



**CITY OF WAUKEE, IOWA
CITY COUNCIL MEETING COMMUNICATION**

MEETING DATE: September 7, 2021

AGENDA ITEM: Public Hearing on the annexation of consenting property by the City of Waukeee, Iowa [Phillips-Hamilton Inc./Waukeee Commons LC]

FORMAT: Public Hearing

SYNOPSIS INCLUDING PRO & CON: Staff has received petitions for annexation from two property owners located south of 300th Street and west of the property that the City is in the process of purchasing for the future civic campus. The annexation would include approximately 240 acres. The proposed annexation is a voluntary annexation and sets outside of any surrounding urbanized area.

FISCAL IMPACT INCLUDING COST/BENEFIT ANALYSIS:

COMMISSION/BOARD/COMMITTEE COMMENT:

STAFF REVIEW AND COMMENT: Pending Council consideration of the annexation, City staff will file the necessary documents with the Iowa Secretary of State and Dallas County Recorder’s Office to complete the annexation process.

RECOMMENDATION: Hold the Public Hearing

ATTACHMENTS:

- I. Location Map
- II. Voluntary Applications for Annexation

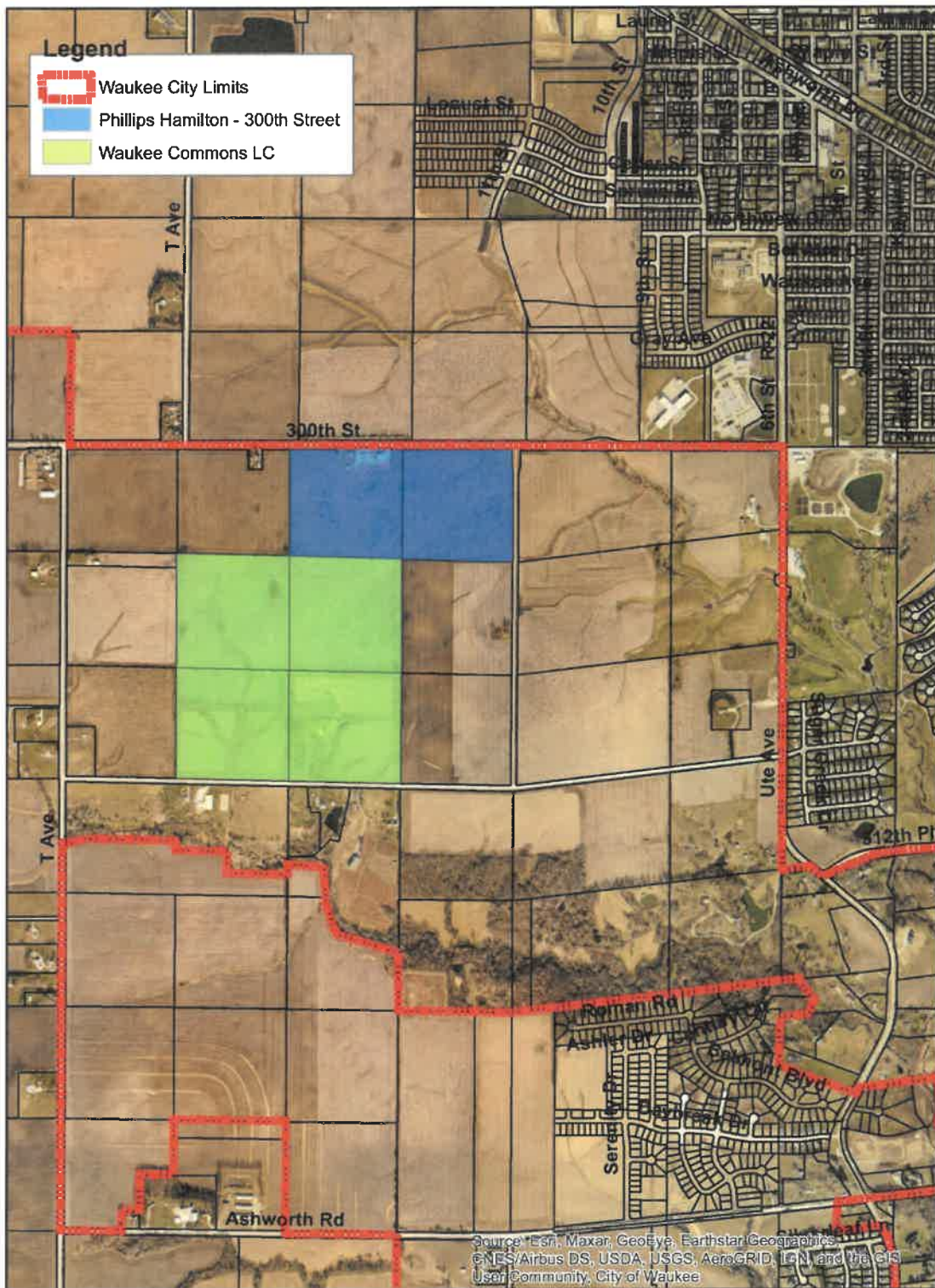
PREPARED BY: Brad Deets, Assistant City Administrator

REVIEWED BY:

PUBLIC NOTICE INFORMATION –

NAME OF PUBLICATION: Dallas County News
DATE OF PUBLICATION: August 19, 2021

Proposed 300th Street Annexation



APPLICATION FOR VOLUNTARY ANNEXATION
City of Waukee, Iowa

The undersigned property owner(s) hereby request that their property legally described in Exhibit A attached hereto and by this reference incorporated herein, as further depicted on the map attached hereto as exhibit B be annexed to the City of Waukee, Iowa and consent to the same.

I/we understand that Iowa law allows property owner(s) to withdraw our consent to the voluntary annexation of this property within three business days after the public hearing on this application in the manner set forth in Section 368.7 and I/we hereby waive my/our right to withdraw consent to the annexation of this property as provided in section 368.7(1)(e).


Property Owner(s) Gerard D. Neugent Date: 4/12/21
Waukee Commons, LC
By: Gerard D. Neugent, Manager

1. When annexation is complete, the Subject property will be brought into the City under the A-1 zoning classification in order to allow for all existing uses and permitted activities.

Attachments: Exhibit A: Legal description of the property
Exhibit B: Map showing location of the property within the proposed annexation area

STATE OF IOWA)
) SS
COUNTY OF POLK

On this 19th day of April, 2021, before me, the undersigned, a Notary Public in and for said County and the State of Iowa, personally appeared Gerard D. Neugent, to me personally known, who being by me duly sworn, did say that that person is Manager of the corporation executing the foregoing instrument; that (the seal affixed to said instrument is the seal of the corporation or no seal has been procured by the corporation) and that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; that Gerard D. Neugent acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.



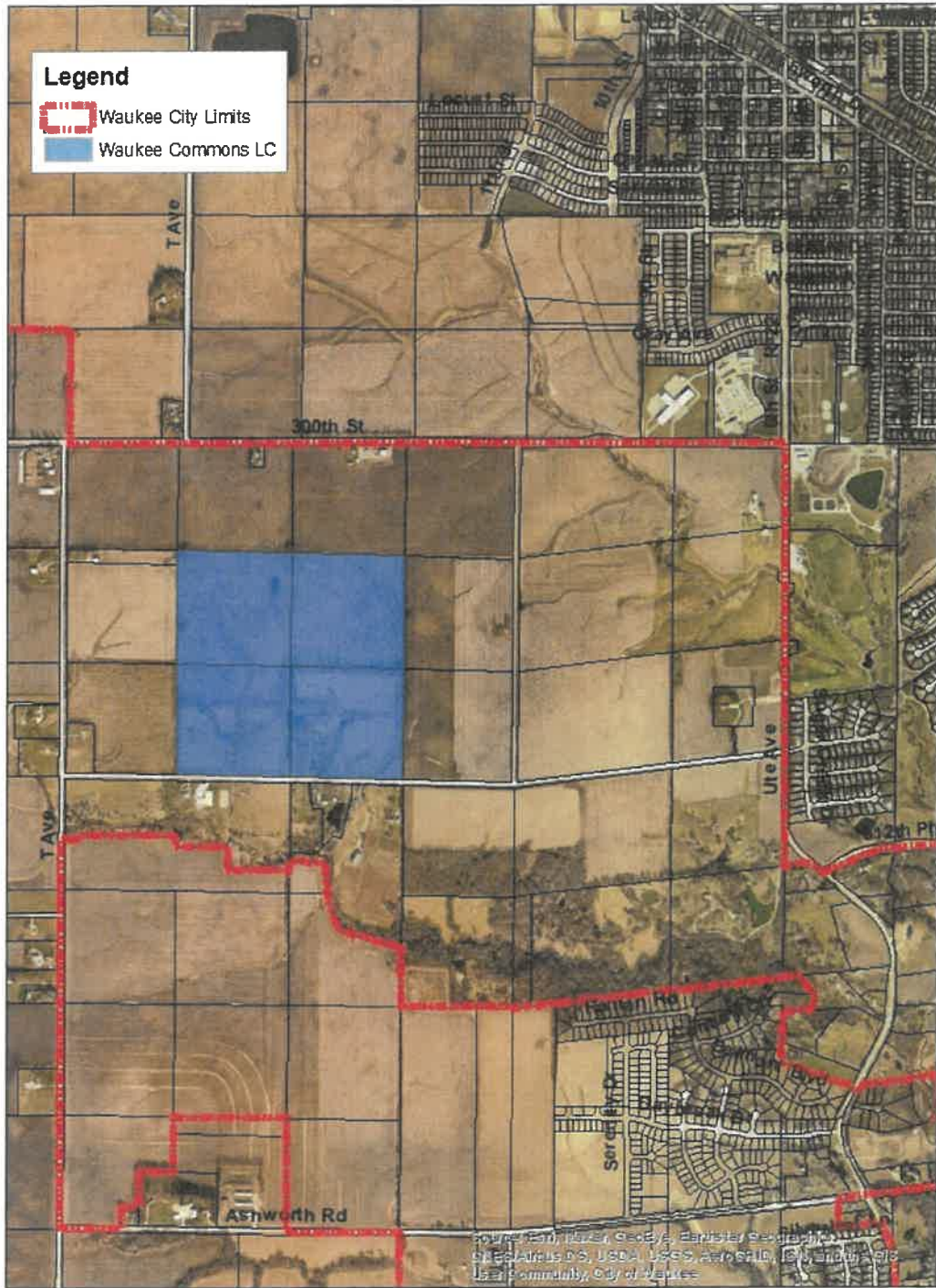
Notary Public in and for the State of Iowa



EXHIBIT A – LEGAL DESCRIPTION

Government Lots 6, 7, 10 and 11 in Section 1, Township 78 North of Range 27 West of the 5th P.M., Dallas County, Iowa.

EXHIBIT B: MAP SHOWING PROPOSED ANNEXATION AREA



**APPLICATION FOR VOLUNTARY ANNEXATION
City of Waukee, Iowa**

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Property Owner(s) Phillips H. Hamilton, President Date 7-6-2021
Phillips-Hamilton Inc.

1. When annexation is complete, the Subject property will be brought into the City under the A-1 zoning classification in order to allow for all existing uses and permitted activities.

Attachments: Exhibit A: Legal description of the property
Exhibit B: Map showing location of the property within the proposed annexation area

STATE OF Indiana)
) SS
COUNTY OF)

On this 6th day of July, 2021, before me, the undersigned, a Notary Public in and for said County and the State of Indiana personally appeared Phillips Hamilton to me personally known, who being by me duly sworn, did say that that person is Phillips Hamilton of the corporation executing the foregoing instrument; that (the seal affixed to said instrument is the seal of the corporation or no seal has been procured by the corporation) and that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; that Phillips Hamilton acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Julie M. Weston
Notary Public in and for the State of Indiana

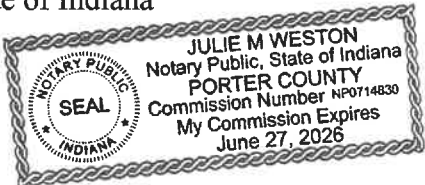


EXHIBIT A – LEGAL DESCRIPTION

Government Lots 1 and 2 in Section 1, Township 78 North of Range 27 West of the 5th P.M.,
Dallas County, Iowa.

EXHIBIT B: MAP SHOWING PROPOSED ANNEXATION AREA

