST 313 FEET OF GOVERNMENT LOT 5, AND GOVERNMENT LOT 6 EXCEPT THE SOUTH 720 FEET ALL IN SECTION 2, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M.

(INCLUDES ADJOINING SOUTH HALF OF 300TH STREET RIGHT OF WAY AND ADJOINING EAST HALF OF S AVENUE RIGHT OF WAY) (PARCEL # 1502100001, 1502100011, 1502100012); AND,

ALL OF THE SE ¼ AND THE SOUTH ½ OF THE NE ¼ OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA (INCLUDES ADJOINING WEST HALF OF S AVENUE RIGHT OF WAY AND ADJOINING NORTH HALF OF HIGHWAY 6 RIGHT OF WAY) (PARCEL # 1125200003, 1125200004, 1125400001, 1125400004, 1125400007, 1125400008, 1125400009); AND,

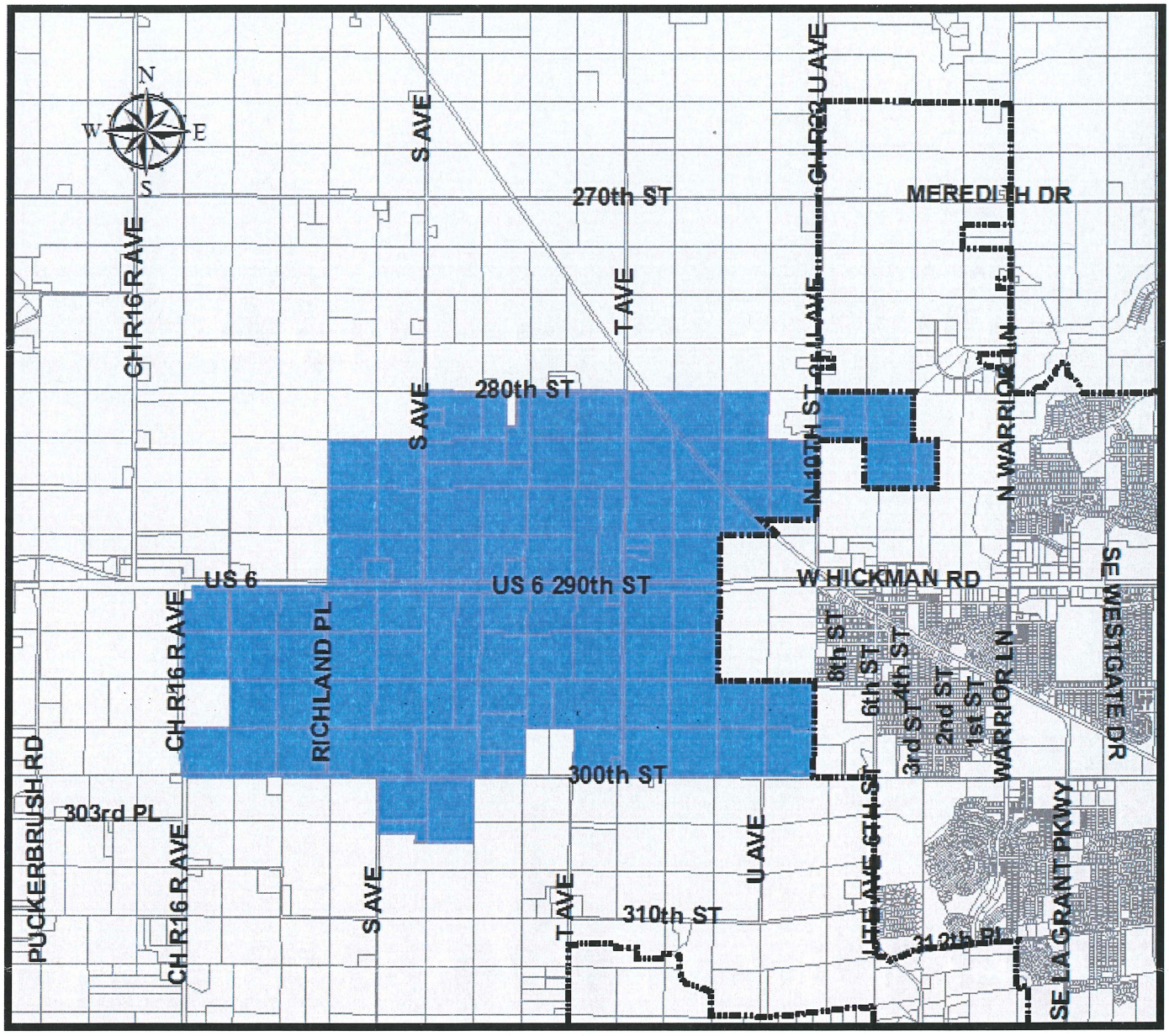
ALL OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT Parcel "B" of the Northeast 1/4 of the Northwest 1/4 of section 30, township 79 north, range 26 West of the 5th p.m., Dallas County, Iowa as shown in the survey recorded in book 802, page 672 in the office of the Dallas County Recorder. (Parcel 12-30-100-013) AND EXCEPT PARCEL "CC" OF THE NORTHEAST ¼ OF the NORTHWEST ¼ OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 26 WEST OF the 5TH P.M., DALLAS COUNTY, IOWA AS SHOWN IN THE SURVEY RECORDED IN BOOK 2015, PAGE 11658 IN THE OFFICE OF the DALLAS COUNTY RECORDER (PARCEL 12-30-100-015) (INCLUDES ADJOINING EAST HALF OF S AVENUE RIGHT OF WAY, ADJOINING SOUTH HALF OF 28OTH STREET RIGHT OF WAY, ADJOINING WEST HALF OF T AVENUE RIGHT OF WAY AND ADJOINING NORTH HALF OF HIGHWAY 6 RIGHT OF WAY) (PARCEL #1230100010, 1230100006, 1230100008, 1230100009, 1230100016, 1230100005, 1230300001, 1230300002, 1230300003, 1230300006, 1230300007, 1230200001, 1230200002, 1230200003, 1230200004, 1230400001, 1230400002, 1230400003, 1230400004); AND,

ALL OF the WEST HALF OF SECTION 29, THE NW ¼ OF THE NE ¼ OF SECTION 29 EXCEPT THE EAST 1.57 ACRES ADJOINING THE EAST SECTION LINE, THE SOUTH HALF OF THE NE ¼ OF SECTION 29, THE NW ¼ OF the SE ¼ OF SECTION 29 EXCEPT THAT PORTION LYING NORTH OF the FORMER RAILROAD RIGHT OF WAY WITHIN THE SOUTH 420 FEET, AND THE NE ¼ OF THE SE ¼ OF SECTION 29 EXCEPT THE SOUTH 420 FEET LYING NORTH OF THE FORMER RAILROAD RIGHT OF WAY ALL WITHIN TOWNSHIP 79 NORTH, RANGE 26 WEST OF the 5TH P.M., DALLAS COUNTY, IOWA (INCLUDES THE ADJOINING EAST HALF OF T AVENUE RIGHT OF WAY, ADJOINING NORTH HALF OF HIGHWAY 6 RIGHT OF WAY AND ADJOINING WEST HALF OF R-22/U AVENUE RIGHT OF WAY) (PARCEL # 1229100001, 1229100002, 1229200001, 1229100003, 1229100005, 1229100004, , 1229200005, 1229300001, 1229300005, 1229400007, 1229400008, 1229300002, 1229300003, 1229300004, 1229300006, 1229100006, 1229200004, 1229300008, 1229300009); AND,

ALL OF THE NORTH HALF OF THE NW ¼ OF SECTION 28, THE SE ¼ OF the NW ¼ OF SECTION 28 AND THE WEST ½ OF THE SW ¼ OF the NE ¼ OF SECTION 28 ALL IN TOWNSHIP 79 NORTH, RANGE 26 WEST OF the 5TH P.M., DALLAS COUNTY, IOWA (INCLUDES ADJOINING EAST HALF OF R22/U AVENUE RIGHT OF WAY) (PARCEL # 1228100006, 1228100005, 1228100002, 1228100004, 1228200003).

SUBJECT PROPERTY CONTAINS 3,532 ACRES MORE OR LESS.

Map of Annexation Area in Relation to City



Legend

- Waukee City Limits
- Parcels
- Waukee West Proposed Annexation Boundary