

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** August 21, 2017

**time:** 5:30 P.M.

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MAYOR ..... STEVEN K. GAER  
COUNCILMEMBER AT LARGE ..... RICK MESSERSCHMIDT  
COUNCILMEMBER AT LARGE ..... JIM SANDAGER  
COUNCILMEMBER 1<sup>ST</sup> WARD ..... KEVIN L. TREVILLYAN  
COUNCILMEMBER 2<sup>ND</sup> WARD ..... JOHN MICKELSON  
COUNCILMEMBER 3<sup>RD</sup> WARD ..... RUSS TRIMBLE

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CITY MANAGER.....TOM HADDEN  
CITY ATTORNEY.....RICHARD SCIESZINSKI  
CITY CLERK.....RYAN JACOBSON

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**1. Call to Order/Pledge of Allegiance/Roll Call/Approval of Agenda**

**2. Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)

**3. Mayor/Council/Manager Report/Other Entities Update**

**4. Consent Agenda**

- a. Motion - Approval of Minutes of August 7, 2017 Meeting
- b. Motion - Approval of Bill Lists
- c. Motion - Approval of Liquor Licenses:
  - 1. Bradley's Pub, Inc., d/b/a Bradley's Pub, 1300 50<sup>th</sup> Street, Suite 203 - Class LC Liquor License with Sunday Sales - Renewal
  - 2. KRC Partners, LLP, d/b/a Cooper's on 5th, 227 5<sup>th</sup> Street - Class LC Liquor License with Sunday Sales - Renewal
  - 3. Embassy Club West, LLC, d/b/a Embassy West - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
  - 4. Fall Foods, Inc., d/b/a Godfathers Pizza, 5919 Ashworth Road - Class B Beer Permit with Sunday Sales - Renewal
  - 5. Hana Ramen Sushi, Inc. d/b/a Hana Ramen Sushi, 7450 Bridgewood Boulevard, #205 - Class LC Liquor License with Sunday Sales - New
  - 6. Jethro's Bacon Bacon, Inc., d/b/a Jethro's BBQ n'Bacon Bacon, 1480 22<sup>nd</sup> Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
  - 7. Lodge of Ashworth, Inc., d/b/a The Lodge of Ashworth Club, 909 Ashworth Road - Class LC Liquor License with Sunday Sales, Living Quarters, Outdoor Service, and Catering Privileges - Renewal

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8. Ohana Inc. d/b/a Ohana Steakhouse, 2900 University Avenue, Suite A - Class LC Liquor License with Sunday Sales - Renewal
9. Sakura Sushi, Inc., d/b/a Sakura Sushi, 1960 Grand Avenue, Suite 11 - Class LC Liquor License with Sunday Sales - Renewal
- d. Motion - Approval of Orders and Affirmative Defenses for Violations of Alcohol Laws
- e. Motion - Approval of Special Event Lane Closure - Giles Street Block Party, August 26, 2017
- f. Motion - Approval of Parking on School Property Grass - 2017 Valley Stadium Football Games
- g. Motion - Approval of Appointment - Bicycle Advisory Commission
- h. Motion - Acceptance of Byrne-JAG Law Enforcement Grant
- i. Motion - Approval of Professional Services Agreement - Aquatic Centers Hiring and Maintenance Process Mapping
- j. Motion - Approval of Change Order #1 - Valley Junction Alley Improvements, Phase 4
- k. Resolution - Approval of Compensation - City Manager
- l. Resolution - Order Construction - 2017 Asphalt Trail Renovation Project
- m. Resolution - Approval of Professional Services Agreements:
  1. 2017 Sewer Cleaning and Televising Program
  2. 2017 Sewer Rehabilitation Program
  3. 2017 ADA Sidewalks Program
  4. 2017 Durable Pavement Markings
  5. 2017 Guardrails Program
  6. 2018 PCC Reconstruction Program
  7. Intersection Improvements - Intersection of 1<sup>st</sup> Street and Ashworth Road and Intersection of 1<sup>st</sup> Street and Railroad Avenue
  8. Fairmeadows Creek Drainage Study
  9. 2017 Stormwater Intake Repair Program
  10. 2018 PCC Patching and Medians Program
  11. 2018 HMA Resurfacing Program
  12. City Entrance Enhancements Study
  13. Johnson Creek Conveyance Improvements - Phases 1A and 1B
- n. Resolution - Approval of 28E Agreement with the City of Norwalk and West Des Moines Water Works - Veterans Parkway Improvements
- o. Resolution - Establish Just Compensation and Approve Acquisition of Property:
  1. Alluvion Water Booster Station
  2. EP True Parkway Extension
- p. Resolution - Approval and Acceptance of Purchase Agreements and Property Interests:
  1. Ashworth Road Improvements, Phase 1
  2. Ashworth Road Improvements, Phase 2
- q. Resolution - Approval of Tenant Purchase-Agreement - Project Osmium Public Infrastructure
- r. Resolution - Approval of Language for Local Option Sales and Services Tax Referendum in Dallas County

**5. Old Business**

- a. Jordan Creek Business Park, Village View Drive between South 60<sup>th</sup> Street and South 64<sup>th</sup> Street - Specific Plan Amendment to Allow SIC 4225 "Self-Service Storage Facility - Interior Unit Access with no Outside Storage Yard" as a Permitted Use - Rueter & Zenor Company and Rueter Corporation (Continued from July 10, 2017 and August 7, 2017)
  - 1. Motion - Continue to September 5, 2017
- b. Villas on Ashworth, generally located at 8585 Ashworth Road - Amend Comprehensive Plan Land Use Map from Office to High Density Residential and Community Commercial and Designate Residential High Density Zoning and Community Commercial Zoning on approx. 36 acres - Fink Enterprises, LC (Continued from July 24, 2017 and August 7, 2017)
  - 1. Resolution - Approval of Comprehensive Plan Amendment
  - 2. Ordinance - Approval of First Reading
- c. Amendment to City Code - Title 9 (Zoning), Chapter 3 (General Zoning Provisions) and Chapter 6 (Commercial, Office and Industrial Zoning District) - Amend Regulations Pertaining to Single Family Residential Uses in Non-Single Family Residential Designated Areas - City Initiated
  - 1. Ordinance - Approval of Second Reading

**6. Public Hearings (5:35 p.m.)**

- a. Trailside, 5003 EP True Parkway - Establish a Planned Unit Development (PUD) to Define Uses and Development Standards for Reuse of the Previous Dahl's Building - Ridgway Titleholder, LLC
  - 1. Ordinance - Approval of First Reading
- b. Jordan Creek Crossing I, north side of Coachlight Drive between South 64<sup>th</sup> Street and South 68<sup>th</sup> Street - Amend the Specific Plan Ordinance to Allow SIC 7999 (Court Games) as a Permitted Use and Update the Specific Plan Map and Architectural Precedent Images - 68<sup>th</sup> Street Properties, LLC
  - 1. Ordinance - Approval of First Reading
- c. Midtown Urban Renewal Area - City Initiated
  - 1. Resolution - Approval of Urban Renewal Plan
  - 2. Ordinance - Approval of First Reading
- d. Holiday and Valley View Aquatic Center Water Slide Structure Refurbishment - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- e. Holiday Aquatic Center Play Structure Refurbishment - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract

**7. New Business**

- a. All State Industrial Plat 3, 480 South 18<sup>th</sup> Street - Plat Property into Two Lots, One Outlot and One Street Lot - All State Investments, LC
  - 1. Resolution - Approval and Release of Final Plat
- b. Mills Crossing Plat 1, 5901 Mills Civic Parkway - Subdivide the Property into Seven Lots for Commercial Development - Hurd Mills, LLC
  - 1. Resolution - Approval and Release of Final Plat
- c. The Parkways, northwest corner of South Jordan Creek Parkway and Mills Civic Parkway - Subdivide Property into Five Lots for Commercial and Office Development, Two Outlots, and Four Street Lots - Hurd Parkways, LLC
  - 1. Resolution - Approval and Release of Final Plat

**8. Receive, File and/or Refer**

- a. Ashworth Road I-80 Corridor, generally located along Ashworth Road beginning west of I-80 east to Jordan Creek Parkway - Amend Comprehensive Plan Land Use Map and Zoning Map to Designate and Rezone Property to High Density Residential, Medium Density Residential, Office, Community Commercial, and Light Industrial - City Initiated (Refer to Plan and Zoning Commission)
- b. Cobb Property, 9450 Booneville Road - Consistency Zone approx. 12.7 acres from 'Unzoned' to Residential Single Family - City Initiated (Refer to Plan and Zoning Commission)
- c. Amendment to City Code - Title 9 (Zoning), Chapter 2 (Definitions) - Amend Definitions of Family to Comply with Code of Iowa - City Initiated (Refer to Plan and Zoning Commission)
- d. Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts) - Allow SIC 3843 (Dental Equipment and Supplies) as a Permitted Use in the Office District - Char Properties, LLC (Refer to Plan and Zoning Commission)
- e. West Des Moines Chamber of Commerce Memorandum Regarding Use of Economic Development Funds (Receive and File)

**9. Other Matters**

## **CITY COUNCIL WORKSHOP**

(immediately follows Council meeting)

1. Parks and Recreation Advisory Board
2. Nazarene/Walnut Creek Property
3. Other Matters

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.