

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** February 9, 2015

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

---

MAYOR .....	STEVEN K. GAER	CITY MANAGER.....	TOM HADDEN
COUNCILMEMBER AT LARGE .....	RICK MESSERSCHMIDT	CITY ATTORNEY.....	RICHARD SCIESZINSKI
COUNCILMEMBER AT LARGE .....	JIM SANDAGER	CITY CLERK.....	RYAN JACOBSON
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		

---

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**
  - a. Reserve Officer of the Year
  - b. Swearing in of Police Sergeants Daniel Jansen, Andrew Countryman, and Jacob Rolph
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of January 26, 2015 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Guttenburger's WDM 1, Inc. d/b/a Guttenburger's, 9250 University Avenue, Suite 116 and 117 - Class BW Permit with Sunday Sales - New
    2. Great Plain's Lodging VI, LLC, d/b/a Hilton Garden Inn West Des Moines, 205 South 64<sup>th</sup> Street - Class LB Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
    3. Hy-Vee, Inc., d/b/a Hy-Vee Food & Drugstore #3, 1725 Jordan Creek Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
    4. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - February 18, 2015
    5. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - February 25-26, 2015

- 6. Anything Improv, LLC, d/b/a The Last Laugh Comedy Theater, 1701 25<sup>th</sup> Street - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
- 7. Rogers Entertainment, Ltd., d/b/a Legends American Grill, 640 South 50<sup>th</sup> Street, Suite 2110 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
- d. Motion - Approval of Appointments:
  - 1. Board of Adjustment
  - 2. Civil Service Commission
- e. Motion - Approval of Amendment to Emerald Ash Borer Management Plan
- f. Motion - Approval to Purchase - Fire Department Class "A" Fire Engine
- g. Motion - Approval of Amendment No. 2 to Professional Services Agreement - 318 5<sup>th</sup> Street Building Renovation
- h. Resolution - Approval of Grant Application - Water Quality Initiative Targeted Demonstration Watershed Projects
- i. Resolution - Order Construction - Fox Creek Trunk Sewer - Phase I
- j. Resolution - Accept Work - 2014 Sump Pump Sewer Program
- k. Resolution - Establish Public Hearing - Issuance of \$3,680,000 General Obligation Urban Renewal Refunding Bonds
- l. Resolution - Approval of Professional Services Agreements - Law Enforcement Center Roof Investigation
  - 1. Design Alliance, Inc.
  - 2. System Works, LLC

**5. Old Business**

- a. Amendment to City Code - Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks, and Alleys), Section 8D (Official Street Name Map) - Approval to Include a Locational Prefix in the Name of Roadways Located South of the Raccoon River - City Initiated
  - 1. Ordinance - Approval of Third Reading and Final Adoption
- b. Amendment to City Code - Title 9 (Zoning), Chapter 2 (Rules and Definitions) and Chapter 6 (Commercial, Office and Industrial Zoning District) - Add a Definition for Antiques, Collectibles, and Flea Markets, Make Antiques a Permitted Use in the Neighborhood Commercial Zoning District, and Make Flea Markets a Permitted Use in the Regional Commercial District, the Community Commercial District, the Valley Junction Historic Business District, and the Warehouse Retail District with No Outdoor Displays - City Initiated
  - 1. Ordinance - Approval of Third Reading and Final Adoption
- c. Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District) and Chapter 10 (Performance Standards) - Amend SIC 7212 to Allow Cleaners with Limited Equipment in All Commercial, Office, and Industrial Zoning Districts and Add Language Identifying Specific Regulations and Requirements for Dry Cleaners with Equipment Operating Under SIC 7212- City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Tallyn's Reach (a/k/a Woodland Hills and Michael's Landing), southwest corner of Mills Civic Parkway and South 91<sup>st</sup> Street - Amend the Comprehensive Plan Land Use Designation and Zoning Allowed for the Western 9.54 acres of Tallyn's Reach PUD Parcels A and B from Office to Residential High Density for the Development of Senior Apartments - Calamar and Blue Forest Land Group (Continued from December 29, 2014 and January 12, 2015)
  - 1. Motion - Continue Public Hearing Indefinitely
  
- b. Majestic Oaks, generally located at the northwest corner of Stagecoach Drive and South 95<sup>th</sup> Street - Amend the Comprehensive Plan Land Use Map to Change the Land Use Designation of approximately 8 acres from Medium Density Residential to Single Family Residential and Rezone the Property from Unzoned to Single Family Residential Consistent with the Comprehensive Plan - City Initiated
  - 1. Resolution - Approval of Comprehensive Plan Amendment
  - 2. Ordinance - Approval of First Reading
  
- c. Issuance of \$9,100,000 Essential Corporate Purpose General Obligation Bonds - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- d. Issuance of \$700,000 General Corporate Purpose General Obligation Bonds (GCP-1) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- e. Issuance of \$700,000 General Corporate Purpose General Obligation Bonds (GCP-2) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- f. Issuance of \$700,000 General Corporate Purpose General Obligation Bonds (GCP-3) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- g. Issuance of \$700,000 General Corporate Purpose General Obligation Bonds (GCP-4) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- h. Issuance of \$700,000 General Corporate Purpose General Obligation Bonds (GCP-5) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- i. Issuance of \$200,000 General Corporate Purpose General Obligation Bonds (GCP-6) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  
- j. Alluvion Red Fiber Route - 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. Chick-fil-A, 4502 University Avenue - Construction of a 4,684 sq. ft. Drive-thru Restaurant and Parking Lot - Chick-fil-A
  - 1. Resolution - Approval of Site Plan
  
- b. Issuance of \$12,150,000 (Essential Corporate Purpose and General Corporate Purpose) General Obligation Bonds - City Initiated
  - 1. Resolution - Authorizing the Issuance and Levying a Tax
  
- c. Amendment to City Code - Title 7 (Public Ways and Property), Chapter 10 (Trees and Shrubs) - Amend Ordinance to Include Changes Needed Due to Emerald Ash Borer Management - City Initiated
  - 1. Ordinance - Approval of First Reading

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

- a. Amendment to City Code - Title 9 (Zoning), Various Chapters - Define and Establish Regulations for Brewery Tap Rooms - City Initiated (Refer to Plan and Zoning Commission)

**9. 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.

January 26, 2015

West Des Moines City Council Proceedings  
Monday, January 26, 2015

Mayor Steven K. Gaer opened the regularly scheduled meeting of the City Council of West Des Moines, Iowa, in the Council Chambers of the West Des Moines City Hall on Monday, January 12, 2015 at 5:30 PM. Council members present were: R. Messerschmidt, J. Mickelson, and K. Trevillyan.

City Clerk Ryan Jacobson stated staff is recommending the Council approve Items 4(o) Approval of Amendment No. 1 to Development Agreement - Project Alluvion and 4(p) Approval of Agreement for Design and Installation of Fiber Conduit - Project Alluvion with a condition that both agreements receive formal approval from Microsoft Corporation.

Council member Trimble arrived at 5:31 p.m. The attendance was re-taken. Council members present were: R. Messerschmidt, J. Mickelson, K. Trevillyan, and R. Trimble.

On Item 1. Agenda. It was moved by Messerschmidt, second by Trevillyan approve the agenda as amended.

Vote 15-019: Messerschmidt, Mickelson, Trevillyan, Trimble...4 yes  
Motion carried.

On Item 2. Public Forum:

Ed Ames, 308 6<sup>th</sup> Street, expressed concerns about the location of a pedestrian crossing sign and a fire hydrant in the middle of a sidewalk.

Council member Sandager arrived at 5:33 p.m. The attendance was re-taken. Council members present were: R. Messerschmidt, J. Mickelson, J. Sandager, K. Trevillyan, and R. Trimble.

Mayor Gaer asked staff to add Mr. Ames' concerns to the agenda for the next Public Works Subcommittee meeting.

On Item 3. Council/Manager/Other Entities Reports:

Police Chief Shaun LaDue introduced Officer Cody Jacobsen, who was then sworn in by Mayor Gaer.

Greg Edwards, President and CEO of the Greater Des Moines Convention and Visitors Bureau, gave an update on his organization's activities over the past year, stating they secured 768,947 inquiries from individuals interested in learning more about visiting Greater Des Moines and booked 16 new city-wide events, 38 new multi-property events, and 200 new single-property events. He noted that during FY 2013-14, the Greater Des Moines Convention and Visitors

January 26, 2015

Bureau provided \$135.6 million in economic impact for Greater Des Moines.

Laura Warner, Director of Sales at Marriott, stated she depends on the Greater Des Moines Convention and Visitors Bureau to fill her hotel, and asked that the City of West Des Moines continue to support it.

Chris Connolly, General Manager of the Iowa Events Center, expressed support for the Greater Des Moines Convention and Visitors Bureau and explained that the economic impact from large events reach West Des Moines even if they are held downtown, as visitors fill the hotels in West Des Moines.

Council member Trimble reported he attended a meeting of the Finance and Administration Subcommittee, where discussion was held on a potential design contract for updates to the former Human Services Building at 318 5<sup>th</sup> Street, the review process for hotel-motel tax fund recipients, and the possible purchase of two-year supply of vehicle fuel. He also attended a meeting of the Human Services Advisory Board, where it was reported that, during July to December 2014, the department served 179 new clients, provided 8,484 rides, served 1,958 households through the clothing closet, provided 182 households with emergency assistance, served 1,837 households through the food pantry, provided handyman services to 229 households, provided personal hygiene items to 1,684 households, provided holiday assistance to 169 households, and 136 individuals were served by the housing solutions program. He also noted the open house for the new Human Services facility will be held on February 5<sup>th</sup>.

Council member Messerschmidt reported he attended a meeting of the Public Works Subcommittee, where discussion was held on new ADA guidelines requiring sidewalks to widen every 200 feet to a width of five feet to allow for wheelchairs to turnaround. The subcommittee also discussed possible changes to the sidewalk program guidelines to emphasize safety more so than aesthetics.

Council member Sandager stated the Finance and Administration Subcommittee also discussed possible changes to the sidewalk program that would allow property owners to repair sidewalk cracks with caulking rather than requiring them to replace it.

Council member Trimble noted the Finance and Administration Subcommittee also discussed the possible elimination of an administrative fee and discussed that all the changes should be reviewed after a year to evaluate how they are going.

On Item 4. Consent Agenda.

Council members pulled Items 4(g)2 and 4(h) for discussion. It was moved by Sandager, second by Trimble to approve the consent agenda as amended.

a. Approval of Minutes of January 12, 2015 Meeting

January 26, 2015

- b. **Approval of Bill Lists**
- c. **Approval of Liquor Licenses:**
  - 1. **503 Restaurant & Night Club, LLC d/b/a 503 Restaurant, 1238 8th Street - Class LC Liquor License with Sunday Sales and Outdoor Service - New**
  - 2. **Big City Burgers & Greens, LLC, d/b/a Catering DSM, 7700 Mills Civic Parkway - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal**
  - 3. **HOA Hotels, LLC d/b/a Johnny's Italian Steakhouse, 6075 Mills Civic Parkway - Class LB Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal**
  - 4. **G P Sanchez, LLC d/b/a La Hacienda Mexican Restaurant - 4055 Westown Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - New**
  - 5. **St. Francis of Assisi Roman Catholic Church, 7075 Ashworth Road - 5-Day Class BW Permit - Effective February 5, 2015 - February 9, 2015**
  - 6. **Good Stuff, LLC, d/b/a Shotgun Betty's, 5535 Mills Civic Parkway, Suite 100 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal**
  - 7. **Boggs Properties, LLC d/b/a Sully's Irish Pub, 110 Grand Avenue - 5-Day Class LC Liquor License with Outdoor Service - Effective March 16, 2015 - March 20, 2014**
  - 8. **Old Market Ventures, LLC d/b/a Twin Peaks Restaurant, 4570 University Avenue - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal**
  - 9. **Waterfront Seafood Market, Inc. d/b/a Waterfront Seafood Market, 2900 University Avenue - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal**
  - 10. **Muldoon Enterprises LIC d/b/a WineStyles, 5515 Mills Civic Parkway, Suite 120 - Class BW Permit with Carryout Wine, Sunday Sales, and Outdoor Service - Renewal**
- d. **Approval of Extended Sound Permit - Sully's Irish Pub St. Patrick's Day Celebration - March 17, 2015**
- e. **Approval to Purchase - Two Year Supply of Vehicle Fuel**
- f. **Approval of Change Orders:**
  - 1. **5th Street Banner Pole Replacement Project, #2**
  - 2. **Library and Law Enforcement Center HVAC Improvements, #6**
- g. **Approval of Amendments to Professional Services Agreements:**
  - 1. **Library and Law Enforcement Center HVAC Improvements, #1**
- i. **Accept Work:**
  - 1. **Woodland Park Sewer Rehabilitation**
  - 2. **Exterior Lighting Retrofit - Law Enforcement Center and Public Works Building**
- j. **Establish Public Hearing - Issuance of \$12,800,000 Essential Corporate Purpose and General Corporate Purpose General Obligation Bonds**

January 26, 2015

- k. Approval of Economic Development Assistance Contract - Iowa Economic Development Authority and Merchant's Bonding Company
- l. Approval of Option to Purchase Phenix School Agreement
- m. Approval and Acceptance of Non-Interference Agreement, Irrevocable Offer of Dedication, and Sanitary Sewer Easement - 801 South 19th Street
- n. Acceptance of Public Improvements:
  - 1. Brownstones at Greenway Crossing Plat 8
  - 2. Galleria at Jordan Creek Plat 5, Lot 7
  - 3. Galleria at Jordan Creek Plat 12, Lots 1 and 2
- o. Approval of Amendment No. 1 to Development Agreement - Project Alluvion (with condition added that the agreement receives formal approval from Microsoft Corporation)
- p. Approval of Agreement for Design and Installation of Fiber Conduit - Project Alluvion (with condition added that the agreement receives formal approval from Microsoft Corporation)
- q. Order Construction - Alluvion Red Fiber Route
- r. Approval of Grant Application to United Way - West Des Moines Human Services Personal Skills Development Program

Vote 15-020: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 4(g)2 Approval of Amendment to Professional Services Agreement - 318 5th Street Building Renovation, #1

Council member Trevillyan stated he thought it was already determined that the City would take care of any structural or exterior repairs to the building and the West Des Moines Business Incubator would be responsible for any interior updates.

Council member Trimble explained the proposed amendment would have the architect come up with two possible interior update designs of varying cost and the Council could then decide how to proceed. He noted this amendment does not commit the City to pay for any interior updates to be completed.

Council member Trevillyan stated he doesn't understand why the City would pay for the architect to do this work if the City originally had no intention of updating the interior, and he doesn't feel it is appropriate to spend taxpayer money on interior updates for a usable building.

Linda Schemmel, Planner, reported the proposed amendment would provide information on possible interior updates, including cost estimates. She noted this information would be helpful even if the West Des Moines Business Incubator does not locate there.



January 26, 2015

Council member Trevillyan stated the building was sufficient for the Human Services Department's needs, so he doesn't believe any interior updates are needed for it to meet needs of the West Des Moines Business Incubator.

It was moved by Messerschmidt, second by Trimble to approve Item 4(g)2 Approval of Amendment to Professional Services Agreement - 318 5th Street Building Renovation, #1.

Vote 15-021: Messerschmidt, Mickelson, Sandager, Trimble.....4 yes  
Trevillyan ..... 1 no

Motion carried.

On Item 4(h) Adopt National Interoperability Channels for Westcom and City of West Des Moines

Council member Trimble inquired about the purpose of this resolution.

Jeff Dumermuth, Chief of Emergency Medical and Communication Services, responded the State of Iowa has asked all 911 boards to adopt this resolution. He noted Westcom has already been following these guidelines for several years, so this is truly a formality.

It was moved by Trimble, second by Messerschmidt to approve Item 4(h) Adopt National Interoperability Channels for Westcom and City of West Des Moines.

Vote 15-022: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 5(a) Amendment to City Code - Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks, and Alleys), Section 8D (Official Street Name Map) - Approval to Include a Locational Prefix in the Name of Roadways Located South of the Raccoon River, initiated by the City of West Des Moines

James Patten, 1471 Army Post Road, expressed opposition to the proposed locational prefixes, stating City staff have acknowledged that there is no issue at this time but this amendment is intended to solve an issue that is anticipated to arise at some point in the future. He expressed he would prefer to have the street names left as-is until an issue actually arises.

Lee Fisher, 1515 Army Post Road, expressed opposition to the proposed locational prefixes, stating it could create confusion because the address numbers on the "SE" streets would increase as you go west, which is opposite from how most people would expect. He also noted that Google maps already has multiple street names shown for Army Post Road, as a result of multiple name changes over the years, so changing it again to add a locational prefix could create further confusion.

January 26, 2015

Jim Hawkins, 2195 South 4<sup>th</sup> Street, expressed opposition to the proposed locational prefixes, stating he doesn't believe it is needed to help public safety personnel quickly identify in what part of town their destination is. He suggested the City should wait and allow the issue to be solved by technological advances.

Jeff Stone, 1635 Walnut Woods Drive, state he is requesting an exemption from the locational prefix amendment for Walnut Woods Drive, as he believes the street name is widely known to be south of the river, therefore the locational prefix is not necessary. He noted 22 of the 24 property owners on Walnut Woods Drive signed a petition in support of this request, and the other two only did not sign because they were unavailable.

Mr. Patten stated he was not aware the City would entertain petitions for exemption, but he would like to have an opportunity to petition that Army Post Road be exempted from the locational prefix amendment as well.

It was moved by Messerschmidt, second by Trimble to consider the second reading of the ordinance.

Council member Trimble acknowledged that the locational prefix amendment would create an inconvenience for the residents, but since this relates to a public safety issue, he supports the recommendation of the public safety personnel.

Council member Sandager stated he has not been convinced the locational prefixes would get public safety vehicles to their destinations more quickly, so he believes the public confusion that would be created by this amendment surpasses any potential public safety benefit.

Council member Trevillyan stated that a person driving on Iowa Highway 28, seeking an address on SE Pine Avenue in West Des Moines, would reach the intersection of SW Pine Avenue in Des Moines and would then have to turn west to reach SE Pine Avenue. He believes this is an example of how the locational prefixes will create wayfinding issues. He expressed concerns that the Council listened to the residents along Grand Avenue regarding their concerns with the Grand Avenue Improvements Phase 6 project, and now he feels like the Council is not listening to the residents' concerns on this issue.

Council member Messerschmidt stated, based on growth projections for the area south of the Raccoon River, he believes the change needs to be made at this time before the area becomes more developed and more property owners are affected by the change.

Vote 15-023: Messerschmidt, Mickelson, Trimble.....3 yes  
Sandager, Trevillyan ..... 2 no

Motion carried.

The City Clerk read the preamble to the ordinance.

January 26, 2015

It was moved by Messerschmidt, second by Trimble to approve the second reading of the ordinance.

Vote 15-024: Messerschmidt, Mickelson, Trimble.....3 yes  
Sandager, Trevillyan ..... 2 no

Motion carried.

On Item 5(b) Amendment to City Code - Title 9 (Zoning), Chapter 2 (Rules and Definitions) and Chapter 6 (Commercial, Office and Industrial Zoning District) - Add a Definition for Antiques, Collectibles, and Flea Markets, Make Antiques a Permitted Use in the Neighborhood Commercial Zoning District, and Make Flea Markets a Permitted Use in the Regional Commercial District, the Community Commercial District, the Valley Junction Historic Business District, and the Warehouse Retail District with No Outdoor Displays, initiated by the City of West Des Moines

Mayor Gaer noted some of the definitions contained in the ordinance have been changed to make them clearer, addressing the concerns expressed by Mr. Christiani at the January 12<sup>th</sup> Council meeting.

It was moved by Trimble, second by Sandager to consider the second reading of the ordinance.

Vote 15-025: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the second reading of the ordinance.

Vote 15-026: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 5(c) 2013 Sidewalk Improvement Program - Phase I, initiated by the City of West Des Moines

It was moved by Sandager, second by Trimble to adopt Resolution - Approval of Final Plat and Schedule of Assessments.

Vote 15-027: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(a) Mayor Gaer indicated this was the time and place for a public hearing to consider Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District) and Chapter 10 (Performance Standards) - Amend SIC 7212 to Allow Cleaners

January 26, 2015

with Limited Equipment in All Commercial, Office, and Industrial Zoning Districts and Add Language Identifying Specific Regulations and Requirements for Dry Cleaners with Equipment Operating Under SIC 7212, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 9, 2015 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 5-0, with two members absent, the Plan and Zoning Commission recommended City Council approval of the City Code amendment.

Mayor Gaer asked if there were any public comments.

Jeremy Christiani, 1100 50<sup>th</sup> Street, Unit 1102, expressed opposition to the proposed City Code amendment, citing concerns about potential health risks related to dry cleaning chemicals.

Mayor Gaer asked if there were any additional public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Trimble to consider the first reading of the ordinance.

Council member Trimble stated this ordinance was reviewed by the Fire Department and restrictions were included to ensure the health and safety of the public.

Vote 15-028: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the first reading of the ordinance.

Vote 15-029: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(b) Mayor Gaer indicated this was the time and place for a public hearing to consider South 88th Street Improvements - Booneville Road to Sugar Creek Drive, initiated by the City of West Des Moines (Continued from January 12, 2015). He asked for the date the notice was published and the City Clerk indicated the notice was published on January 3, 2015 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated one correspondence was received and was included with the Council communication.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Messerschmidt to adopt Resolution - Approval of Acquisition of Agricultural Property.

January 26, 2015

Vote 15-030: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(c) Mayor Gaer indicated this was the time and place for a public hearing to consider Grand Avenue Tree Cutting, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 16, 2015 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to J. Pettiecord, Inc.

Council member Trevillyan inquired why only one bid was received.

Duane Wittstock, City Engineer, responded three prospective bidders had expressed interest and staff was surprised that only one of them actually submitted a bid. He noted the one bid received was well below the estimate.

Council member Trimble requested that staff communicate with the contractor to make sure there aren't more trees cut down than necessary.

Mr. Wittstock stated staff will communicate with the contractor and conduct a walk-through on site before the work is started.

Vote 15-031: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 7(a) Willow Creek Baptist Church, 720 Army Post Road - Deferral of Installation of Sidewalks and Streetlights, initiated by Willow Creek Baptist Church

It was moved by Sandager, second by Trimble to adopt Resolution - Approval of Various Deferrals, subject to the applicant complying with all applicable City Code requirements and the following conditions of approval:

1. The City Council granting a deferral for the installation of public sidewalks adjacent to the applicant's property along the east side of S8th Street (approximately 700 linear feet) until such time that development occurs on either side (north or south) of the Church property, unless otherwise required to be installed per City direction as part of any of the following:
  - The City's Sidewalk Improvement Program;

January 26, 2015

- For pedestrian safety reasons; or
  - In conjunction with the development of any portion of the remainder of the property, excluding construction of parking additions which shall not trigger installation of the sidewalks along S8th Street.
2. The City Council granting a deferral of the installation of streetlights adjacent to the applicant's property along the east side of S8th Street, until such time that the City directs installation as part of any of the following:
- A City Improvement Program;
  - At the order of the City Council;
  - For safety reasons; or
  - When streetlights are installed along that portion of S8th Street between existing Pine Ave and Army Post Road.

Vote 15-032: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 7(b) Teamsters Local #238 (Police) - Contract July 1, 2015 thru June 30, 2018, initiated by the City of West Des Moines and Teamsters Local #238

It was moved by Sandager, second by Trimble to adopt Resolution - Approval of Contract.

Vote 15-033: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 8(a) Maple Grove West, generally the northeast corner of 98th Street and Larchwood Drive - Amend the Maple Grove West PUD, Parcel B to Modify Requirements for Setbacks, Buffers, and Architecture - Caliber Iowa - Referred to Plan and Zoning Commission

On Item 8(b) Majestic Oaks, generally located at the northwest corner of Stagecoach Drive and South 95th Street - Rezone Property from Unzoned to Single Family Residential Consistent with the Comprehensive Plan - City Initiated - Referred to Plan and Zoning Commission

On Item 9 - Other Matters: none

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

---

Ryan T. Jacobson, CMC  
City Clerk

January 26, 2015

ATTEST:

---

Steven K. Gaer, Mayor

**CITY OF WEST DES MOINES  
CITY COUNCIL ACTION ITEM**

The following list(s) of municipal expenditures, all of which have been reviewed and authorized by the respective departments as being justified and properly due and the listing of which have been prepared by Finance departmental staff are being submitted to the City Council for approval:

Regular Bi-Weekly Claims	02/05/2015		\$855,503.65
	Claim Listing Date		Total \$ Amount
EFT Claims	02/05/2015		\$165,862.38
	Claim Listing Date		Total \$ Amount
Control Pay	02/05/2015		\$100,770.54
	Claim Listing Date		Total \$ Amount
End of Month	01/30/2015		\$29,071.43
	Claim Listing Date		Total \$ Amount
Manual Check	02/05/2015		\$229,988.91
	Claim Listing Date		Total \$ Amount

Approved by the West Des Moines City Council this 9th day of February 2015

\_\_\_\_\_  
Tim Stiles, Finance Director

\_\_\_\_\_  
Tom Hadden, City Manager

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan Jacobson, City Clerk

Finance and Administration Committee acknowledgement of disbursement of expenditures:

\_\_\_\_\_  
Russ Trimble, Councilmember

\_\_\_\_\_  
Jim Sandager, Councilmember

\_\_\_\_\_  
John Mickelson (alternate)



FINANCIAL SYSTEM  
02/05/2015 15:27:56

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
29059	ABDULLAH/MUHAMMAD	177549	02/09/15	150.00
29748	ABELLING/BRIAN	177550	02/09/15	300.00
24061	ADP SCREENING & SELECTIO	177551	02/09/15	14.65
28835	AGNEW/JOSALYNN	177552	02/09/15	1,185.60
00700	AHJERS & COONEY	177553	02/09/15	29,536.66
25407	AIR CLEANING TECHNOLOGIE	177554	02/09/15	565.75
27794	ALADTEC, INC.	177555	02/09/15	1,395.00
29425	ALLEN HENDERSON & ASSOCI	177556	02/09/15	480.00
29128	ALLIANCE CONNECT	177557	02/09/15	119.00
.09803	ALLIANCE TECHNOLOGIES	177558	02/09/15	150.00
01201	AMERICAN PLANNING ASSN	177559	02/09/15	414.00
29314	AMERICAN SECURITY CORP	177560	02/09/15	980.00
28391	ANGELES/FABIAN	177561	02/09/15	61.25
27857	ATE T MOBILITY	177562	02/09/15	66.26
02050	BAKER ELECTRIC	177563	02/09/15	75.00
29716	BALDWIN/RYAN	177564	02/09/15	200.00
25207	BEGLEY/JOHN	177565	02/09/15	132.00
29746	BLUELIVE ENTERPRISES	177566	02/09/15	4,250.00
29508	BOLTON & MENK INC	177567	02/09/15	10,669.75
22371	BONNIE'S BARRICADES	177568	02/09/15	6,410.74
28011	BOUND TREE MEDICAL, LLC.	177569	02/09/15	117.70
29210	BOWEN/GARY	177570	02/09/15	6,426.85
03220	BREWICK/MARK	177571	02/09/15	3,000.00
27429	BROCKWAY MECHANICAL & RO	177572	02/09/15	143.18
28955	BRYAN/ALICE	177573	02/09/15	1,225.61
.09800	BUELOW/BETH	177574	02/09/15	87.50
27960	CALHOUN-BURNS & ASSOCIATE	177575	02/09/15	54.00
29355	CAPITOL CITY CONSTRUCTIO	177576	02/09/15	13,250.46
04250	CARPENTER UNIFORM CO	177577	02/09/15	6,000.00
23644	CENTRAL IOWA HOSPITAL CO	177578	02/09/15	4,239.93
25445	CENTURY LINK	177579	02/09/15	1,365.00
19700	CENTURY LINK	177580	02/09/15	260.53
19754	CENTURY LINK	177581	02/09/15	4,625.97
28867	CERTIFIED POWER INC	177582	02/09/15	52,292.60
.09756	CHADWICK/JOANN	177583	02/09/15	82.89
29700	CHRIST/NICOLE	177584	02/09/15	155.82
24263	CHRISTIANI'S CATERING IN	177585	02/09/15	495.00
04950	CITY OF DES MOINES	177586	02/09/15	4,490.40
05050	CITY OF URBANDALE	177587	02/09/15	125.32
25629	CITY OF WAUKEE	177588	02/09/15	37.23
05350	CLIVE POWER EQUIPMENT	177589	02/09/15	29,645.25
28292	COBY/JENNIFER	177590	02/09/15	143.68
25466	COMMERCIAL APPRAISERS OF	177591	02/09/15	21.85
.09807	COMMUNICATION SOLUTIONS	177592	02/09/15	7,425.00
28056	CONTINUUM RETAIL ENERGY	177593	02/09/15	109.00
27403	CONTRACTOR SALES & SERVIT	177594	02/09/15	19,297.97
05885	CORELL CONTRACTOR, INC.	177595	02/09/15	401.63
		177596	02/09/15	30,851.44

FINANCIAL SYSTEM  
02/05/2015 15:27:56

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
28328	CORPORATE CLEANING OF IO	177597	02/09/15	340.00
27442	CORY/TARRY	177598	02/09/15	200.00
27845	COX/RANDY	177599	02/09/15	16.59
06400	CRONK/MARGARET	177600	02/09/15	150.17
06550	CUSTOM AWARDS	177601	02/09/15	114.50
27867	DALLAS COUNTY RECORDER	177602	02/09/15	314.00
02850	DE LAGE LANDEN	177603	02/09/15	4,362.60
07080	DELTA DENTAL OF IOWA	177604	02/09/15	2,392.50
07450	DES MOINES IRON AND SUPP	177605	02/09/15	15.85
29728	DES MOINES STAMP MFG CO	177606	02/09/15	245.67
07840	DILLARD/CARLOS	177607	02/09/15	150.00
26075	DMACC	177608	02/09/15	45.00
29492	DOHERTY'S FLOWERS	177609	02/09/15	75.67
29710	DOWLING/CONNIE	177610	02/09/15	522.50
08530	DXP ENTERPRISES INC	177611	02/09/15	466.86
09754	ELECTRICAL ENGINEERING &	177612	02/09/15	203.60
27708	ELMER STEARNS ESTATE	177613	02/09/15	100.12
26083	EMS TECHNOLOGY SOLUTIONS	177614	02/09/15	459.00
09796	EMSLRC	177615	02/09/15	68.00
27012	FAMILY PROMISE	177616	02/09/15	328.00
29238	FASTENAL COMPANY	177617	02/09/15	821.42
22232	FEXSTEVE LIMITED COMPANY	177618	02/09/15	13,140.00
09797	FIREHOUSE MAGAZINE	177619	02/09/15	125.00
09795	FONTANA/ROCKY	177620	02/09/15	14.00
09801	FORKLIFTS OF DES MOINES	177621	02/09/15	127.65
29603	GANNON ROOFING	177622	02/09/15	1,571.06
28746	GARLAND'S INC	177623	02/09/15	89.10
27895	GBA SYSTEMS INTEGRATORS,	177624	02/09/15	4,500.00
10800	GOLDEN CIRCLE BUSINESS S	177625	02/09/15	25.00
25301	GRAYBAR ELECTRIC CO INC	177626	02/09/15	34.98
10950	GREIFZU/DAREIL	177627	02/09/15	66.13
25728	GRIMES ASPHALT & PAVING	177628	02/09/15	445.30
28679	GRIMES ASPHALT & PAVING	177629	02/09/15	10,491.80
11300	HAHN/JENNIFER	177630	02/09/15	1,229.07
29559	HATFIELD/CARLE	177631	02/09/15	1,132.00
09802	HAWKEYE TRUCK EQUIPMENT	177632	02/09/15	2,051.27
24065	HAWKINS/JENNIFER	177633	02/09/15	1,610.00
25706	HEALTH COMMUNICATIONS, I	177634	02/09/15	498.26
29699	HEINRICH/LINDA	177635	02/09/15	206.25
23611	HOME DEPOT CREDIT SERVIC	177636	02/09/15	154.69
09799	HOME INC.	177637	02/09/15	11,393.00
09806	HUGHES/JORDYN	177638	02/09/15	198.00
22018	HYATT AT OLIVE 8	177639	02/09/15	131.34
28937	I.S.C.I.A.	177640	02/09/15	974.88
27486	IAAL/IOWA CHAPTER	177641	02/09/15	150.00
	ILLINOIS FIRE STORE	177642	02/09/15	30.00
	INSIGHT PUBLIC SECTOR	177643	02/09/15	199.95
		177644	02/09/15	155,570.17

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
29312	IOWA ECONOMIC	177645	02/09/15	3,000.00
26243	IOWA FIRE MARSHALS ASSOC	177646	02/09/15	25.00
23544	IOWA INTERSTATE RAILROAD	177647	02/09/15	394.68
13158	IOWA STATE UNIVERSITY-FI	177648	02/09/15	100.00
13200	IOWA TITLE CO	177649	02/09/15	400.00
13200	IOWA TITLE CO	177650	02/09/15	450.00
28265	JACK DELEON CONSTRUCTION	177651	02/09/15	2,000.00
22184	JIM'S JOHNS	177652	02/09/15	1,500.00
29749	JOHNSON/BRADY	177653	02/09/15	660.00
09798	JOHNSON/JAMIE	177654	02/09/15	175.00
27078	JONES/BRENT	177655	02/09/15	5.45
28906	JORDAN CREEK ANIMAL HOSP	177656	02/09/15	150.00
29529	KABEL BUSINESS SERVICES	177657	02/09/15	50.26
09804	KEPPERS, INC	177658	02/09/15	1,237.30
13725	KENNY AND GYL CO	177659	02/09/15	10.00
28121	KINKADE/DENTISE	177660	02/09/15	547.00
29717	KIRK/THOMAS	177661	02/09/15	50.00
28301	KLAHN/RICHARD	177662	02/09/15	150.00
29719	KRUGER/BLAKE	177663	02/09/15	132.00
28536	KUM & GO I.C.	177664	02/09/15	75.00
23769	LACINA/WENDY	177665	02/09/15	300.00
27871	LASER RESOURCES	177666	02/09/15	594.00
29517	LEXISNEXIS	177667	02/09/15	2,853.08
25370	LEXISNEXIS RISK DATA MNG	177668	02/09/15	350.00
28653	LOVE'S TRAVEL STOPS & CO	177669	02/09/15	34.05
23820	LOWE'S COMPANIES, INC.	177670	02/09/15	51.54
28610	LT LEON ASSOCIATES, INC	177671	02/09/15	1,555.90
26065	MACDONALD LETTER SERVICE	177672	02/09/15	4,550.00
25789	MAFUCCI/JENNIFER	177673	02/09/15	1,304.80
22275	MANKLE/BRUCE	177674	02/09/15	460.00
28412	MARTIN/JOSEPH	177675	02/09/15	70.56
28722	MARTIN/TYLER	177676	02/09/15	75.00
27943	MATHEWS/SUSAN	177677	02/09/15	75.00
27502	MED ALLIANCE GROUP, INC.	177678	02/09/15	18.00
26066	MEDIACOM	177679	02/09/15	514.74
14900	MENARDS	177680	02/09/15	11.47
29322	MERCEDES-BENZ OF DES MOI	177681	02/09/15	1,231.95
29208	MERCY WEST PHARMACY	177682	02/09/15	349.71
29537	METALOGIX INTERNATIONAL	177683	02/09/15	1,206.05
27843	MICRO-TEL CENTER	177684	02/09/15	4,080.00
13030	MIDAMERICAN ENERGY	177685	02/09/15	1,380.00
13027	MIDAMERICAN CLIVE-WDM TL	177686	02/09/15	102,637.70
13029	MIDAMERICAN-WDM-WAUKEE T	177687	02/09/15	409.26
26340	MIDWEST BREATHING AIR L.	177688	02/09/15	24.36
09808	MIDWEST DJ'S LLC	177689	02/09/15	564.45
15374	MILLER/TERP	177690	02/09/15	1,699.00
09043	MIMI'S CAFE	177691	02/09/15	72.73
		177692	02/09/15	422.50

FINANCIAL SYSTEM  
02/05/2015 15:27:56

CITY OF WEST DES MOINES IOWA  
GL540R-V07.27 PAGE 4

BANK VENDOR

CHECK# DATE AMOUNT

1NAT FIRST NATIONALBANK

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT
23492	MOTOROLA	177693	02/09/15	413.10
23492	MOTOROLA	177694	02/09/15	162,057.22
28398	MTI DISTRIBUTING, INC.	177695	02/09/15	1,388.91
25307	MURPHY TRACTOR & EQUIPME	177696	02/09/15	303.04
29171	NINTH BRAIN	177697	02/09/15	543.00
29727	O'BRIEN/DARREN	177698	02/09/15	75.00
29745	ON THE SPOT CLEANING	177699	02/09/15	1,812.65
29751	OPENGOV, INC	177700	02/09/15	8,500.00
28360	OPTIMUM DATA, INC.	177701	02/09/15	3,429.78
28438	OWENS & MINOR	177702	02/09/15	1,232.49
28970	PALMER GROUP	177703	02/09/15	1,654.80
29733	PARKER/SATONIVUS	177704	02/09/15	150.00
29335	PATTON/CHRIS	177705	02/09/15	150.00
29396	PAUL/DEBORAH	177706	02/09/15	45.00
29012	PEAK SOFTWARE SYSTEMS	177707	02/09/15	3,876.00
25005	PERRY/MELANIE	177708	02/09/15	255.92
09650	PETTY CASH	177709	02/09/15	638.36
16370	PHILLIPS 66 CO	177710	02/09/15	23.99
.09752	PHYLLIS KAE YAW ESTATE	177711	02/09/15	151.87
25348	POLK COUNTY EMERGENCY MG	177712	02/09/15	11,249.75
03300	POLK COUNTY RECORDER	177713	02/09/15	144.00
27661	PROVANTAGE LLC	177714	02/09/15	46.85
28197	QUALITY TRAFFIC CONTROL,	177715	02/09/15	1,957.50
28007	RADIOTRONICS, INC	177716	02/09/15	168.00
29540	RAHE/ALAN	177717	02/09/15	150.00
24845	RAY ALLEN MANUFACTURING	177718	02/09/15	241.94
29297	RED WING SHOE STORE	177719	02/09/15	182.75
29431	RELIABLE PROPERTY SERVIC	177720	02/09/15	9,281.14
25260	RESERVE ACCOUNT	177721	02/09/15	4,000.00
27811	ROYER/KATIE	177722	02/09/15	132.00
28309	SCHROEDER/CURT	177723	02/09/15	322.15
28472	SECURITY EQUIPMENT CORP	177724	02/09/15	564.00
24711	SKOLD DOOR & FLOOR CO.	177725	02/09/15	511.85
18430	SOCIETY OF LAND SURVEYOR	177726	02/09/15	275.00
27422	SPRINT	177727	02/09/15	369.04
.09750	STAINBROOK/LOUISE	177728	02/09/15	141.95
22345	STATE OF IOWA	177729	02/09/15	850.00
29657	STEIMEL/MICHAEL	177730	02/09/15	330.00
29708	STEIN/BEN	177731	02/09/15	375.00
.09747	STUDENTRND	177732	02/09/15	1,000.00
28433	SWINTON/ASHLEE	177733	02/09/15	1,323.75
29541	SWISHER/MARK	177734	02/09/15	138.00
28440	TASC	177735	02/09/15	72.00
.09226	TATE/PEARL	177736	02/09/15	100.00
29452	TRAFFIC CONTROL CORP	177737	02/09/15	2,022.28
22022	TRIPLETT OFFICE ESSENTIA	177738	02/09/15	210.60
29288	TRIZETTO PROVIDER SOLUTTI	177739	02/09/15	190.40
25814	ULTRAMAX	177740	02/09/15	2,926.00

FINANCIAL SYSTEM  
02/05/2015 15:27:56

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
22286	UNDERGROUND COMPANY/THE	177741	02/09/15	1,235.00
83413	UNITED PARCEL SERVICE	177742	02/09/15	33.19
27497	UNITYPOINT CLINIC	177743	02/09/15	100.00
29279	UPS STORE/THE	177744	02/09/15	53.45
19960	UTILITY EQUIPMENT CO	177745	02/09/15	156.25
20250	VEENSTRA & KIMM INC	177746	02/09/15	168.00
20250	VEENSTRA & KIMM INC	177747	02/09/15	571.50
20250	VEENSTRA & KIMM INC	177748	02/09/15	6,835.07
20250	VEENSTRA & KIMM INC	177749	02/09/15	136.10
19725	VERIZON WIRELESS	177750	02/09/15	3,193.21
29220	VISION SERVICE PLAN	177751	02/09/15	1,251.11
.09748	VIVID IMAGES	177752	02/09/15	1,567.50
27860	VOLTMER, INC.	177753	02/09/15	3,189.70
29750	WARNER/STEVE	177754	02/09/15	3,000.00
28646	WASTE MANAGEMENT OF IOWA	177755	02/09/15	60.00
27620	WAYNE DENNIS SUPPLY CO.	177756	02/09/15	65.90
27878	WEATHERALL/CRAIG	177757	02/09/15	144.49
25964	WELLS FARGO BANK	177758	02/09/15	375.00
.09805	WELLS FARGO BANK, N.A.	177759	02/09/15	150.00
29050	WEX BANK	177760	02/09/15	1,783.17
28754	WIXTED INC.	177761	02/09/15	1,360.36
29323	WOLFE/DON	177762	02/09/15	385.64
24521	WOODS/DOUGLAS	177763	02/09/15	138.23
.09751	WPS MEDICARE PART B WPS	177764	02/09/15	294.75
26820	YEAGER/LE MAR	177765	02/09/15	1,801.00
21800	ZIEGLER INC	177766	02/09/15	5,391.79

FIRST NATIONALBANK  
855,503.65

\*\*\*

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
90023	ARNOLD MOTOR SUPPLY,LLP	8420	02/09/15	728.11
90068	BAUER BUILT	8421	02/09/15	462.04
90172	BAYLESS/RON	8422	02/09/15	150.00
90029	BROWN TRAFFIC PRODUCTS	8423	02/09/15	2,548.00
90073	BRUETT/RANDY	8424	02/09/15	2,528.00
90015	EMC RISK SERVICES	8425	02/09/15	21,709.25
90161	FARRAND/GLENN	8426	02/09/15	225.00
90010	FOH INFRASTRUCTURE & EN	8427	02/09/15	60,785.15
90010	FOH INFRASTRUCTURE & EN	8428	02/09/15	28,445.00
90173	GERNES/AARON	8429	02/09/15	3,852.54
90065	KECK,INC.	8430	02/09/15	150.00
90148	KELTEK INC	8431	02/09/15	16,617.43
90100	LAIDLAW JR./WILLIAM L	8432	02/09/15	31.92
90006	MCCLURE ENGINEERING COMP	8433	02/09/15	743.34
90006	MCCLURE ENGINEERING COMP	8434	02/09/15	217.15
90087	MIDWEST WHEEL	8435	02/09/15	10,025.00
90088	NORTHLAND PRODUCTS	8436	02/09/15	13,847.50
90163	PENNING/RYAN	8437	02/09/15	399.81
90118	SHIELDS/CHARLES	8438	02/09/15	723.85
90009	VAN GENDEREN/ROD	8439	02/09/15	150.00
90002	WEST BANK, HUMAN SVCS	8441	02/09/15	150.00
90174	WILKINS/CHRIS	8442	02/09/15	75.00
90128	WITGRAF/JASON	8443	02/09/15	3,015.59
		8444	02/09/15	225.00
				57.50
FIRST NATIONALBANK				165,862.38

\*\*\*

FINANCIAL SYSTEM  
02/05/2015 15:28:02

CITY OF WEST DES MOINES IOWA  
GL540R-V07.27 PAGE 1

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
70232	A TEAM APPAREL	177509	02/09/15	372.00
70018	ABC ELECTRICAL CONTRACTO	177510	02/09/15	1,407.27
70018	ABC ELECTRICAL CONTRACTO	177511	02/09/15	13,326.37
70018	ABC ELECTRICAL CONTRACTO	177512	02/09/15	759.79
70216	ADVENTURE LIGHTING	177513	02/09/15	1,650.36
70158	ADVENTURE LIGHTING	177514	02/09/15	148.90
70017	ARMARK UNIFORM SERVICES	177515	02/09/15	1,387.34
70019	CAPITAL SANITARY SUPPLY	177516	02/09/15	2,042.18
70117	CORN STATES METAL	177517	02/09/15	90.00
70083	DES MOINES ASPHALT & PAV	177518	02/09/15	4,338.48
70009	DES MOINES REGISTER MEDI	177519	02/09/15	19.93
70067	ELECTRONIC ENGINEERING	177520	02/09/15	4,036.18
70020	EXCEL MECHANICAL, INC.	177521	02/09/15	6,028.72
70068	FIELD FIRE	177522	02/09/15	66.50
70039	FREEDOM TIRE	177523	02/09/15	450.84
70161	G&L CLOTHING	177524	02/09/15	931.57
70153	GALLS LLC	177525	02/09/15	601.72
70146	GAMETIME	177526	02/09/15	182.60
70052	GREAT AMERICAN OUTDOOR &	177527	02/09/15	30.95
70090	IMAGETEK, INC	177528	02/09/15	6,566.25
70028	INGERSOLL-RAND CO	177529	02/09/15	6,225.63
70244	IOWA METHODIST OCCUPATIO	177530	02/09/15	1,917.09
70072	JOHNSTONE SUPPLY	177531	02/09/15	24.25
70078	KUSTOM SIGNALS, INC	177532	02/09/15	258.35
70242	METRO WASTE AUTHORITY	177533	02/09/15	37,782.05
70063	MTD-IOWA SALES CO	177534	02/09/15	115.00
70107	MID-IOWA SOLID WASTE EQU	177535	02/09/15	601.83
70076	O'REILLY AUTOMOTIVE, INC	177536	02/09/15	44.43
70170	PRAXAIR	177537	02/09/15	1,349.29
70189	PRIORITY DISPATCH	177538	02/09/15	351.00
70241	ROCKMOUNT RESEARCH ALLOY	177539	02/09/15	807.10
70171	SANDRY FIRE SUPPLY LLC	177540	02/09/15	695.74
70113	SECURITY EQUIPMENT INC	177541	02/09/15	1,910.40
70026	SENSAPHONE	177542	02/09/15	1,637.35
70089	STIVERS FORD	177543	02/09/15	2,407.95
70133	STRYKER SALES CORPORATIO	177544	02/09/15	5,294.60
70051	THOMAS BUS SALES OF IOWA	177545	02/09/15	14.56
70037	WORLDPOINT ECC, INC.	177546	02/09/15	1,043.70
70002	WRIGHT OUTDOOR SOLUTIONS	177547	02/09/15	333.00
	ZOLL MEDICAL	177548	02/09/15	519.27
FIRST NATIONALBANK				100,770.54

\*\*\*

FINANCIAL SYSTEM  
02/02/2015 10:49:07

CITY OF WEST DES MOINES IOWA  
GL540R-V07.27 PAGE 1

BANK VENDOR

Check Register

1NAT FIRST NATIONALBANK

CHECK# DATE AMOUNT

25595 COMMERCE BANK  
FIRST NATIONALBANK

900044 01/30/15 29,071.43  
29,071.43

\*\*\*



FINANCIAL SYSTEM  
01/30/2015 11:11:30

CITY OF WEST DES MOINES IOWA  
GL540R-V07.27 PAGE 1

BANK VENDOR

CHECK# DATE AMOUNT

1NAT FIRST NATIONALBANK

:09755 OLSON/CHAD  
28720 STATE SAVINGS BANK

139608 01/30/15 300.00  
139609 01/30/15 14,955.04

FIRST NATIONALBANK

15,255.04

\*\*\*

FINANCIAL SYSTEM  
01/27/2015 14:24:49

CITY OF WEST DES MOINES IOWA  
GL540R-V07.27 PAGE 1

BANK VENDOR

CHECK# DATE AMOUNT

1NAT FIRST NATIONALBANK

24822 WELLMARK BLUDE CROSS

800555 01/29/15 88,386.90

FIRST NATIONALBANK

88,386.90

\*\*\*

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Approval of Liquor Licenses

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** None

**BACKGROUND:** In accordance with the Iowa Code Section 123.1 and the West Des Moines City Code Title 3, Business and Licensing, Chapter 2, Beer and Liquor Control, the following licenses have been investigated and reviewed by the WDM Police Department and, when necessary, by Building Inspection and/or Fire Department staff, and are presented to the City Council for approval. Copies of license applications are available, for your review, in the Office of the City Clerk.

1. Guttenburger's WDM 1, Inc. d/b/a Guttenburger's, 9250 University Avenue, Suite 116 and 117 - Class BW Permit with Sunday Sales - New
2. Great Plain's Lodging VI, LLC, d/b/a Hilton Garden Inn West Des Moines, 205 South 64th Street - Class LB Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
3. Hy-Vee, Inc., d/b/a Hy-Vee Food & Drugstore #3, 1725 Jordan Creek Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
4. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - February 18, 2015
5. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - February 25-26, 2015
6. Anything Improv, LLC, d/b/a The Last Laugh Comedy Theater, 1701 25th Street - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
7. Rogers Entertainment, Ltd., d/b/a Legends American Grill, 640 South 50th Street, Suite 2110 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Motion to approve the issuance of liquor licenses in the City of West Des Moines.

**Lead Staff Member:** Ryan T. Jacobson, City Clerk *RTJ*

**STAFF REVIEWS**

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Approval of Appointment - Board of Adjustment

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** None

**BACKGROUND:**

Jennifer Drake has served on the Board of Adjustment since 2010 but does not wish to be re-appointed when her term expires on March 31, 2015. The Mayor and City Council thank her for her service to the community. Mayor Gaer would like to appoint Claire Celsi to serve on the Board of Adjustment for a five-year term with an expiration of March 31, 2020.

Claire Celsi

4400 E.P. True Parkway, Unit 52

554-6754 (h)

**OUTSTANDING ISSUES (if any):** None

**RECOMMENDATION:**

Approval of appointment of Claire Celsi to the Board of Adjustment.

**Lead Staff Member:** Ryan T. Jacobson, City Clerk *RTJ*

**STAFF REVIEWS**

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split



Please indicate below the reasons why you would like to be appointed to a Board or Commission and any specific skills or experience that you believe support your application.

My skillsets in public relations and marketing would be an asset to any board, and my ability to listen and help groups reach a consensus would also be beneficial. I also have a background in economic and community development through clients I've worked with and could bring those experiences to my work.

Please list two references other than a family member:

Name: <u>Jess Held</u>	Relationship: <u>Boss</u>	Phone: <u>641-780-5886</u>
Name: <u>Todd Jones</u>	Relationship: <u>Client</u>	Phone: <u>515-238-8242</u>

Do you sell to, or are you in any manner a part to, any contract to furnish supplies, material, or labor to the City of West Des Moines? No If so, please list: \_\_\_\_\_

Have you ever been employed by the City? No If so, please list dates of employment and positions held.

Do you have relatives working for the City? No If so, please give name and relationship.

Are you being sponsored by a community organization(s)? No If so, please list the following and attach a confirmation letter from said organization:

Organization: \_\_\_\_\_ Contact: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature: Cherie A. Alesi Date: Oct. 30, 2013

Please mail completed application to the office of the City Clerk at the following address:

City of West Des Moines  
P.O. Box 65320  
West Des Moines, Iowa 50265-0320  
ATTN: Ryan Jacobson

**RECEIVED**

NOV - 1 2013

**CITY OF WDM  
MAYOR/COUNCIL**

October 30, 2013

Mayor Steven Gaer  
City of West Des Moines  
PO Box 65320  
West Des Moines, IA 50265-0320

**Re: Boards and Commissions application**

Dear Mayor Gaer:

I'm interested in applying for a position on a board or commission in West Des Moines. I recently moved back to West Des Moines after living in Des Moines for a while, and I really want to get involved and serve the community.

My professional background is in marketing and public relations, but I also have an affinity for economic development and all that goes into it. I've served on numerous boards and commissions in the past twenty years and have highlighted ones on my application that I thought were relevant to my application.

As an aside, I also wondered if West Des Moines shouldn't have an economic development committee or a marketing committee. I'd volunteer to serve on one of those as well. I know attendance is very important and I assure you I would make that a top priority if selected.

Please let me know if there is a place for me on one of the boards, I'd sure appreciate the opportunity to work with you and your staff to serve the people of West Des Moines.

Sincerely,



Claire A. Celsi  
4400 EP True Pkwy  
West Des Moines, IA 50265  
515-554-6754  
[claire.celsi@gmail.com](mailto:claire.celsi@gmail.com)

enc: Application

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Approval of Reappointment  
Civil Service Commission

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** None

**BACKGROUND:**

Mayor Steven K. Gaer recommends the reappointment of current Civil Service Commissioner Lori Lavorato. Ms. Lavorato is currently serving her first term on the Commission, since her original appointment on April 1, 2011. The proposed reappointment term would expire on March 31, 2019.

Lori Lavorato                      5611 Westridge Court                      205-0451 (w)                      222-4408 (h)

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:**

Approval of reappointment of Lori Lavorato to the Civil Service Commission.

**Lead Staff Member:** Ryan T. Jacobson, City Clerk *RTJ*

**STAFF REVIEWS**

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**DATE:** February 9, 2015

**ITEM:** Motion – Approval of Amendment to Emerald Ash Borer Management Plan

**FINANCIAL IMPACT:** Costs related to Emerald Ash Borer (EAB) management will be determined yearly and will be included in the Parks and Recreation Department's annual budget request. They will not be any higher than those included in the original 2014 plan. In fact, staff anticipates that costs will be significantly lower than the 2014 projection due to treating trees rather than removing them. All treatment and a large percentage of pre-emptive removals will be done in-house by existing staff to further lower costs.

**BACKGROUND:** The plan prepared in 2014 is being amended to reflect current direction from Council which is supported by feedback received from the public during a public meeting held in November. The plan will be used to manage the 1,079 ash trees on public property as of February of 2015. Major changes to the plan are summarized below:

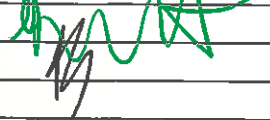
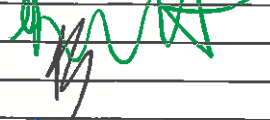
1. The plan has been updated with the most current locations of EAB infestations in Iowa. There are now 18 counties with confirmed infestations.
2. A change was made to reflect current Department responsibilities with the transfer of street tree management from Public Works to the Parks and Recreation Department.
3. The Public Tree Assessment section has been updated with the most recent inventory information.
4. The Private Trees section was revised to further emphasize that property owners are responsible for removal of dead, diseased, or insect-ridden trees on private property. It also references the role of Code Enforcement in dealing with private property trees.
5. A revised Management Plan section reflects the direction from Council which aligns with feedback received from the public. Management methods include the following:
  - Pre-emptive Removal: Trees that do not meet treatment criteria (approximately 511 trees as of 2/1/15).
  - Chemical Treatment by City: Trees that do meet treatment criteria of being greater than or equal to 10" diameter, good/fair condition, and low/medium hazard (approximately 568 trees as of 2/1/15).
  - Chemical Treatment by Property Owner: Trees identified for pre-emptive removal only due to the tree being less than 10" diameter (approximately 51 of 511 trees identified for removal as of 2/1/15). Treatment of these trees will be voluntary, and will require a permit from the City.
6. As mentioned above, detailed costs were taken out of the plan as these will be updated as part of the annual budget request. This Resolution is for repair and replacement of portions of existing concrete trail located in several areas of the city. The locations are shown on the attached map. The areas being addressed were identified as a high priority following the inspection of the entire trail system in the fall of 2013 by City staff.

**OUTSTANDING ISSUES:** None.

**RECOMMENDATION:** That the Council approve the Motion.

**Lead Staff Member:** Sally Orgies 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

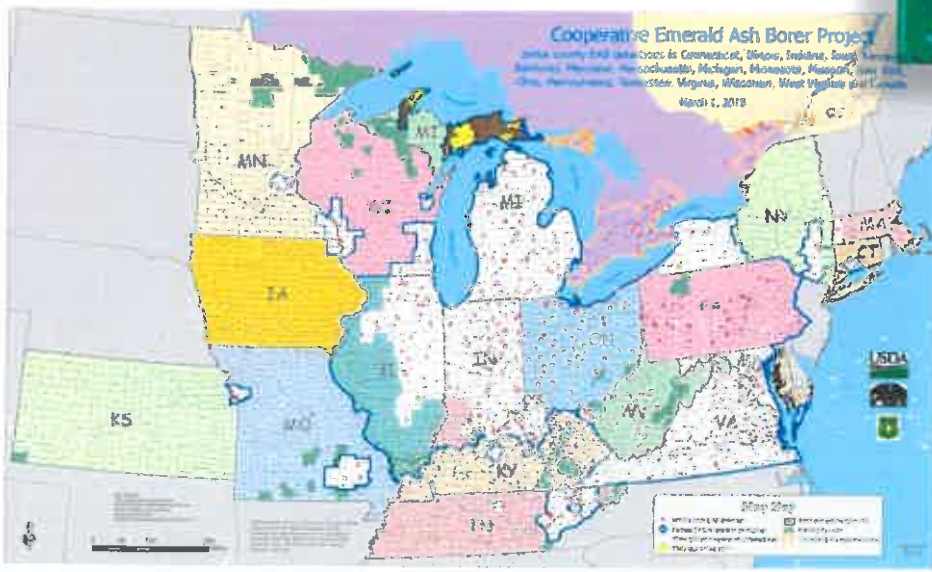
Published In	N/A
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Public Works		
Date Reviewed	2/2/15		
Recommendation	Yes	No	Split

# 2015

## EMERALD ASH BORER MANAGEMENT PLAN



Department of Public Works & Department  
of Parks and Recreation  
City of West Des Moines  
January 2014  
Revised February 2015

**Contents**

List of Figures..... i

1. Introduction.....1

    1.1 Purpose.....1

    1.2 Applicability.....1

    1.3 Administration.....1

2. Background.....3

    2.1 Emerald Ash Borer (EAB).....3

    2.2 Location.....4

    2.3 Impacts.....5

    2.4 State Readiness Plan.....6

3. Inventory and Assessment.....7

    3.1 Public Tree Inventory.....7

    3.2 Public Tree Assessment.....8

    3.3 Private Trees.....10

4. Management Plan.....11

    4.1 Monitoring.....11

    4.2 Pre-Emptive Removal.....11

    4.3 Chemical Treatment.....11

    4.4 Infested Tree Removal.....12

    4.5 Wood Disposal and Utilization.....12

    4.6 Planting and Reforestation.....12

5. Communication and Outreach.....15

6. References.....17

**List of Figures**

Figure 1 - EAB Native Range (USDA Forest Service).....3

Figure 2 – Iowa EAB Infestation Status (January 2015).....4

Figure 3 - Ash Tree Decline Due to EAB.....5

Figure 4 - Ash Size Distribution.....8

Figure 5 - Ash Condition Distribution.....9



## 1. Introduction

### 1.1 Purpose

The intent of this management program is to mitigate the damage and cost associated with infestation of the Emerald Ash Borer (EAB). This cooperative effort by the Department of Public Works and Department of Parks and Recreation is a proactive approach and enables the City to address public and private needs in an efficient and effective manner. The City will attempt to distribute the costs of this plan over a manageable time period, and lessen the social and economic impact on the community. It is anticipated that no State or Federal assistance will be made available to local governments to deal with the impacts of the EAB.

### 1.2 Applicability

This program is applicable to ash trees located on any public property, right-of-way, or other areas as defined in Title 7, Chapter 10 of the West Des Moines City Code. This program does not apply to private properties unless such trees are deemed a nuisance and may negatively impact public right-of-ways, other properties, or pose a threat to public safety.

### 1.3 Administration

The City Forester shall be responsible for implementation and execution of this program. As per the aforementioned Code section the City Forester is defined as the City Manager or his/her designee which is the Urban Forestry Supervisor in the Parks and Recreation Department.

This page intentionally left blank.

## 2. Background

### 2.1 Emerald Ash Borer (EAB)

The emerald ash borer (EAB), *Agrilus planipennis* (Coleoptera: Buprestidae), is an invasive species of beetle indigenous to Asia as shown in Figure 1. In North America, EAB is capable of infesting all ash trees in the genus *Fraxinus*, including green ash (*F. pennsylvanica*), white ash (*F. americana*), black ash (*F. nigra*), pumpkin ash, (*F. profunda*), blue ash (*F. quadrangulata*), and other native species in this same genus (USDA-APHIS, 2011). The beetle larvae feed on the phloem tissue and cambial layer of the tree, destroying the ability to transport water and nutrients eventually killing the tree (MDA, 2007). Unlike many other wood boring beetles, EAB aggressively kills healthy and stressed trees; some dying as soon as two to three years after becoming infested (NYSDEC, 2011). Currently, EAB has no known natural enemies in North America. If it is not contained or its effects mitigated, this pest will continue to infest and kill all species of trees in the genus *Fraxinus*. The impact on ash in North America has been compared to the effects of chestnut blight and Dutch elm disease, which devastated rural and urban forests in the 20th century.

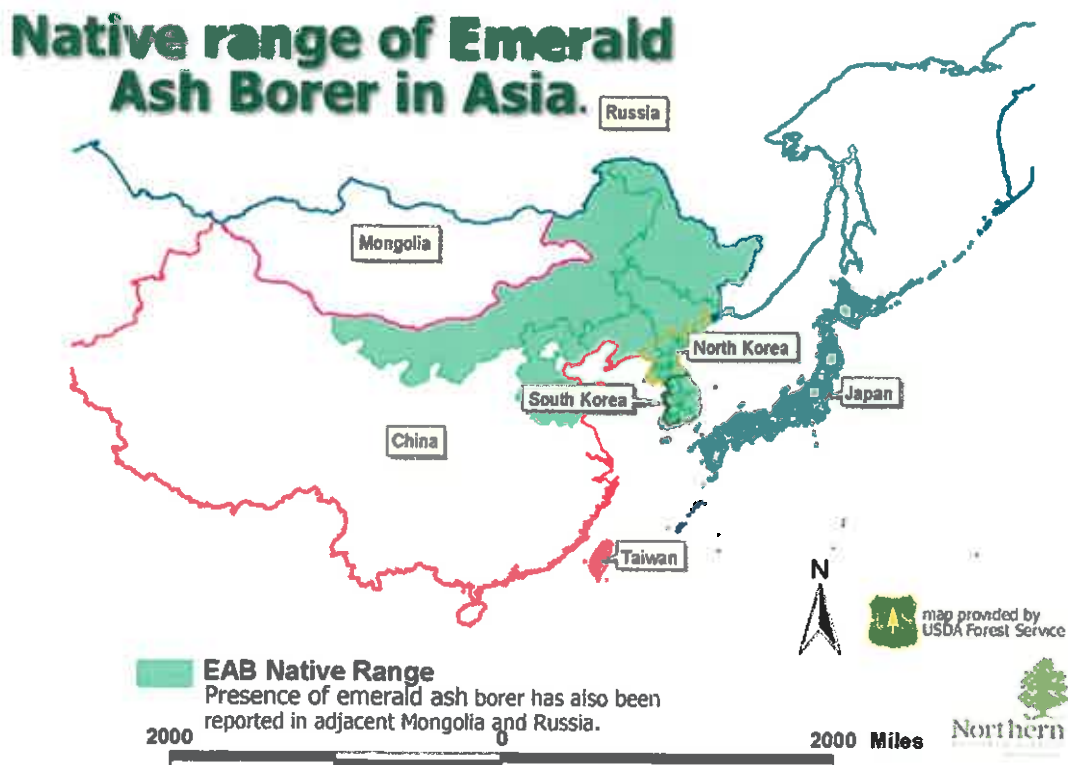


Figure 1 - EAB Native Range (USDA Forest Service)



## 2.2 Location

EAB was first detected in southeastern Michigan in 2002 and is believed to have arrived in North America on solid wood packing material from China (USDA-APHIS, 2011). Since then, EAB has spread to 18 states and Canada as shown in Figure 2. This spread has been attributed to both natural movement and human transport of infested ash firewood, logs, lumber, and nursery stock. To limit the human induced spread of the beetle, state and federal agencies have imposed quarantines and regulations on the transport of ash trees and ash wood products.

The first confirmed occurrence of EAB in Iowa was in May 2010 in Allamakee County on an island in the Mississippi River. Despite extensive trapping and the examination of hundreds of declining ash trees the pest was not seen again until July 2013 in Burlington, Iowa. Since then, EAB has been confirmed in an additional 17 Iowa counties. The entire state of Iowa was placed under quarantine in February 2014. Three of the most recently confirmed counties, Jasper, Boone, and Story Counties, have placed the threat on the metro area’s doorstep.

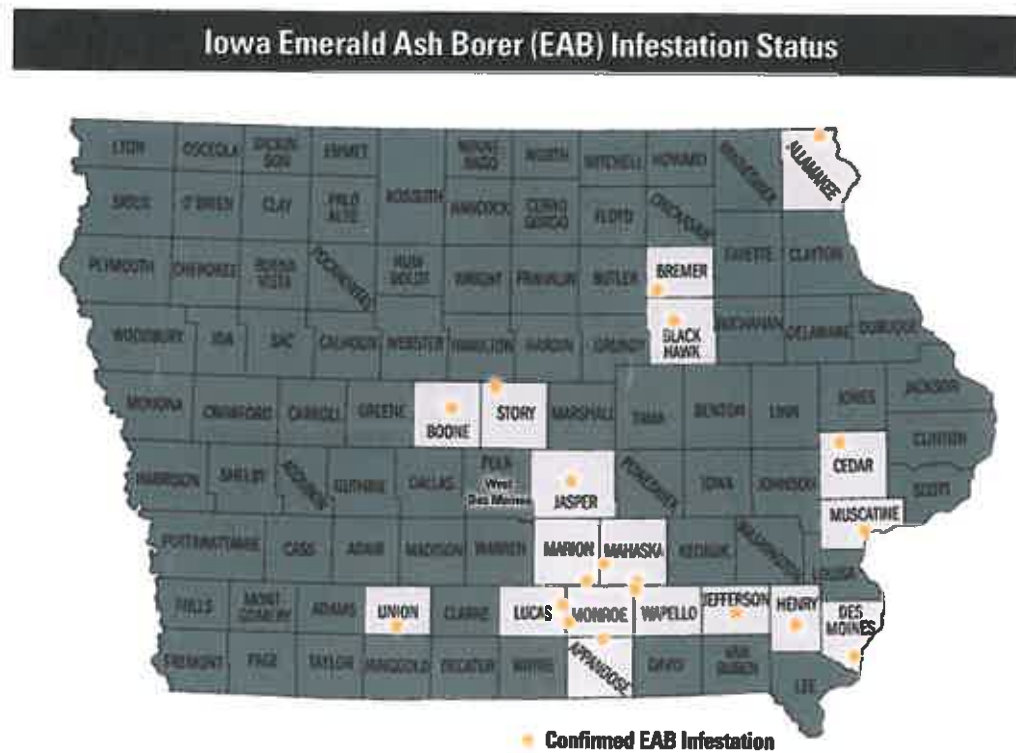


Figure 2 – Iowa EAB Infestation Status (January 2015)

## 2.3 Impacts

To date, it is estimated the EAB has killed 50-100 million ash trees in North America and it is expected to continue to progress across the continent. Based on the experiences of previously affected areas, decline of ash trees infested with EAB has followed a relatively consistent progression. As shown in Figure 3, during the first 4-5 years of infestation few trees exhibit significant loss of canopy or death making initial detection difficult. In general, by the time EAB infestation is identified, the beetle is well established and has inflicted irreversible damage to the tree. Worse, because the decline function of ash is exponential, the most rapid mortality rate often occurs within 2-3 years of initial detection. Within 10 years of detection mortality rates approach 100 percent.

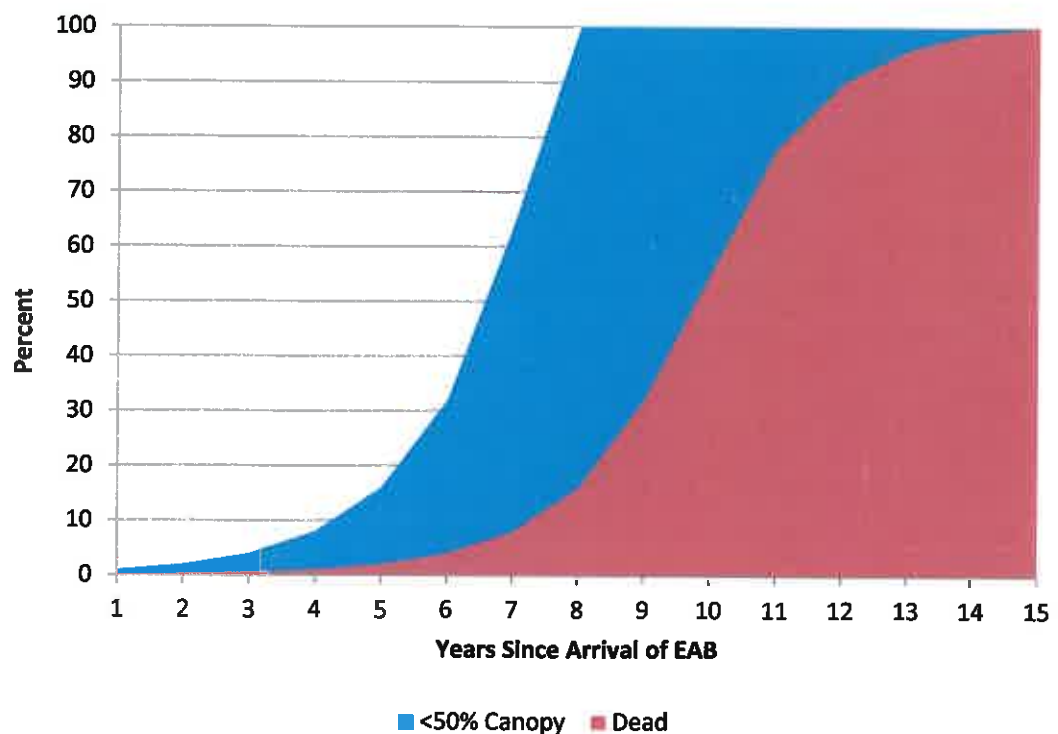


Figure 3 - Ash Tree Decline Due to EAB

As the health of an infested tree declines additional health and safety issues arise. As they die ash branches become brittle making them more susceptible to random breakage or windstorms increasing the potential for damage claims. Standing dead or dying trees still harbor EAB larvae, extending the duration of infestation, as well as other pests potentially creating a nuisance. Widespread dead or dying trees creates a visual nuisance likely resulting in citizen complaints.

## 2.4 State Readiness Plan

Due to the potentially catastrophic impact of EAB, the State of Iowa has developed the Iowa Emerald Ash Borer Readiness Plan included in Appendix B. This plan outlines the roles and responsibilities of State agencies in dealing with EAB as well as the procedures for ongoing monitoring and investigating suspected infestations. The plan does not outline the specifics of regulatory requirements following a confirmed infestation, nor does it identify any State assistance other than technical expertise.

### 3. Inventory and Assessment

#### 3.1 Public Tree Inventory

In order to prepare for a possible EAB infestation and estimate the potential impact to the City, the Department of Public Works and Parks and Recreation Department completed an inventory of public trees from 2011 to 2012. The street tree inventory was updated by the Urban Forestry Supervisor in 2014. Generally, public trees fall into one of four categories: street trees, parks and open space, City facilities, and greenways/natural resource areas.

##### 3.1.1 Street Trees

Street trees are located within street right-of-way and other undeveloped property owned by the City. These trees are maintained by the adjacent property owner in accordance with City Code. State Code requires the City to be responsible for removal of dead, diseased, or dying trees located within the public right-of-way. Prior to June 2014, the Department of Public Works was responsible for monitoring street trees for compliance with City Code and removal of street trees when necessary. With the hiring of the Urban Forestry Supervisor, the Parks and Recreation Department is now in charge of street trees along with all other public trees.

##### 3.1.2 Parks and Open Space

Trees in public parks and open space are maintained by the Parks and Recreation Department. These areas include developed parks and open spaces designed for use by the public and not designated as greenway or natural resource area. Trees in landscaped medians are included in this category.

##### 3.1.3 City Facilities

Trees in Jordan Cemetery and surrounding City Hall, West Des Moines Public Library, the Law Enforcement Center, Public Safety Stations, and other City facilities are maintained by the Parks and Recreation Department. This category also includes public parking lots and streetscaping in the Valley Junction Business District. These facilities require a certain number of trees in accordance with the landscaping requirements of the applicable zoning regulations.

##### 3.1.4 Greenways and Natural Resource Areas

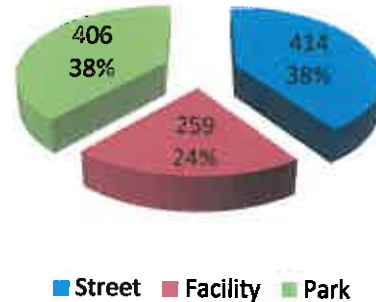
Greenways and natural resource areas are intended to be limited maintenance areas. Generally, greenways are located near floodplains or wetlands and act as a buffer from development. Both greenways and natural resource areas tend to have dense tree growth. Due to their limited maintenance requirements these areas were excluded from any public tree inventories. The Department of Public Works

and Parks and Recreation Department share maintenance responsibilities in greenways and natural resource areas.

### 3.2 Public Tree Assessment

As of January 2015, there are a total of 1,079 ash trees on public property.

As identified in the public tree inventory approximately 414 public street trees are varieties of ash. Another 406 ash are located in parks and open space and 259 are found around City Facilities.



#### 3.2.1 Size

The diameter of each public tree was measured approximately 4.5 feet above ground. This measurement is referred to as diameter at breast height (DBH). The size distribution of public ash trees is shown in Figure 4. Nearly 43% of public ash trees are 10 inch diameter or less and another 45% are 20 inch diameter or less. These values are critical in determining the approximate removal costs of infested trees, as well as, identifying trees to be treated.

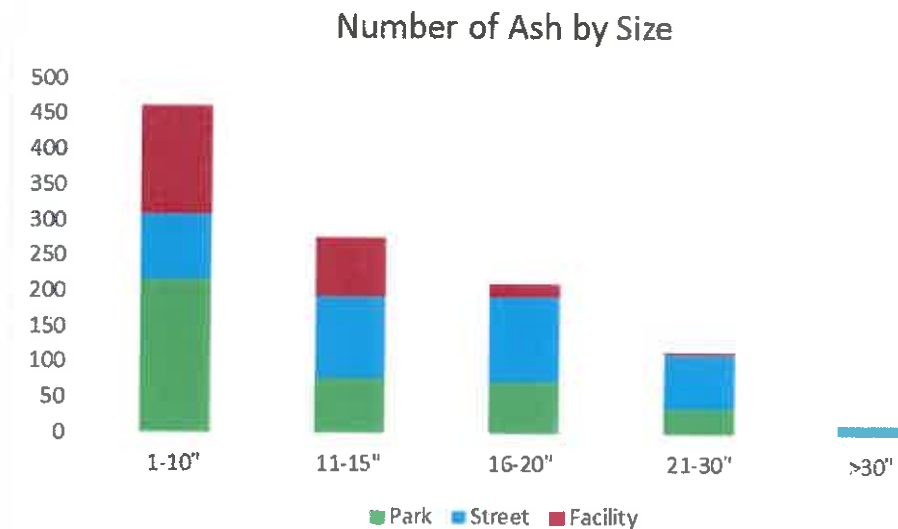


Figure 4 - Ash Size Distribution

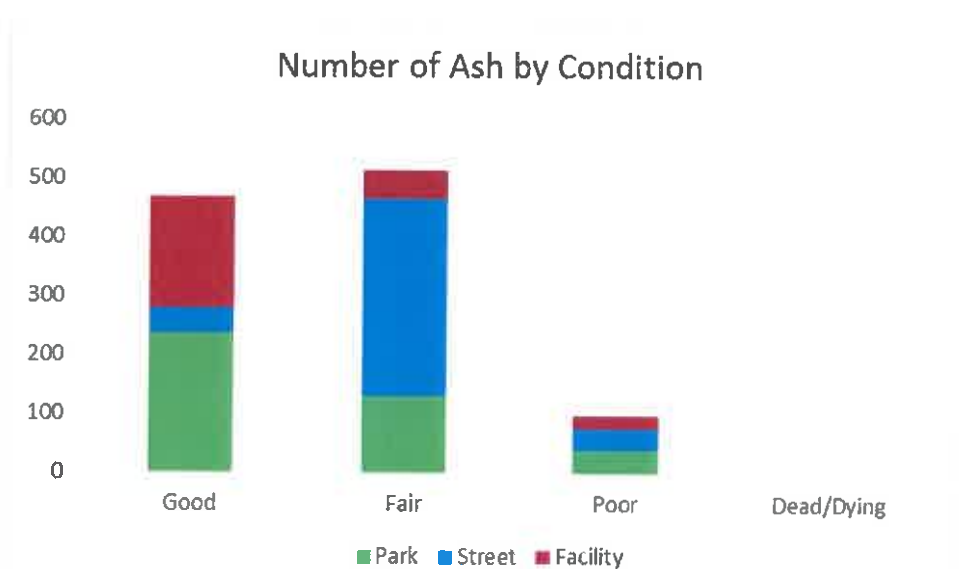
**3.2.2 Condition**

Condition of each tree was assigned using the following criteria:

**Table 1 - Condition Class for Shade Trees**

Condition Score	Category	Description
4	Good	Healthy and vigorous. No apparent signs of insect, disease, or mechanical injury. Little or no corrective work required. Form representative of species. Minimum life expectancy 20 years.
3	Fair	Average condition and vigor for the area. May be in need of some corrective pruning or repair. May lack desirable form characteristics of species. May show minor insect, disease, or physiological problems. Minimum life expectancy 10 years.
2	Poor	General state of decline. May show severe mechanical, insect, or disease injury, but death not imminent. May require major repair or renovation. Minimum life expectancy 5 years
1	Dead or Dying	Dead, or death imminent within 5 years.

As shown in Figure 5, nearly 43% of public ash trees are considered to be in good condition. Another 48% are considered to be in fair condition. The condition category will be used to identify trees to be treated and to prioritize pre-emptive removals.



**Figure 5 - Ash Condition Distribution**

### 3.3 Private Trees

The City acknowledges that there are numerous ash trees on private property. Currently, the City has no reliable inventory for ash trees on private property. Without such an inventory, assessing the magnitude of the effort required to completely address the possible destruction caused by the Emerald Ash Borer is not possible. It is the intent of the City to enforce the tree ordinance concerning removal of trees and stumps. Enforcement of the tree ordinance as it relates to private property trees will be handled by Code Enforcement Officers in the Police Department. The Parks and Recreation Department will assist in the determination of a tree being a nuisance or hazard. Removal of dead, diseased, or insect-ridden trees on private property that are deemed a nuisance or a hazard is the responsibility of the property owner.

Property owners are urged to monitor the EAB movement. Unless deemed a nuisance or hazard, the decision to maintain, remove, or treat ash trees on private property rests with the property owner. The City does encourage property owners to replace trees lost as a result of EAB with an appropriate landscape tree on private property. The City will provide a list of appropriate trees available to property owners.

## 4. Management Plan

In the event of an infestation the City, and likely the entire Des Moines Metropolitan area, will be working under the direction of the United States Department of Agriculture (USDA), the Iowa Department of Natural Resources (IDNR), and the Iowa Department of Agriculture and Land Stewardship (IDALS). As EAB continues to spread throughout Iowa, State and Federal resources are expected to be spread thin trying to deal with cities and communities throughout the state. Therefore, it is necessary that the City has its own strategy to compliment State efforts in dealing with EAB. The proposed EAB management strategy includes: Monitoring, Pre-Emptive Removal, Chemical Treatment, Wood Utilization and Disposal, Infested Tree Removal, and Tree Planting.

### 4.1 Monitoring

Monitoring is the first step towards managing EAB. As outlined in the Iowa Emerald Ash Borer Readiness Plan, IDNR and IDALS are the lead agencies in statewide monitoring, identification, and notification for EAB. These agencies have utilized visual surveys, sentinel trees, and traps to monitor movement of the pest. In the event these agencies identify a confirmed EAB infestation they will work with local governmental officials to prepare and distribute a media release to inform the public of the EAB find.

### 4.2 Pre-Emptive Removal

Pre-emptive removal refers to taking trees down prior to being infested with EAB. If these removals are completed prior to the arrival of EAB it may lessen future budget impacts and help slow the spread to other properties. The advantage to this approach is that removals can be completed in a systematic and potentially lower cost manner as removal costs are expected to increase dramatically following infestation. Removal is prioritized based on several criteria including location, condition, size, and hazard level. A total of 94 ash trees were pre-emptively removed in 2014.

### 4.3 Chemical Treatment

There are effective chemical treatments available that are proven to control EAB. Chemical injection treatments will be used by the City in cases where public ash trees meet certain criteria. Trees identified for treatment will not be located on arterial streets. Treated trees will be in good or fair condition and have a low or medium hazard level. Generally, treated trees will be greater than 10" in diameter. In addition to protecting trees that meet these criteria, treatment can also be used to delay removals and maintain trees long enough to safely remove them as part of a structured removal program.

Public street trees that do not meet the size criteria of 10" or greater diameter, but do meet all other treatment criteria, may be treated by the abutting property owner at the property owner's expense.



#### 4.4 Infested Tree Removal

In the event EAB is confirmed in the Des Moines Metropolitan area infested trees may require removal in a timely manner in order to limit potential liability depending on the location. The City will strive to remove infested trees within one year of death. In the event the City contains the initial infestation for the county, IDNR and IDALS procedures must be followed.

Infested ash tree removal would be prioritized by:

- **High:** trees located on arterial and collector streets, or in parks and facilities near structures, playgrounds, and other heavily used facilities.
- **Moderate:** trees located on local streets and alleys, or in parks and facilities near parking lots, access roads, trails and utilities.
- **Low:** trees located in parks and facilities that are not considered high or moderate priority locations.
- **No Removal:** trees located within greenways or natural resource areas.

#### 4.5 Wood Disposal and Utilization

Since the entire state of Iowa was quarantined in February of 2014, there are no restrictions on the transport of ash wood debris within state borders. Standard methods of disposal will be utilized for ash trees that are removed with much of the wood being chipped for use as mulch throughout the park system. Firewood will also be made available to residents.

#### 4.6 Planting and Reforestation

Replanting of removed trees will be required in certain areas. Replanting of street trees by the City is not being recommended. However replanting is suggested in the following areas:

##### 4.6.1 City Facilities

Since many of the ash trees surrounding City facilities were planted as a landscaping requirement of the zoning regulations, removed trees will be required to be replaced. The location of the replacement may be adjusted from the original location of the ash tree. A variety of species will be used to increase the diversity of trees on City property. The goal is to replace City facility trees within one year of removal.

##### 4.6.2 City Parks

In most cases, ash trees in parks were not planted as part of a landscaping requirement. However, trees provide important benefits in parks and open spaces including shade, beauty, soil and water conservation, wildlife habitat, screening and reduction of air pollution. Ash trees removed from parks and open spaces will be replaced. Similar to City facility tree replacements, the location may be adjusted and a variety of species will be used. The goal is to replace park and open space trees within two years of removal.

#### 4.6.3 Medians

Trees in landscaped medians within right-of-way owned by the City have been planted to visually enhance major street corridors as part of an overall streetscape plan. Ash trees removed from landscaped medians will be replaced with a variety of other tree species that fit with the streetscape plan. The goal is to replace median trees within one year of removal.

This page intentionally left blank.

## 5. Communication and Outreach

Resident extension and outreach will play an important role in educating the public and raising awareness of EAB. Residents will be encouraged to have their trees inspected if they suspect EAB. Emerald Ash Borer information has been made available on the City's webpage and this information will be updated as more information becomes available. Articles have been included in the WDM Magazine and information has been distributed on social media.

Informational meetings have been scheduled on a neighborhood level. A public meeting was held in November of 2014 with invitations being sent to every property owner with an ash tree in the street right-of-way abutting their property. Door hangers may be developed to advise residents of treatment and removal activities in their neighborhood.

This page intentionally left blank.

## 6. References

Iowa Department of Agriculture and Land Stewardship (IDALS).

<http://www.iowatreepests.com/index.html>.

Iowa Department of Agriculture and Land Stewardship (IDALS). 2013A. EMERALD ASH BORER CONFIRMED IN DES MOINES COUNTY, IOWA; New Infestation Discovered in Burlington [Press Release]. Retrieved from <http://www.iowaagriculture.gov/press/2013press/press07162013.asp>.

Iowa Department of Agriculture and Land Stewardship (IDALS). 2013B. EMERALD ASH BORER CONFIRMED IN JEFFERSON COUNTY, IOWA; New Infestation Discovered in Fairfield [Press Release]. Retrieved from <http://www.iowaagriculture.gov/press/2013press/press08012013.asp>.

Iowa Department of Agriculture and Land Stewardship (IDALS). 2013C. EMERALD ASH BORER CONFIRMED IN UNION COUNTY, IOWA; New Infestation Discovered in Creston [Press Release]. Retrieved from <http://www.iowaagriculture.gov/press/2013press/press12192013.asp>.

Minnesota Department of Agriculture (MDA). 2007. *Minnesota Emerald Ash Borer Response Plan*. Minnesota Department of Agriculture, St. Paul, Minnesota.

New York State Department of Environmental Conservation (NYSDEC). 2011. *Emerald Ash Borer Management Response Plan*. New York State Department of Environmental Conservation Division of Lands and Forests, Bureau of Private Land Services, Albany, New York.

U.S. Department of Agriculture Animal and Plant Health Inspection Service (USDA-APHIS). [http://www.aphis.usda.gov/plant\\_health/plant\\_pest\\_info/emerald\\_ash\\_b/index.shtml](http://www.aphis.usda.gov/plant_health/plant_pest_info/emerald_ash_b/index.shtml).

U.S. Department of Agriculture Animal and Plant Health Inspection Service (USDA-APHIS). 2011. *Emerald Ash Borer Program Manual, Agrilus planipennis* (Fairmaire) USDA-APHIS-PPQ-Emergency and Domestic Programs-Emergency Planning, Riverdale, Maryland.

U.S. Department of Agriculture Forest Service.

[http://nrs.fs.fed.us/disturbance/invasive\\_species/eab/pubs/maps/](http://nrs.fs.fed.us/disturbance/invasive_species/eab/pubs/maps/).

This page intentionally left blank.

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:**

**DATE: February 9, 2015**

Approve the purchase of a Pierce Fire Engine to replace Engine 220.

**FINANCIAL IMPACT:**

\$595,275 from Westside Pumper Truck Replacement Account 9200.80.170.6.7481. The aforementioned amount includes a \$9,363 discount if \$312,129 is paid 90 days before completion and the balance of \$283,146 paid upon completion. Adequate funds are available from the Vehicle Replacement Account for this purchase. The down payment will be made in FY 14/15 and balance in FY 15/16.

**BACKGROUND:**

A project team was formed in July of 2013 to create and develop bid specifications for the replacement fire engine. Bids were mailed to seven (7) potential bidders. Two sealed bids were received on November 5, 2014; one from Reliant Fire Apparatus for a Pierce Fire Engine at \$719,652 and the other from Feld Fire for an Emergency One Fire Engine at \$712,888. Both bids were perceived to be high and the project team went back and modified the original specifications to cut potential costs. Advice was sought from City Legal to approve the modifications as an amendment to the original two bids.

Modified bids were received on January 7, 2015. A bid of \$638,532 was received from Feld Fire with a \$16,247 discount if the entire amount is paid at contract signing. It takes approximately nine (9) months to construct and deliver a fire engine.

After a complete review of both modified proposals, the project team recommend the purchase of the Pierce fire engine to replace Engine 220.

**OUTSTANDING ISSUES (if any):**      None

**RECOMMENDATION:**

Approval to purchase a Pierce fire engine from Reliant Fire Apparatus to replace Engine 220 running out of the Westside Facility.

**Lead Staff Member:**     Matt Sonnenburg, Acting Fire Chief    

**STAFF REVIEWS**

Department Director	Matt Sonnenburg, Acting Fire Chief	<i>[Signature]</i>
Appropriations/Finance	Tim Stiles, Finance Director	<i>[Signature]</i>
Legal		
Agenda Acceptance	<i>RTJ</i>	

**PUBLICATION(S) (if applicable)**

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Safety Sub-Committee		
Date Reviewed	February 6, 2015		
Recommendation	<u>Yes</u>	Ne	Split



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**4(g)**

**ITEM:**

**DATE: February 9, 2015**

Motion – Approving Amendment #2 - Professional Services Agreement  
318 5<sup>th</sup> Street Building Renovation  
Benjamin Design Collaborative

**FINANCIAL IMPACT:**

**Contract Summary:**

Description	Amount	Date Approved	Remarks
Professional Services Contract	\$46,000.00	December 29, 2014	Basic & Resident services for roof, HVAC and chimney
Amendment #1	\$21,000.00	January 26, 2015	Basic services for the interior (Incubator)
Amendment #2	\$4,600.00	Pending	Basic services for roof replacement at the Parks Maintenance building, Resident services provided as part of the original contract.
<b>Total</b>	<b>\$71,600.00</b>		

Professional fees for Amendment #2 can be paid from budgeted account number 6576.75.840.6.7910 with ultimate funding intended to come from the General Fund.

**BACKGROUND:**

The roof at the Parks Maintenance building, located at 1421 Maple Street has reached its useful life and is in need of replacement.

Approval of this action authorizes Benjamin Design Collaborative to provide design and construction documentation for the roof replacement. Staff is proposing to combine this roof replacement project with the work occurring at 318 5<sup>th</sup> Street to provide savings in professional services and assemble a more attractive project size for prospective bidders. Should for some reason the construction process for this project be spilt from the 318 5<sup>th</sup> Street project, there will be additional professional fees to provide Resident services for this project.




**OUTSTANDING ISSUES: None**

**RECOMMENDATION:**

City Council Adopt:  
- Motion Approving Amendment #2 to the Professional Services Agreement.

**Lead Staff Member: Linda Schemmel, AIA, Planner** 

**STAFF REVIEWS**

Department Director	Duane Wittstock, City Engineer
Finance	Tim Stiles, Finance Director 
Legal	Richard Scieszinski, City Attorney 
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Works		
Date Reviewed	February 2, 2015		
Recommendation	Yes	No	Split



January 26, 2015

## **Amendment 2 Revised Scope of Services**

**Exterior Remodeling and HVAC Replacement  
Former Human Services Building at 318 5<sup>th</sup> Street  
City of West Des Moines**

### **Professional Services**

In addition to the approved scope of services for this project, we have been asked to provide Design, Documentation, Bidding and Construction oversight for the:

**Parks Maintenance Building Roof Replacement**  
1421 Maple Street, West Des Moines.

We will complete these services in tandem with the main building remodel at 318 5<sup>th</sup> Street and include the Work within the same set of documents, to encourage bidding contractors to bid more favorably for both projects.

Services will be provided on an hourly basis with a not to exceed cap of Forty-six Hundred Dollars (\$4,600). These hours will be identified on invoices separately.

---

Ryan T. Jacobson, City Clerk  
City of West Des Moines



---

John Lott, President  
Benjamin Design Collaborative, P.C.



## Location Map Parks Maintenance Building

0 40 80 160 240 320  
Feet



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**DATE:** February 9, 2015

**ITEM:** Resolution – Approval of Grant Application – Iowa Department of Agriculture and Land Stewardship Water Quality Initiative Targeted Demonstration Watershed Projects – West Des Moines City/School Campus Pond Watershed Improvements

**FINANCIAL IMPACT:** Possible grant revenue of \$33,000. The total project cost is estimated at \$70,535 with a City match of \$34,770 plus \$2,765 in in-kind services provided by City staff. The City's match will be paid out of available funds in the stormwater enterprise fund.

**BACKGROUND:** The Iowa Department of Agriculture and Land Stewardship (IDALS) has funding available for urban conservation projects that reduce nutrient loading to waters of Iowa. With the approval of City Manager Hadden, the Parks and Recreation Department submitted a pre-application for a project to improve the quality of the pond on the City/School Campus. The project was chosen as one of 10 out of 35 pre-applications to proceed to the next step of a full application.

The proposed project involves three components as follows:

1. Native Plantings – There are currently 11 acres of City property on the slope to the southeast of the pond that will be planted in prairie native to Central Iowa. Vegetation in this area currently consists of a mix of brome and turfgrass that provides very little environmental benefits. By converting this to prairie, the soil will be improved, there will be increased infiltration of rainwater, and runoff into the pond and siltation will be decreased. Other benefits include increased aesthetics, improved wildlife habitat, less frequent mowing, lower fertilizer and herbicide use, and educational opportunities.

All work will be performed by Parks staff who are trained and experienced in the establishment of prairie. The total cost for this component is approximately \$14,535 with a portion of that being for erosion control measures. In-kind services provided by the City make up approximately \$2,765 of the total cost.


2. Soil Restoration – The soil around the City facilities on the City/School Campus is highly compacted fill with a large clay content. The proposed project will restore approximately 5.5 acres of soil. This will involve aerating the site with a plug or deep-tine aerator to a depth of about 6 inches and then applying gypsum and compost. The main benefit of this project component is improved water infiltration which will decrease runoff into the pond. The addition of organic matter will also benefit turf quality and may reduce fertilizer and pesticide applications. The total cost of this component is \$53,000 with the work being contracted.
3. Education & Outreach – The Parks and Recreation Department Green Team made up of staff from all areas of the department will lead educational efforts related to the above projects and watershed improvements in general. Some possible efforts include neighborhood meetings, programs at Valley Southwoods and Jordan Creek Elementary

schools, reading groups at the Library, and mailing of informational materials. The cost of educational efforts is estimated to be \$3,000.



A draft full application is attached for review.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:** That the Council approve the Resolution.

**Lead Staff Member:** Sally Ortgies 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION OF THE WEST DES MOINES CITY COUNCIL  
APPROVING THE APPLICATION FOR THE PURPOSE OF RECEIVING  
AN IOWA DEPARTMENT OF AGRICULTURE & LAND STEWARDSHIP  
WATER QUALITY INITIATIVE  
TARGETED DEMONSTRATION WATERSHED PROJECTS  
GRANT**

**WHEREAS**, the Iowa Department of Agriculture and Land Stewardship has grant funds available for water quality improvement projects; and

**WHEREAS**, the City of West Des Moines City Council is supportive of this application; and

**WHEREAS**, the application from the City of West Des Moines will be submitted to the the Iowa Department of Agriculture and Land Stewardship by the February 27, 2015 deadline;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of West Des Moines that the following grant application be submitted to the Iowa Department of Agriculture and Land Stewardship by the February 27, 2015 application deadline:

<b>PROJECT NAME</b>	<b>REQUEST AMOUNT</b>
West Des Moines City/School Campus Pond Watershed Improvements	\$33,000

Passed and adopted this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

\_\_\_\_\_  
Ryan Jacobson, City Clerk

Iowa Department of Agriculture & Land Stewardship

**WATER QUALITY INITIATIVE  
TARGETED DEMONSTRATION WATERSHED PROJECTS  
APPLICATION FOR FUNDING ASSISTANCE**

**Project Title:** West Des Moines City / School Campus Pond Watershed Improvements

**Applicant Entity:** City of West Des Moines

**Contact Person:** Sally Ortgies, Superintendent of Parks

**Address:** P.O. Box 65320, West Des Moines, IA 50265

**Phone:** 515-222-3447

**E-mail:** [sally.ortgies@wdm.iowa.gov](mailto:sally.ortgies@wdm.iowa.gov)

**Authorizing  
Signature:**

**Date:**

\_\_\_\_\_  
Tom Hadden, City Manager

**Surface Water:** Primary - City / School Campus Pond (4200 Mills Civic Parkway, West Des Moines)  
Secondary - Jordan Creek (West Des Moines)  
Tertiary - Raccoon River (West Des Moines)

The City/School Campus Pond is located within property owned by the City of West Des Moines and the West Des Moines Community School District and is part of the North Raccoon watershed. The pond's primary purpose is for stormwater control serving as a detention area. Besides this, it provides for recreation such as fishing and the occasional triathlon swim event. The pond is used by teachers and students from two adjacent schools – Southwoods 9<sup>th</sup> Grade School and Jordan Creek Elementary School – for a variety of hands-on science activities. The Walnut Creek Alternative High School even holds their annual Cardboard Boat Regatta on the pond at the start of every school year. It is also the site for the City's annual temporary art display along the .5 mile long trail around the pond's perimeter. In addition to these tangible uses, the pond is aesthetically pleasing and an important focal point for the City/School Campus. It provides an important and highly visible gathering place for the citizens of West Des Moines.

**Project Partners:** City of West Des Moines (property owner/manager/user)

- City Manager's Office
- Parks & Recreation Department
- Public Works Department
- Engineering Department
- Library

- Project Partners:** West Des Moines Community School District (property owner/manager/user)  
 (Cont.) Department of Natural Resources (pond/fishery improvement)  
 Polk Soil & Water Conservation District (technical assistance/public outreach)  
 Watershed Property Owners
- Single-Family/Townhome Residents
  - Apartment Dwellers/Owners
  - Valley Evangelical Free Church & West Des Moines Christian Church
  - Commercial Property Owners

**Budget Summary:**

	IDALS Request	Partner Contributions	Landowner Contributions	Total Budget
4/15/15-6/30/15	\$5,885	\$8,650	\$0	\$14,535
7/1/15-6/30/16	\$27,115	\$28,885	\$0	\$56,000
<b>Overall</b>	<b>\$33,000</b>	<b>\$37,535</b>	<b>\$0</b>	<b>\$70,535</b>

**Proposal Narrative:**

**Primary Components/Practices & Benefits**

The proposed project is the first phase of a multi-phase project to make improvements to the City/School Campus pond watershed with the ultimate goal of better water quality and an improved urban fishery. This phase includes two components as follows:

1. **Native Plantings** – There are currently 11 acres of City property on a slope to the southeast of the pond that will be planted in a combination of dry/mesic and mesic prairie native to Central Iowa. The seed mixes being used are diverse with several grasses and a large variety of native forbs. Vegetation in this area currently consists of a mix of brome and turfgrass. All work will be performed by City staff with training and experience in the establishment of prairie. Planting would occur in May of 2015. The estimated cost of this component is \$3,000. By converting this to prairie, the soil will be improved, there will be increased infiltration of rainwater, and runoff into the pond and siltation will be decreased. Other benefits include increased aesthetics, improved wildlife habitat, less frequent mowing, lower fertilizer and herbicide use, and educational opportunities for the public and students at the two adjacent schools.
  
2. **Soil Upgrade** – The soil around the City facilities on the City/School Campus is highly compacted with a large clay content. City staff has observed that during rain events stormwater runs off from turf areas directly into the pond. Water also tends to collect in low areas and can take days to disappear. The proposed project includes upgrading the soil over an area approximately 6 acres in size. The entire upgraded area is currently covered in turfgrass and is used for community events and youth sports. The project will involve aerating the site with a plug or deep-tine aerator and then applying gypsum and ½ inch of compost. This work will likely be contracted due to the extent of it and would occur in the fall of 2015. The estimated cost of this component is \$60,000. The main benefit of this project component is improved water infiltration which will decrease runoff into the pond. The addition of organic matter will also benefit turf quality and may reduce fertilizer and pesticide applications.



### Future Project Phases

The proposed project is part of a larger scale project that includes a major capital improvement project involving dredging of the pond. Due to siltation over time, the pond has become extremely shallow with a maximum depth of around 6 feet. The water quality is affected and at least one extensive fish kill was experienced in 2012. Before an investment is made in dredging the pond, it only makes sense to make improvements to the watershed. Other proposed components of the project include parking lot bioswales and installation of permeable pavement. These are still in the conceptual stages and will require engineering to determine their feasibility.

The ultimate goal of the larger project is to develop the pond into a high-quality urban fishery. There is a great demand for fishing locations that are close to home. The Department of Natural Resources recognizes the City/School Campus pond as an excellent way to serve this demand in West Des Moines. DNR staff has met with City staff to begin planning and encouraged the City to begin making watershed improvements such as those that are part of this application.

### Project Funding

The City will provide a match of all eligible costs through its stormwater enterprise fund. In addition, the City will provide in-kind labor and equipment for all components of the project. Since the proposed components of the first phase of this project are taking place entirely on City-owned property, there are no landowner contributions anticipated at this time.

### Project Evaluation

Several evaluation methods will be utilized including tests of pond water quality before and after the project is completed, soil permeability tests, and surveys of the watershed property owners to gauge increased awareness. The Department of Natural Resources has agreed to assist the City in preparing a Water Quality Monitoring Plan.

### Education / Information Program

Education is critical as it will be necessary to change habits and practices throughout the pond watershed in order to have an impact on the pond and its water quality. Watershed improvement is also needed in order to make the large investment to dredge the pond. City staff along with our partnering agencies will provide educational programs and materials to the various property owners. The Parks and Recreation Department Green Team made up of staff from all areas of the department will lead the educational efforts. Due to the presence of several City and School facilities within the watershed, great opportunities for education exist. These may include everything from small neighborhood events to a program that touches every elementary student at Jordan Creek Elementary, a reading club at the Library focusing on books about water, or a direct mailing of informational material to targeted areas. One focus will be on creating awareness about how water ends up in the City/School Campus pond. Part of this awareness campaign may include marking intakes within the watershed and signage on the Campus. The temporary art display that takes place around the pond every summer may also be able to incorporate water and water quality as a theme. The cost of educational efforts is estimated to be \$3,000.

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**4(i)**

**ITEM:**

**DATE: February 9, 2014**

Resolution - Ordering Construction  
Fox Creek Sanitary Trunk Sewer, Phase 1

**FINANCIAL IMPACT:**

The Engineering Estimate of Construction Cost for the Fox Creek Sanitary Trunk Sewer Phase 1 project is \$1,654,499.00. Payments will be made from budgeted account no. 5061.80.820.6.7910 with the ultimate funding intended to come from the Sewer Fee account and an existing cost sharing agreement with the City of Waukee.

**BACKGROUND:**

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, February 18, 2015, and a Public Hearing on the project should be scheduled for 5:35 p.m. on Monday, February 23, 2015. The contract would be awarded on Monday, February 23, 2015, and work will begin shortly thereafter

The entire project is scheduled to be completed by October 30, 2015.

**OUTSTANDING ISSUES:**

None

**RECOMMENDATION:**

City Council Adopt:

- Resolution Ordering Construction of the Cascade Avenue Trunk Sewer.
- Fixing 2:00 p.m. on Wednesday, February 18, 2015, as time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

**Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer**

**STAFF REVIEWS**

Department Director	Duane C. Wittstock, City Engineer <i>new</i>
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney <i>RS</i>
Agenda Acceptance	<i>RTG</i>

**PUBLICATION(S) (if applicable)**

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Works		
Date Reviewed	February 2, 2015		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

**Resolution Ordering Construction and  
Notice of Public Hearing on Plans, Specifications, Form of Contract, Estimate of Cost, and Directing  
Advertisement for Bids**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA,**  
that the following described public improvement:

**Fox Creek Trunk Sewer – Phase 1  
Project No. 0510-010-2012**

is hereby ordered constructed according to the Plans and Specifications prepared by the Engineering Division of the City of West Des Moines and now on file in the office of City Clerk.

**BE IT FURTHER RESOLVED,** that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of City Clerk for public inspection.

**BE IT FURTHER RESOLVED,** that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Monday, February 23, 2015, with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

**BE IT FURTHER RESOLVED,** that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than four (4) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, February 18, 2015.

**BE IT FURTHER RESOLVED,** that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, February 18, 2015, and the results of said bids shall be considered at a meeting of this Council on Monday, February 23, 2015, at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

**PASSED AND APPROVED 9<sup>th</sup> day of February, 2015.**

\_\_\_\_\_  
Steven K. Gaer, Mayor

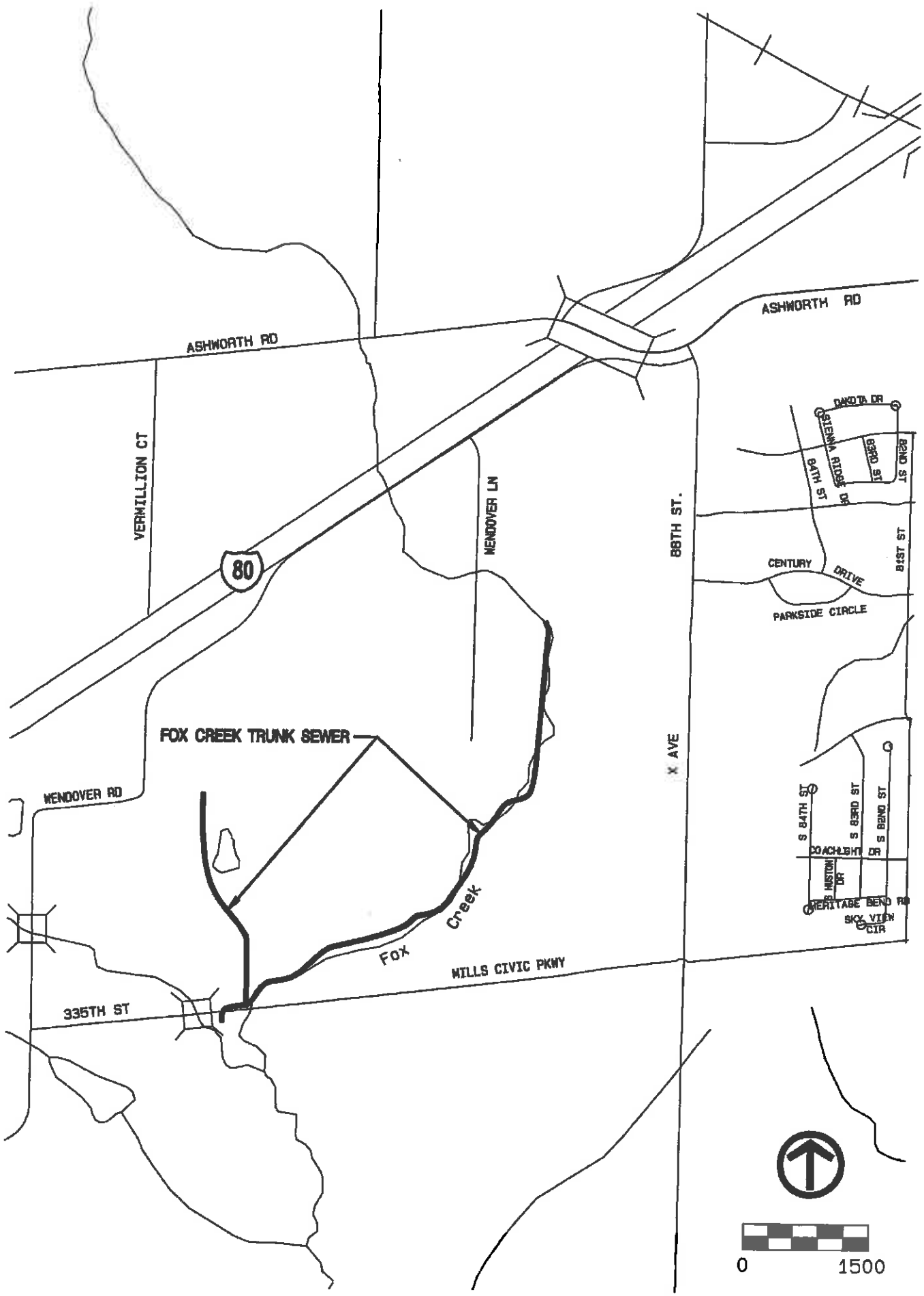
ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

CITY OF WEST DES MOINES, IOWA  
 FOX CREEK TRUNK SEWER - PHASE 1  
 PRELIMINARY ESTIMATE OF COST

3-Feb-15

DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENDED PRICE
1 Sanitary Sewer in Place - 12"	LF	2700	\$95.00	\$256,500.00
2 Sanitary Sewer in Place - 24"	LF	2905	\$100.00	\$290,500.00
3 Sanitary Sewer in Place - 30"	LF	2288	\$120.00	\$274,560.00
4 Sanitary Sewer Tunneled In Casing - 30"	LF	380	\$850.00	\$323,000.00
5 Manhole - Type SW 303 - 120"	EA	1	\$25,000.00	\$25,000.00
6 Manhole - Type SW 301 - 72"	EA	1	\$9,000.00	\$9,000.00
7 Manhole - Type SW 301 - 60"	EA	11	\$6,000.00	\$66,000.00
8 Manhole - Type SW 301 - 48"	LS	24	\$5,000.00	\$120,000.00
9 Video Inspection of Sanitary Sewer	LF	8273	\$3.00	\$24,819.00
10 18" CMP Culvert	LF	18	\$40.00	\$720.00
11 24" CMP Culvert	LF	20	\$60.00	\$1,200.00
12 36" CMP Culvert	LF	40	\$80.00	\$3,200.00
13 Rip-Rap	LF	1360	\$60.00	\$81,600.00
14 Steel Sheeting	SF	1600	\$10.00	\$16,000.00
15 Stabilizing Material	TON	100	\$35.00	\$3,500.00
16 Granular Surfacing	TON	100	\$35.00	\$3,500.00
17 Erosion Control	LS	1	\$35,000.00	\$35,000.00
18 Seeding	ACRE	14.5	\$1,200.00	\$17,400.00
19 Sod	SQ	1950	\$40.00	\$78,000.00
20 Construction Staking	LS	1	\$17,500.00	\$17,500.00
21 Traffic Control	LS	1	\$7,500.00	\$7,500.00
			<b>Estimated Construction Cost</b>	<b>\$1,654,499.00</b>



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**4(j)**

**DATE: February 9, 2015**

**ITEM:**

Resolution - Accepting Work  
2014 Sump Pump Sewer Program  
MPS Engineers, P.C.

**FINANCIAL IMPACT:**

The total construction cost for the 2014 Sump Pump Sewer Program was \$182,888.45 which was paid from budgeted Account No. 5537.80.820.6.7910. The original cost of the project was \$179,904.99. There was (1) Change Order on the project that totaled \$2,983.46.

**BACKGROUND:**

MPS Engineers, P.C. was working under an agreement dated May 19, 2014, for construction services for the 2014 Sump Pump Sewer Program.

This project installed eight-inch (8") subdrain on Stonebridge Road from 46<sup>th</sup> Place to 46<sup>th</sup> Street, on Elm Street from 46<sup>th</sup> Place to 46<sup>th</sup> Street, on 46<sup>th</sup> Place from Stonebride Road to Elm Street, and on 47<sup>th</sup> Street from Stonebridge Road to Elm Street for the purpose of sump pump drainage. Work on this project also consisted of connections to existing storm sewer structures, cleanouts, service connections, sidewalk/driveway removal and replacement, surface restoration, and miscellaneous associated work.

**RECOMMENDATION:**

City Council Adopt:

- Resolution Accepting Work

Lead Staff Member: <sup>CSC</sup> Jason M. Schlickbernd, P.E. <sup>JMS</sup>

**STAFF REVIEWS**

Department Director	Bret Hodne, Public Works Director <i>Bret Hodne</i>
Appropriations/Finance	Tim Stiles, Finance Director <i>Tim Stiles</i>
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	<i>RTG</i>

PUBLICATION(S) (if applicable)		SUBCOMMITTEE REVIEW (if applicable)		
Published In		Committee	Public Works	
Dates(s) Published		Date Reviewed	February 2, 2015	
		Recommendation	Yes	No
				Split

**Resolution Accepting Work**

**WHEREAS**, on May 19, 2014, the City Council entered into a contract with MPS Engineers, P.C. of Des Moines, Iowa, for the following described public improvement:

**2014 Sump Pump Sewer Program  
0510-008-2014**

And,

**WHEREAS**, said contractor has substantially completed the construction of said improvement in accordance with plans and specifications as shown by the report of the City Engineer filed with the City Clerk on February 9, 2015.

Therefore

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that said report of the City Engineer is hereby approved and said public improvement is accepted as having been substantially completed in accordance with plans and specifications and the total final construction cost of said improvement is \$182,888.45 as shown in said report.

**PASSED AND APPROVED** this 9th day of February, 2015.

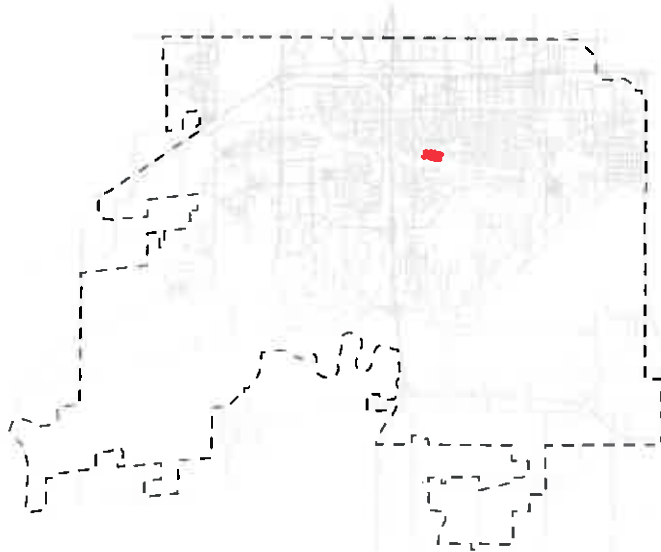
\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk



**VICINITY MAP**



**LEGEND**

PROJECT LOCATIONS 



**DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION**  
560 S. 16TH STREET (515)222-3475  
WEST DES MOINES, IOWA 50265  
FAX NO. (515)222-3478

PROJECT:	<b>2014 SUMP PUMP SEWER PROGRAM 0510-008-2014</b>		
LOCATION:	<b>STONEBRIDGE ROAD, ELM STREET, 46TH PLACE &amp; 47TH STREET</b>		
DRAWN BY:	JMS	DATE:	05/06/2014
		SHT. 1 OF 1	



# CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

**ITEM:** Establish Date of Public Hearing for Issuance of  
Not to Exceed \$3,680,000 Essential Corporate Purpose (ECP)  
General Obligation Refunding Bonds

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) are undetermined, pending final sale details. The current estimate of overall interest savings is approximately \$136,000 (net present value).

**BACKGROUND:** This action will ultimately allow a potential sale of not to exceed \$3,680,000 of General Obligation Bonds to (crossover) refund outstanding General Obligation Bonds issued in 2008. The original bonds were issued to construct a number of CIP projects related to the Aviva USA facility (within Mills Parkway Sub-district 6) which were completed around that time. Rates on the Series 2008B bonds have been monitored by staff and the City's financial advisors, Public Financial Management (PFM) and the market is favorable to support a crossover refunding at this time.

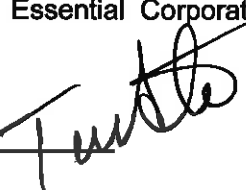
This bond refunding transaction will be completed as part of the larger sale of "new money" General Obligation bonds, the sale of which was previously approved by the City Council. The joint sale allows for the reduction of sales costs and fees associated with issuance.

The recommended action will establish February 23, 2015, as the date for a public hearing on the issuance of refunding bonds. It is anticipated that the sale details of this refunding transaction will be brought forward for approval at the Council Meeting of March 9, 2015.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of resolution establishing a public hearing to be held on February 23, 2015, for the issuance of not to exceed \$3,680,000 Essential Corporate Purpose General Obligation Bonds

**Lead Staff Member:** Tim Stiles, Finance Director



**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 24, 2015		
Recommendation	Yes	No	Split

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$3,680,000 GENERAL OBLIGATION URBAN RENEWAL REFUNDING BONDS OF THE CITY OF WEST DES MOINES, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$3,680,000 GENERAL OBLIGATION URBAN RENEWAL REFUNDING BONDS OF THE CITY OF WEST DES MOINES, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 99-06-14-05, adopted July 26, 1999, as amended by Resolution No. 03-11-10-05, adopted on November 10, 2003; as further amended and restated by Resolution No. 07-03-12-06, adopted on March 26, 2007; as further amended and restated by Roll Call No. 08-068, adopted on March 10, 2008; as further amended and restated by Resolution No. 08-12-01-08, adopted on December 1, 2008; as further amended and restated by Resolution No. 12-11-12-08, adopted on November 12, 2012; as further amended and restated by Resolution No. 13-11-11-07, adopted on November 11, 2013; and as further amended and restated by Resolution No. 14-11-17-09, adopted on November 17, 2014, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Mills Parkway Urban Renewal Plan (the "Plan") for the Mills Parkway Urban Renewal Plan Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Records of Dallas and Polk Counties, Iowa; and

WHEREAS, it is deemed necessary and advisable that the City of West Des Moines, State of Iowa, should issue General Obligation Urban Renewal Refunding Bonds, to the amount of not to exceed \$3,680,000, as authorized by Sections 384.25 and 403.12, of the Code of Iowa,

for the purpose of providing funds to pay costs of carrying out essential corporate urban renewal purpose project(s) as hereinafter described; and

WHEREAS, before bonds may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such bonds and the right to petition for an election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF WEST DES MOINES, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, at 5:30 P.M., on the 23<sup>rd</sup> day of February, 2015, for the purpose of taking action on the matter of the issuance of not to exceed \$3,680,000 General Obligation Urban Renewal Refunding Bonds, for essential corporate urban renewal purposes, the proceeds of which bonds will be used to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Amended and Restated Urban Renewal Plan for the Mills Parkway Urban Renewal District, including refunding the outstanding General Obligation Urban Renewal Bonds, Series 2008B.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 4. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: February 11, 2015)

**NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$3,680,000 GENERAL OBLIGATION URBAN RENEWAL REFUNDING BONDS OF THE CITY (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF**

PUBLIC NOTICE is hereby given that the City Council of the City of West Des Moines, State of Iowa, will hold a public hearing on the 23<sup>rd</sup> day of February, 2015, at 5:30 P.M., in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$3,680,000 General Obligation Urban Renewal Refunding Bonds, for essential corporate urban renewal purposes, to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Amended and Restated Urban Renewal Plan for the Mills Parkway Urban Renewal District, including refunding the outstanding General Obligation Urban Renewal Bonds, Series 2008B.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City, including the drop box at City Hall during non-business hours, in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 9<sup>th</sup> day of February, 2015.

---

City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**4(1)1**

**ITEM:**

**DATE: February 9, 2015**

Resolution - Approving Professional Services Agreement  
Law Enforcement Center Roof Investigation  
Design Alliance, Inc.

**FINANCIAL IMPACT:**

The cost of the Professional Services Agreement associated with the design of this project is anticipated not to exceed \$7,598.00 for Basic Services.

Should the cost for the professional services be projected to exceed the amounts set forth in the contract, staff would not authorize such expenditures without further approval by the City Council. All work will be billed on an hourly basis using the established hourly fee structure as set forth in the contract.

Costs for these services can be paid from budgeted account number 3054.75.810.6.7920 with ultimate funding intended to come from the General Fund.

**BACKGROUND:**

The flat roof at the Law Enforcement Center is budgeted for replacement this fiscal year. Best practices for roof installation have changed since the original roof was installed 25 years ago, requiring modifications to the sloped metal roof to provide proper flashing and protection from water entering the building along the flat roof. There is also areas of staining along the metal roof edge that indicates the metal roof has deteriorated and may be allowing water into the building. Approval of this action authorizes Design Alliance to work in conjunction with the commissioning agent to investigate the condition of the metal roof and to provide recommendations for repairs as well as flashing to the new flat roof.

The Development Services Department retains design consultants based on their past work experience, qualifications of their staff, familiarity with the project, manpower availability, and past consultant evaluation. Once a firm has been selected based on the above criteria, the City staff then negotiates a fee with the consultant for performing the desired scope of services. The City staff attempts, whenever feasible, to distribute work on an equitable basis to qualified firms maintaining local offices who have expressed interest in working for the City of West Des Moines.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:**

City Council Adopt:  
- Resolution Approving Professional Services Agreement.

**Lead Staff Member: Linda Schemmel, AIA, Planner**

**STAFF REVIEWS**

Department Director	Duane Wittstock, City Engineer
Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Public Works		
Date Reviewed	February 2, 2015		
Recommendation	Yes	No	Split

**Resolution Approving Professional Services Agreement**

**WHEREAS**, funding is available for the following described public improvement:

**Law Enforcement Center Roof Investigation  
Project No. 0510-069-2014**

and,

**WHEREAS**, the condition existing roof on the Law Enforcement building has deteriorated; and,

**WHEREAS**, the Development Services Department has recommended the roof condition be investigated recommendations be provided for repairs and connections to the new roof be prepared by Design Alliance, Inc., and,

**WHEREAS**, the Development Services Department has obtained a written proposal from Design Alliance, Inc. to do the work requested, which estimates the following cost to the City of West Des Moines;

<b>Basic Professional Services</b>	<b>\$ 7,598.00</b>
------------------------------------	--------------------

therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that Design Alliance, Inc. is hereby directed to investigate existing conditions and prepare recommendations for the above named public improvement project.

**BE IT FURTHER RESOLVED**, that the City Clerk is authorized and directed to enter into an agreement with Design Alliance, Inc. for the cost indicated above as payment by the City of West Des Moines for the services indicated.

**PASSED AND APPROVED** this 9th day of February, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

## AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the CITY OF WEST DES MOINES, a municipal corporation, hereinafter referred to as "City", and DESIGN ALLIANCE, INC, (Fed. I.D. # 42-1062556 ), a professional corporation incorporated and licensed under the laws of the State of Iowa, party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

### 1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

### 2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

### 3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, including any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant      \$ 7,598.00

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

### 4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable



insurance certificates with the City, and shall also provide evidence of the following additional coverage.

- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company licensed to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.
- E. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

1. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of West Des Moines  
Attn: Ryan T. Jacobson, City Clerk  
Address: 4200 Mills Civic Parkway  
City, State: West Des Moines, IA 50265-0320

FOR THE CONSULTANT:

Name: Design Alliance, Inc.  
Attn: David Harrison, AIA  
Address: 14225 University Avenue #110  
City, State: Waukee, IA 50263

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit

to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, or national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees to indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorney's fees, and court costs for any damage or loss which is due to or arises from a breach of this Agreement, or from negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its sub consultants or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

- A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.
- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation

to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

#### 14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

#### 15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

#### 16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

#### 17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

#### 18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be effected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement at any time if it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain

workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.

- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

**19. TAXES**

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. The Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

**20. SEVERABILITY**

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

**21. MISCELLANEOUS HEADINGS**

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

**22. FURTHER ASSURANCES**

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to effect the provisions and purposes of this Agreement.

**23. COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

BY:

  
David Harrison, Vice President

CITY OF WEST DES MOINES

BY:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

# ATTACHMENT 1

## SCOPE OF SERVICES

Consultant shall accomplish the following:

1. Attend two meetings to define scope of project and coordinate activities with Commissioning Agent and City.
2. Visit site during field activities of Exterior Sheet Metal.
3. Review options for addressing conditions on site.
4. Review dew point conditions within existing construction and impact of possible changes.
5. Obtain Mechanical Electrical opinions of Consultant's sub consultant regarding possible project scope.
6. Attend up to three review and progress meetings.
7. Attend Council presentation if requested.

The following are not included in Consultant's services:

1. Services of Exterior Sheet Metal and System Works
2. Cost Analysis
3. Plans and details.
4. Detailed Construction Documents
5. Formal Report documenting process, options, costs, recommendations.

## ATTACHMENT 2

### PROJECT SCHEDULE

Work will be completed as follows:

1. Following site visit and destructive testing by Exterior Sheet Metal, work can be completed within two weeks, pending coordination with City staff schedules.



# Law Enforcement Center - 250 Mills Civic Parkway Location Map

0 75 150 300 450 600 Feet



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**4(I)2**

**ITEM:**

**DATE: February 9, 2015**

Resolution - Approving Professional Services Agreement  
Law Enforcement Center Roof Investigation  
System Works, LLC

**FINANCIAL IMPACT:**

The cost of the Professional Services Agreement associated with the design of this project is anticipated not to exceed \$7,200.00 for Basic Services. Should the cost for the professional services be projected to exceed the amounts set forth in the contract, staff would not authorize such expenditures without further approval by the City Council. All work will be billed on an hourly basis using the established hourly fee structure as set forth in the contract.

Costs for these services can be paid from budgeted account number 3054.75.810.6.7920 with ultimate funding intended to come from the General Fund.

**BACKGROUND:**

The flat roof at the Law Enforcement Center is budgeted for replacement this fiscal year. Best practices for roof installation have changed since the original roof was installed 25 years ago, requiring modifications to the sloped metal roof to provide proper flashing and protection from water entering the building along the flat roof. There is also areas of staining along the metal roof edge that indicates the metal roof has deteriorated and may be allowing water into the building. Approval of this action authorizes System Works to work in conjunction with the architect to investigate the condition of the metal roof and to provide recommendations for repairs as well as flashing to the new flat roof. System Works will retain an exterior sheet metal company to remove and replace several roof panels to allow documentation of the conditions under the roofing. It is anticipated that the original roof panels can be replaced, however if they are found to be damaged to the point they cannot be reused, there will be an additional cost for to install new panels. Staff would caution that it will be difficult to achieve an exact color match between the new and old panels.

The Development Services Department retains design consultants based on their past work experience, qualifications of their staff, familiarity with the project, manpower availability, and past consultant evaluation. Once a firm has been selected based on the above criteria, the City staff then negotiates a fee with the consultant for performing the desired scope of services. The City staff attempts, whenever feasible, to distribute work on an equitable basis to qualified firms maintaining local offices who have expressed interest in working for the City of West Des Moines.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:**

City Council Adopt:  
- Resolution Approving Professional Services Agreement.

**Lead Staff Member: Linda Schemmel, AIA, Planner**

**STAFF REVIEWS**

Department Director	Duane Wittstock, City Engineer
Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Public Works		
Date Reviewed	February 2, 2015		
Recommendation	Yes	No	Split



**Resolution Approving Professional Services Agreement**

**WHEREAS**, funding is available for the following described public improvement:

**Law Enforcement Center Roof Investigation  
Project No. 0510-069-2014**

and,

**WHEREAS**, the condition existing roof on the Law Enforcement building has deteriorated; and,

**WHEREAS**, the Development Services Department has recommended the roof condition be investigated recommendations be provided for repairs and connections to the new roof be prepared by System Works, LLC and,

**WHEREAS**, the Development Services Department has obtained a written proposal from System Works, LLC to do the work requested, which estimates the following cost to the City of West Des Moines;

<b>Basic Professional Services</b>	<b>\$ 7,200.00</b>
------------------------------------	--------------------

therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that System Works, LLC is hereby directed to investigate existing conditions and prepare recommendations for the above named public improvement project.

**BE IT FURTHER RESOLVED**, that the City Clerk is authorized and directed to enter into an agreement with System Works, LLC for the cost indicated above as payment by the City of West Des Moines for the services indicated.

**PASSED AND APPROVED** this 9th day of February, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

## AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the CITY OF WEST DES MOINES, a municipal corporation, hereinafter referred to as "City", and System Works LLC, (Fed. I.D. # 86-1070223), a professional corporation incorporated and licensed under the laws of the State of Iowa, party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

### 1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

### 2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

### 3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, including any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant      \$7,200.00

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

### 4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable

insurance certificates with the City, and shall also provide evidence of the following additional coverage.

- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company licensed to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.
- E. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of West Des Moines  
Attn: Ryan T. Jacobson, City Clerk  
Address: 4200 Mills Civic Parkway  
City, State: West Des Moines, IA 50265-0320

FOR THE CONSULTANT:

Name: System Works LLC  
Attn: Garry Caldbeck, Principal  
Address: 409 Fifth Street  
City, State: West Des Moines, IA 50265

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of

salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

#### 9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, or national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

#### 10. HOLD HARMLESS

Consultant agrees to indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorney's fees, and court costs for any damage or loss which is due to or arises from a breach of this Agreement, or from negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its sub consultants or anyone for whom Consultant is legally liable.

#### 11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

#### 12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

#### 13. AUTHORIZED AMENDMENTS TO AGREEMENT

- A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.
- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing

the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

#### 14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

#### 15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

#### 16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

#### 17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

#### 18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be effected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement at any time if it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

#### 19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. The Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

#### 20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

#### 21. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

#### 22. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to effect the provisions and purposes of this Agreement.

#### 23. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

BY: *Garry Caldbeck*  
Garry Caldbeck, Principal

CITY OF WEST DES MOINES

BY: \_\_\_\_\_  
Ryan T. Jacobson, City Clerk

# ATTACHMENT 1

## SCOPE OF SERVICES

### Law Enforcement Center – Roof Investigation

#### Building Envelope Review - East elevation near stained facade

##### **SystemWorks will provide the following:**

- Meeting with owner / architect to determine scope of work
- Overview of existing standing seam roof
- Destructive testing
  - Performed by Exterior Sheet Metal
  - SystemWorks has included cost for one day of Exterior Sheet Metal time
  - Remove and re-install 2 standing seam metal panels for investigation
  - SystemWorks will be present to direct and inspect the work
- Investigate the likely cause of the suspected leak and conditions of the metal roof and substrate in the area of staining on the north wall.
- Investigate the construction of the metal roof fascia/flat roof intersection to provide flashing options for consideration for that area with the flat roof replacement project.
- Provide site visit style report
- Meeting with team to review findings in the report

##### ***Clarifications:***

- SystemWorks has not included material replacement costs. We anticipate the removed metal panels will be re-installed.
- SystemWorks is not responsible for undiscovered deficiencies. Report will be based upon review and analysis of inspected areas only.



## ATTACHMENT 2 PROJECT SCHEDULE

### **Schedule Target:**

- Destructive testing & Investigation – Week of March 16, 2015
  - 1. Pending Roof Clear of Snow
- Report – Week of March 23, 2015
- Team Meeting – Week of March 30, 2015

## ATTACHMENT 3

### SCHEDULE OF FEES HOURLY RATES & REIMBURSABLE EXPENSES

**Services of Consultant:**

System Works will provide labor at an hourly rate of \$120 per person for the scope of services set forth in Attachment 1.



## Law Enforcement Center - 250 Mills Civic Parkway Location Map

0 75 150 300 450 600 Feet



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: February 9, 2015

**ITEM:** Amendment to City Code – Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks, and Alleys), Section 8D (Official Street Name Map) – Approval to include a locational prefix in the name of roadways located south of the Raccoon River – City Initiated MISC-002576-2014

**ORDINANCE: Approval of Third Reading and Adoption of Ordinance**

**FINANCIAL IMPACT:** Approximately \$20,000.00 for new roadway signs plus staff time for installation. Staff does recommend that the City procure all street sign blades, regardless of public or private; however, it is not recommended that City staff install private signs which would be located on private property.

**BACKGROUND:** The City of West Des Moines has guidelines for the naming of roadways and assignment of addresses (house/building numbers) to assist emergency services agencies in the timely and efficient provision of services, and to aid residents and visitors in wayfinding. The Addressing Review Committee recommends the City Council approve the addition of a locational prefix for all roads south of the Raccoon River so as to identify these specific areas within West Des Moines (not the Metro). A ‘SE’ prefix would be added to roadways situated south of the river and east of I-35, and a ‘SW’ prefix added to roadways situated south of the river and west of I-35.

Upon hearing of the possible street name changes, property owners addressed off the streets indicated below submitted requests to completely change the name of their roadway in conjunction with the addition of the SE/SW prefix. No additional request for street name changes have been submitted. The following street name changes have been requested by the residents:

- S 9<sup>th</sup> Lane to SE Browns Woods Cove
- S 14<sup>th</sup> Street to SE Walnut Woods Court
- S 7<sup>th</sup> Street to SE Browns Woods Lane
- S 6<sup>th</sup> Court to SE Browns Woods Ridge
- S 4<sup>th</sup> Street to SE Browns Woods Place
- S 8<sup>th</sup> Street to SE Soteria Avenue

***Browns Woods Court:*** On November 25, 2013, the City Council approved of the naming of that portion of roadway which connects existing S 1<sup>st</sup> Street to existing Browns Woods Drive (intersecting/crossing with Veteran’s Parkway) as Browns Wood Drive for wayfinding purposes to assisting individuals in finding Browns Woods Park. As part of that action, it was noted that staff would be recommending that the now cul-de-sac portion of current Browns Woods Drive be renamed to ‘Browns Woods Court’. Since the naming of the cul-de-sac section to ‘Court’ affects 3 residents and the address for the new parking area for the park, it was determined that it would be done as part of the action on the SE/SW locational prefix. This street segment will be changed to Browns Woods Court regardless of the vote on the prefix. The four affected property owners will be notified upon final Council action.

***East Leg Army Post Road:*** Due to the construction of Veterans Parkway (fka SW Connector) which resulted in the east and west legs of Army Post Road not being in alignment at the intersection with Veterans Parkway, it is thought that it would be best for emergency response and general wayfinding if one of the legs of Army Post Road is given a new and different name. Per the Council’s direction at the July 22, 2013 meeting, since the roadway extends across corporate boundaries, conversation with the City of Des Moines regarding the renaming was to be initiated. The City of Des Moines identified the name of ‘Lally Street’ as this roadway, although not contiguous, aligns across their City. At the January 12, 2015 meeting, the City Council directed staff to query the property owners addressed off of this segment (seven affected addresses) to attempt to identify an alternate name. As this process will take longer than the time to complete the necessary readings on this ordinance, staff will bring forward the renaming of the east leg of Army Post Road as a separate item. Staff will aim to have a new name identified and the necessary

hearings to change the name completed prior to the finalization and activation of the SE/SW prefix so that these property owners will only be affected by one address change.

Veterans Parkway & Iowa Highway 5: Both of these roadways are considered major roadways that are intended to extend over great distances through multiple cities and counties with limited controlled access. There is no anticipation that any entity will ever have direct access off of either of these roadways, thus it is anticipated that no addresses would be assigned using these road names. Because of intent for consistency of the roadway names across different communities, no locational prefix will be added to either of these roads.

Effective Date: Staff has identified an effective date for the address changes as May 15, 2015 to allow time for various entities address databases and lists to be appropriately updated and any necessary reprogramming completed. If the naming of the east leg of Army Post Road takes longer than anticipated, this effective date may be pushed back.

**PREVIOUS COUNCIL ACTION:**

Vote: 3-2

Date: January 12, 2015

Motion: Approval of the First Reading of the Ordinance to include a locational prefix on all roadways south of the Raccoon River.

Vote: 3-2

Date: January 26, 2015

Motion: Approval of the Second Reading of the Ordinance to include a locational prefix on all roadways south of the Raccoon River.

**COUNCIL DISCUSSION:**

Although a second reading of the ordinance, the Mayor opted to re-open the public hearing. James Patten, Lee Fischer, Jim Hawkins, and Jeff Stone spoke in opposition to the proposal.

**RECOMMENDATION:** The Addressing Review Committee recommends the City Council approve the third reading of the ordinance and adopt the ordinance in final form renaming those roadways located south of the Raccoon River to add either a 'SE' or 'SW' locational prefix and completely changing the name of those streets identified above and as indicated in Exhibit A attached to the Ordinance.

Lead Staff Member: Lynne Twedt, Addressing Administrator

**Staff Reviews:**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register Community Section
Date(s) Published	January 2, 2015
Letter sent to property owners	12/26/2014

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Safety & CC Workshops		
Date Reviewed	Multiple		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

- Attachment A - Ordinance
- Exhibit A - Roadway Name Changes

Prepared by: L. Twedt, Community Development, PO Box 65320, W.D.M., IA 50265-0320, 515-222-3620  
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

Ordinance No. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, TITLE 7 "PUBLIC WAYS AND PROPERTY," BY CHANGING THE NAMES OF ROADWAYS LOCATED SOUTH OF THE RACCOON RIVER WITHIN THE CORPORATE LIMITS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**Section 1.** Title 7, "*Public Ways and Property*," Chapter 1 "*Streets, Sidewalks and Alleys*", Section 8 "*Street Names*", Paragraph D, "*Official Street Name Map*" is hereby amended by changing the name of the roadways within Polk, Dallas, Warren and Madison Counties, as identified in Exhibit A attached.

**Section 2.** Subsequent to its adoption and publication, the Mayor and City Clerk shall certify and file this Ordinance with the County Recorder, County Assessor, and County Auditor of Polk County, Dallas County, Warren County and Madison County, all within the State of Iowa.

**Section 3. Repealer.** All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

**Section 4. Savings Clause.** If any section provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged, invalid, or unconstitutional such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, phrase, or part hereof not adjudged invalid or unconstitutional.

**Section 5. Effective Date.** This ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

Passed and approved by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

EXHIBIT A

Existing Roadway Name	New Roadway Name	County
Adams Street	SE Adams Street	Warren
Army Post Road	SE Army Post Road (west of Veterans Pkwy) <i>Army Post Road east of Veterans Pkwy will be changed under separate ordinance action</i>	Polk
Beaverbrook Trail	SE Beaverbrook Trail	Warren
Browns Woods Drive	SE Browns Woods Drive	Polk
Browns Woods Drive (easternmost approx. 400')	SE Browns Woods Court	Polk
County Line Road (Assessor data indicates as 'County Line Road': Residents have informed Staff that it is 'S County Line Road')	SE County Line Road	Polk
Creekhill Way	SE Creekhill Way	Warren
Fox Valley Court	SE Fox Valley Court	Warren
Fox Valley Drive	SE Fox Valley Drive	Warren
Juliann Road	SE Juliann Road	Polk
Maffitt Lake Court	SE Maffitt Lake Court	Polk
Maffitt Lake Road Maffitt Lake Road	SE Maffitt Lake Road (east of I-35) SW Maffitt Lake Road (west of I-35)	Polk Polk & Dallas
N Greenlee Avenue (St. John's Cemetery)	SE Greenlee Avenue	Warren
Pine Avenue	SE Pine Avenue	Polk
S 11 <sup>th</sup> Street	SE 11 <sup>th</sup> Street	Polk
S 12 <sup>th</sup> Street	SE 12 <sup>th</sup> Street	Polk
S 13 <sup>th</sup> Street	SE 13 <sup>th</sup> Street	Polk
S 14 <sup>th</sup> Street	SE Walnut Woods Court	Polk
S 1st Street	SE 1st Street	Polk
S 22 <sup>nd</sup> Street	SE 22 <sup>nd</sup> Street	Polk
S 35 <sup>th</sup> Street	SE 35 <sup>th</sup> Street	Polk Warren
S 42 <sup>nd</sup> Street	SE 42 <sup>nd</sup> Street	Polk
S 4 <sup>th</sup> Street	SE Browns Woods Place	Polk
S 50 <sup>th</sup> Street	SE 50 <sup>th</sup> Street	Polk
S 5 <sup>th</sup> Street	SE 5 <sup>th</sup> Street	Polk
S 6 <sup>th</sup> Court	SE Browns Woods Ridge	Polk
S 7 <sup>th</sup> Drive	SE Browns Woods Lane	Polk
S 8 <sup>th</sup> Street	SE Soteria Avenue	Polk
S 9 <sup>th</sup> Lane	SE Browns Woods Cove	Polk
S Orilla Road	SE Orilla Road	Polk & Warren
S Grosbeak Point	SE Grosbeak Pt	Warren
S Woodbridge Drive	SE Woodbridge Drive	Polk
Sylvan Rill Road	SE Sylvan Rill Road	Polk
Timber Ridge Lane	SW Timber Ridge Lane	Madison
Walnut Woods Drive	SE Walnut Woods Drive	Polk
Willow Creek Street	SE Willow Creek Street	Polk



S 54 <sup>th</sup> Street	SW 54 <sup>th</sup> Street	Polk
S 56 <sup>th</sup> Street	SW 56 <sup>th</sup> Street	Polk
370 <sup>th</sup> Court	SW 370 <sup>th</sup> Court	Dallas
Lake Ridge Drive	SW Lake Ridge Drive	Polk
Landview Drive	SW Landview Drive	Polk
Utica Ln	SW Utica Lane	Dallas

**NO CHANGE FROM PREVIOUS READING**

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**Date: February 9, 2015**

**ITEM:** Ordinance Amendment – Amend Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions) to add a definition for Antiques, Collectibles and Flea Markets and Amend Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix) to make SIC 5932-02, Antiques a Permitted Use and SIC 5932-03, Book Stores - Secondhand in the Neighborhood Commercial zoning district and make SIC 7389-14, Auction, Appraisal, and Exchange Services (Flea Market) a Permitted Use in the Regional Commercial District, the Community Commercial District, the Valley Junction Historic Business District, and the Warehouse Retail District with no outdoor displays – Brad Brody – AO-002565-2014

**ORDINANCE: ORDINANCE: Approval of Third Reading and Adopt in Final Form**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** Brad Brody, Strategic Growth Capital Inc., has requested an amendment to the City Code, Title 9, *Zoning, Chapter 6, Commercial, Office, and Industrial Zoning District, Section 6, Commercial, Office, and Industrial Use Regulations, Subsection C, Table 6.1, Use Matrix* to allow SIC 5932-02 as a Permitted use in the Neighborhood Commercial Zoning District. In conjunction with Mr. Brody's proposed amendment, Staff is requesting an amendment to Title 9, *Zoning, Chapter 2, Zoning Rules and Definitions*, an amendment to Title 9, *Zoning, Chapter 6, Commercial, Office, and Industrial Zoning District, Section 6, Commercial, Office, and Industrial Use Regulations, Subsection C, Table 6.1, Use Matrix*.

The Plan & Zoning Commission passed a resolution recommending the City Council approve an ordinance to amend City Code on January 5, 2015.

**Previous City Council Action:**

Vote: 5-0 approval

Date: January 12, 2015

Motion: Approve the first reading of the amendment to the Zoning Code, Section 9-2 and Section 9-9-6-C.

**Previous City Council Action:**


Vote: 5-0 approval

Date: January 26, 2015

Motion: Approve the second reading of the amendment to the Zoning Code, Section 9-2 and Section 9-9-6-C.

**OUTSTANDING ISSUES:** There are no outstanding issues.

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, Staff recommends the City Council approve the third reading of the ordinance and adoption of the ordinance in final form.

Lead Staff Member: Kara Tragesser, AICP 

**Staff Reviews:**

Department Director	<i>JK</i>
Appropriations/Finance	
Legal	<i>DRG</i>
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register
Date(s) Published	December 26, 2014
Letter sent to surrounding property owners	N/A

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development & Planning		
Date Reviewed	December 4, 2014.		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

Exhibit I      -      Ordinance

Prepared by: KTragesser, West Des Moines Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3620  
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

**ORDINANCE NO.**

**TO AMEND TITLE 9 (ZONING), CHAPTER 2 (ZONING RULES AND DEFINITIONS) TO ADD A DEFINITION FOR ANTIQUES AND COLLECTIBLES, FLEA MARKETS, AND USED MERCHANDISE OR SECOND HAND STORES AND TO AMEND TITLE 9 (ZONING), CHAPTER 6 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONING DISTRICTS), SECTION 6 (COMMERCIAL, OFFICE AND INDUSTRIAL USE REGULATIONS), SUBSECTION C, TABLE 6.1 (USE MATRIX) TO MAKE SIC 5932-02, ANTIQUES, AND SIC 5932-03, BOOK STORES - SECONDHAND, PERMITTED USES IN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND TO MAKE SIC 7389-14, AUCTION, APPRAISAL, AND EXCHANGE SERVICES (FLEA MARKETS) A PERMITTED USE IN THE REGIONAL COMMERCIAL DISTRICT, THE COMMUNITY COMMERCIAL DISTRICT, THE VALLEY JUNCTION HISTORIC BUSINESS DISTRICT, AND THE WAREHOUSE RETAIL DISTRICT WITH NO OUTDOOR DISPLAYS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**Section 1. Amendment.** Title 9: Zoning, Chapter 2: Zoning Rules and Definitions, is hereby amended to place in alphabetical order the following definitions:

**ANTIQUÉ STORE:** Antiques are items belonging to the past. The items sold, to include collectibles, are items that are collected or desirable because of craftsmanship, age, rarity, personal emotion connection, or other unique features, may be part of a group of similar items and generally are more valuable than their original worth. Stores typically are organized to provide for one point of sale, even if individual stalls are rented. For this definition these stores do not include flea markets, second hand stores or used merchandise stores as defined elsewhere in this section. This definition does not include a business which primarily engages in selling new merchandise, parts, or services.

**FLEA MARKET:** a market for second hand articles where sellers or vendors typically have individual stalls with their own point of sale. A fee to enter the market may or may not be charged.

**USED MERCHANDISE STORE or SECOND HAND MERCHANISE STORE:** a retail store that sells previously owned or used goods of recent or modern vintage. The merchandise generally is less valuable that its original worth. This definition does not include antiques and collectibles or flea markets.

**Section 2. Amendment.** Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix) is hereby amended by adding the text in bold lettering:

SIC CODES	RC	CMC	NC	CVC	SC	VJC	VJHB	WR	BP	VJLI	LI	GI	OF	PCP	OS
593 — Used Merchandise Stores (except used Building Materials)	P	P				P	P	P							
— Used Building Materials (no outside storage)	P	P				P	P	P							
5932-01 Home furnishings and Appliances, Second Hand	P	P				P	P	P							
5932-02 Antiques (no outdoor displays)	P	P	P			P	P	P							
5932-03 Book Stores — Secondhand	P	P	P			P	P	P							
5932-04 Clothing and Shoes, Second Hand	P	P				P	P	P							
5932-05 Office Furniture and Store Fixtures, Second Hand	P	P				P	P	P							

5932-99 Used Merchandise Stores (Except: use building materials)	P	P				P	P	P						
5932-99 Used Building Materials (no outside storage)	P	P					P		P	P	P			
7389-14 Auction, Appraisal, and Exchange Services (Flea Market)	P	P					P	P						

**Section 3. Repealer.** All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

**Section 4. Savings Clause.** If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

**Section 5. Violations and Penalties.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

**Section 6. Other Remedies.** In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the 9<sup>th</sup> day of February 2015, and approved this 9<sup>th</sup> day of February 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T Jacobson  
City Clerk

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council for the City of West Des Moines, Iowa, on \_\_\_\_\_, 2015, and was published in the Des Moines Register on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

**NO CHANGES FROM PREVIOUS****CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**Date: February 9, 2015

**ITEM:** Ordinance Amendment – Amend Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office, and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix) to allow SIC 7212: Garment Pressing and Agents for Laundries and Dry Cleaners as a Permitted Use in all non-residential zoning districts; and Amend Title 9 (Zoning), Chapter 10 (Performance Standards), Section 4 (Specific Use Regulations), Subsection A, to add language to City Code identifying specific regulations and requirements for Dry Cleaners with limited equipment operating under SIC 7212 – City Initiated AO-002571-2014

**ORDINANCE:** Approval of Second Reading, Waiver Third and Adopt Ordinance in Final Form

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** Development Services is requesting an amendment to the City Code, Title 9, *Zoning*, Chapter 6, *Commercial, Office, and Industrial Zoning District*, Section 6, *Commercial, Office, and Industrial Use Regulations*, Subsection C, Table 6.1, *Use Matrix* to allow SIC 7212 – ‘Garment Pressing and Agents of Laundries and Dry Cleaners’ as a Permitted use in all non-residential zoning districts. This request stems from an inquiry of a business owner that wished to move his dry cleaning business to a tenant space within the Governor’s Square development. Governor’s Square is zoned Regional Commercial. Upon discussing the intended business with the owner it was identified that his operation included the use of one piece of cleaning equipment in addition to garment pressing operations. Traditionally, dry cleaners in commercial areas have operated as drop-off/pick-up sites with pressing equipment. The actual dry cleaning of garments falls under SIC 7216 – ‘Dry Cleaning Plants, Except Rug Cleaning’. Through further discussions with the applicant, it was identified, although unknown to the Planning Department, the business owner had previously operated an identical operation, with the cleaning equipment, in a tenant space within Normandy Plaza. Normandy Plaza is a multi-tenant commercial strip center, zoned Community Commercial, with residential uses located immediately to the north and east. Staff is unaware of any complaints ever being filed against the dry cleaning operation for either noise or smells. Therefore, based on the lack of complaints, it is assumed that dry cleaning operations with limited cleaning activities are generally unobtrusive to neighboring properties and tenants. Staff presented this information to the Development and Planning City Council Subcommittee at the December 4, 2014 meeting. It was determined that SIC 7216 – ‘Dry Cleaning Plants’ is intended for those businesses that perform the dry cleaning of the garments dropped-off to multiple businesses and are therefore much larger in size with multiple pieces of cleaning equipment. Based on the lack of complaints, assurances of limitations being placed on operations, and provision that necessary regulations be placed to ensure safety of the operations, the Subcommittee was supportive of making SIC 7212 with limited dry cleaning equipment a Permitted Use in all non-residential zoning districts. The Chief Plans Examiner with the Building Division, Fire Marshal, and planning staff met to identify necessary regulations to aid in limiting the operations and ensuring safety to adjacent properties and tenants. The following regulations are recommended:

- Maximum of one (1) solvent based cleaning machine shall be located on the premises;
- Class I and II solvents shall be allowed. No class III solvents for the cleaning operation shall be allowed;
- The maximum amount of solvent present on site at a given time shall not exceed one (1) drum or 55 gallons;
- Establishment and operation shall comply with all City of West Des Moines adopted Fire and Building Code regulations, including addendums;
- A minimum 1-hour fire wall shall be exist between tenant spaces, including ceiling and floors;
- A Fire Marshal approved solvent containment basin and accompanying storage container shall be utilized;
- Fire Marshal must approve of solvent transfer operations, including fill location;



Staff proposes an amendment to Title 9, *Zoning*, Chapter 10, *Performance Standards*, Section 4A to add these regulations for dry cleaners operating under SIC 7212 with limited equipment.

**Previous City Council Action:**

Vote: 5-0 approval

Date: January 26, 2015

Motion: Approval of the first reading of the amendment to the Title 9, *Zoning*, Chapters 6 and 10.

**OUTSTANDING ISSUES:** There are no outstanding issues.

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the ordinance amendment to Title 9, Zoning Code, Chapter 6 and Chapter 10 in final form, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Lynne Twedt

**Staff Reviews:**

Department Director	JK
Appropriations/Finance	
Legal	JS
Agenda Acceptance	RTG

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register
Date(s) Published	January 9, 2015
Letter sent to surrounding property owners	N/A

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development & Planning		
Date Reviewed	December 4, 2014		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

Exhibit I      Ordinance

Prepared by: LTwedt, West Des Moines Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3620  
 When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

**ORDINANCE NO.**

**AMEND TITLE 9 (ZONING), CHAPTER 6 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONING DISTRICT), SECTION 6 (COMMERCIAL, OFFICE, AND INDUSTRIAL USE REGULATIONS), SUBSECTION C, TABLE 6.1 (USE MATRIX) TO AMEND SIC 7212, 'GARMENT PRESSING AND AGENTS FOR LAUNDRIES AND DRY CLEANERS' TO ALLOW CLEANERS WITH LIMITED EQUIPMENT IN ALL NON-RESIDENTIAL ZONING DISTRICTS; AND AMEND TITLE 9 (ZONING), CHAPTER 10 (PERFORMANCE STANDARDS), SECTION 4 (SPECIFIC USE REGULATIONS), SUBSECTION 'A' TO ADD LANGUAGE TO CITY CODE IDENTIFYING SPECIFIC REGULATIONS AND REQUIREMENTS FOR DRY CLEANERS WITH LIMITED EQUIPMENT OPERATING UNDER SIC 7212.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**Section 1. Amendment.** Title 9: *Zoning*, Chapter 6: *Commercial, Office, and Industrial Zoning District*, Section 6: *Commercial, Office and Industrial Use Regulations*, Subsection C, Table 6.1: *Use Matrix* is hereby amended by adding the following bolded and highlighted text:

SIC Codes	RC	CMC	NC	CVC	SC	VJC	VJHB	WR	BP	VJLI	LI	GI	OF	PCP	OS
7212 Garment Pressing and Agents for Laundries and Dry Cleaners in accordance with 9-10- 4A-13	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

**Section 2. Amendment.** Title 9: *Zoning*, Chapter 10: *Performance Standards*, Section 4: *Specific Use Regulations*, Subsection 'A' is hereby amended by adding a #13 and the following bolded and highlighting text:

**13. Dry Cleaners:** In those districts in which SIC 7212 is allowed, when said operation includes dry cleaning equipment the following standards shall apply:

- a. Maximum of one (1) solvent based cleaning machine shall be located on the premises;
- b. Class I and II solvents shall be allowed. No class III solvents for the cleaning operation shall be allowed;
- c. The maximum amount of solvent present on site at a given time shall not exceed one (1) drum (maximum 55 gallons);
- d. Establishment and operation shall comply with all City of West Des Moines adopted Fire and Building Code regulations, including addendums;
- e. A minimum 1-hour fire wall shall exist between tenant spaces, including ceiling and floors;
- f. A Fire Marshal approved solvent containment basin and accompanying storage container shall be utilized;
- g. Fire Marshal must approve of solvent transfer operations, including fill location;

Upon approval of the initial operation, any changes to equipment, type of solvent used, or solvent transfer or fill operations will require the review and approval of the Building Division and Fire Marshal. At the discretion of the Chief Building Official and/or Fire Marshal, additional measures to ensure safety and eliminate potential impacts on adjacent tenants/businesses/properties may be required and shall be adhered to.

**Section 3. Repealer.** All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

**Section 4. Savings Clause.** If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

**Section 5. Violations and Penalties.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

**Section 6. Other Remedies.** In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:


\_\_\_\_\_  
Ryan T Jacobson, City Clerk

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council for the City of West Des Moines, Iowa, on February 9, 2015, and was published in the Des Moines Register on \_\_\_\_\_, 2015.

---

Ryan T. Jacobson, City Clerk

**CITY OF WEST DES MOINES  
MEMORANDUM**

**TO:** Mayor Gaer and Members of the City Council  
**FROM:** J. Bradley Munford, Development Services   
**DATE:** February 9, 2015  
**RE:** Item 6a. – Tallyn’s Reach PUD, Comprehensive Plan Amendment and Rezoning Request

The applicant requests the City Council indefinitely defer public hearing Item 6a, Tallyn’s Reach PUD, Comprehensive Plan Amendment, and Rezoning. Staff will re-notice the public hearing in the Community Section of the Des Moines Register and mail notices to all property owners within the Tallyn’s Reach PUD, as well as within 370’ of the PUD boundary prior to the item being brought back for consideration.

Cc. Lynne Twedt, Director of Development Services 

6(b)

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: February 9, 2015

**ITEM:** Majestic Oaks, Generally located at the NW corner of Stagecoach Drive and S95th Street – Amend the Comprehensive Plan Land Use Map to change the land use designation for approximately 8 acres of property located east of Sugar Creek from Medium Density Residential (MD) to Single Family Residential (SF) and Rezone approximately 17 acres of property from ‘Unzoned’ to Single Family Residential (R-1) – John Wick – CPA-002591-2015/ZC-002586-2015

**ORDINANCE: Approval of First Reading of Ordinance**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, John Wick, is requesting approval of:

- A Comprehensive Plan Amendment to change the land use designation for approximately 8 acres of property located immediately east of and adjacent to Sugar Creek from Medium Density Residential (MD) to Single Family Residential (SF).
- A Rezoning Request to rezone 17 acres of property east of Sugar Creek from ‘Unzoned’ to Single Family Residential (R-1).

The requests are made to accommodate a proposed 17 lot Single Family subdivision

**Plan and Zoning Commission Action:**

Vote: 4-0 approval, with Commissioner(s) Brown, Cownie, Hatfield absent.

Date: February 2, 2015

Motion: Adopt a resolution recommending the City Council approve an amendment to the Comprehensive Plan, Land Use Map from Medium Density Residential (MD) to Single Family Residential (SF) and a Rezoning from ‘Unzoned’ to Single Family Residential (R-1).

**OUTSTANDING ISSUES:** There are no outstanding issues. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant’s Request
- History
- City Council Subcommittee: *Development and Planning, January 29, 2015*
- Staff Review and Comments
  - *Land Use*
- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve an amendment to the Comprehensive Plan Land Use Map for approximately 8 acres of property located east of and immediately adjacent to Sugar Creek to change the land use designation from Medium Density Residential (MD) to Single Family Residential (SF), and adopt a resolution approving a Rezoning Request to change the zoning designation of 17 acres east of Sugar Creek from ‘Unzoned’ to Single Family Residential (R-1), subject to the applicant meeting all City Code requirements.

Lead Staff Member: J. Bradley Munford



**Staff Reviews:**

Department Director	JK B.R.T.
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register Community Section
Date(s) Published	1/24/15
Letter sent to surrounding property owners	1/26/15

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development & Planning		
Date Reviewed	1/29/15		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

- Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Comprehensive Plan Land Use Map
- Attachment D - Proposed Zoning Map
- Exhibit II - Resolution: Approve Comprehensive Plan Land Use Map Amendment
- Exhibit III - Proposed Rezoning Ordinance

CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION

**Meeting Date:** February 2, 2015

**Item:** Majestic Oaks, Generally located at the NW corner of Stagecoach Drive and S95th Street – Amend the Comprehensive Plan Land Use Map to change the land use designation for approximately 8 acres of the property east of Sugar Creek from Medium Density Residential (MD) to Single Family Residential (SF) and Rezone property from ‘Unzoned’ to Single Family Residential (R-1) – John Wick – CPA-002591-2015 - ZC-002586-2015

**Requested Action:** Approval of a Comprehensive Plan Amendment and Rezoning Request

**Case Advisor:** J. Bradley Munford, Planner 

**Applicant’s Request:** The applicant, John Wick, is requesting approval of:

- A Comprehensive Plan Amendment to change the land use designation for approximately 8 acres of the property located immediately east of and adjacent to Sugar Creek from Medium Density Residential (MD) to Single Family Residential (SF).
- A Rezoning Request to rezone 17 acres of property east of Sugar Creek from ‘Unzoned’ to Single Family Residential (R-1).

The requests are made to accommodate a proposed 17 lot Single Family subdivision

**History:** The property was annexed into the city in 2003 as a part of the Mills Civic Parkway Annexation. In 2013 the Comprehensive Plan was amended to the present designation as a part of the development efforts for The Woods at Sugar Creek (now called Tiburon) subdivision, directly north of this project.

**City Council Subcommittee:** The amendment requests was presented to the Development and Planning City Council Subcommittee on January 29, 2014 as an informational item. The Subcommittee was supportive of the request.

**Staff Review and Comment:** There are no outstanding issues. Staff would note the following:

- *Land Use:* The current Comprehensive Plan Land Use Map divides the land uses for this property along a proposed north/south minor collector that was more centrally located in the property. Currently, the east half of the property is designated as Single Family Residential (SF) while the west half is designated as Medium Density Residential (MD). Because of topography and the development pattern of the property, the developer is proposing a roadway along the eastern boundary, with everything west of the road to be developed as single family lots

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

**Noticing Information:** On January 24, 2015, a notice of the February 2, 2015, Plan and Zoning Commission and February 9, 2015, City Council public hearings was published in the *Des Moines Register*. Notice of this public hearing also was mailed to all surrounding property owners within 370 feet of the subject property on January 26, 2015.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a findings of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution recommending the City Council approve an amendment to the Comprehensive Plan Land Use Map for approximately 8 acres to change the land use designation from Medium Density Residential (MD) to Single Family Residential (SF),



and adopt a resolution recommending the City Council approve a Rezoning Request to change the land use designation from 'Unzoned' to Single Family Residential (R-1), subject to the applicant meeting all City Code requirements.

**Applicant:** John Wick  
2615 161<sup>st</sup> Street  
Clive, Iowa 50325  
[Jalexwick@gmail.com](mailto:Jalexwick@gmail.com)

**Applicant Representative:** Civil Engineering Consultants  
Attn: Shane Derick  
2400 86<sup>th</sup> Street Suite 12  
Urbandale, Iowa 50322  
[devick@ceclac.com](mailto:devick@ceclac.com)

**Attachments:**

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions
- Attachment B - Location Map
- Attachment C - Comprehensive Plan Land Use Map
- Attachment D - Proposed Zoning Map

## RESOLUTION NO. PZC-15-005

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE THE DESIGNATION OF APPROXIMATELY 8 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL (MD) TO SINGLE FAMILY RESIDENTIAL (SF) AND TO APPROVE AN ORDINANCE TO REZONE 17 ACRES OF PROPERTY FROM 'UNZONED' TO SINGLE FAMILY RESIDENTIAL (R-1).**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, John Wick, has requested approval to amend the Comprehensive Plan Land Use Map for 8 acres located immediately east of and adjacent to Sugar Creek and north of Stagecoach Drive from Medium Density Residential (MD) to Single Family Residential (SF) and to approve an ordinance to Rezone 17 acres of property from 'Unzoned' to Single Family Residential (R-1):

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on February 2, 2015, this Commission held a duly-noticed hearing to consider the application for an amendment to the Comprehensive Plan Land Use Map (CPA-002591-2015) to change the land use designation from Medium Density Residential (MD) to Single Family (SF) and for a Rezoning Request from 'Unzoned' to Single Family Residential (R-1) (ZC-002586-2015);


**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** The findings, for approval, in the staff report for this meeting or as amended orally at the meeting are adopted.

**SECTION 2.** The amendment to the Comprehensive Plan Land Use Map to change the designation of approximately 8 acres of property located east of and adjacent to Sugar Creek as indicated in Attachment C of the staff report is recommended to the City Council for approval, subject to compliance with all conditions in the staff report, including conditions added at the hearing and attached as Exhibit A. Violations of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City;

**SECTION 3.** The Rezoning request for 17 acres of property from 'Unzoned' to Single Family Residential (R-1) is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit A. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 2, 2015.

  
Erica Andersen, Chair  
Plan and Zoning Commission

ATTEST:

  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on February 2, 2015, by the following vote:

AYES: Anderson, Costa, Crowley, Erickson

NAYS: -0-

ABSTENTIONS: -0-

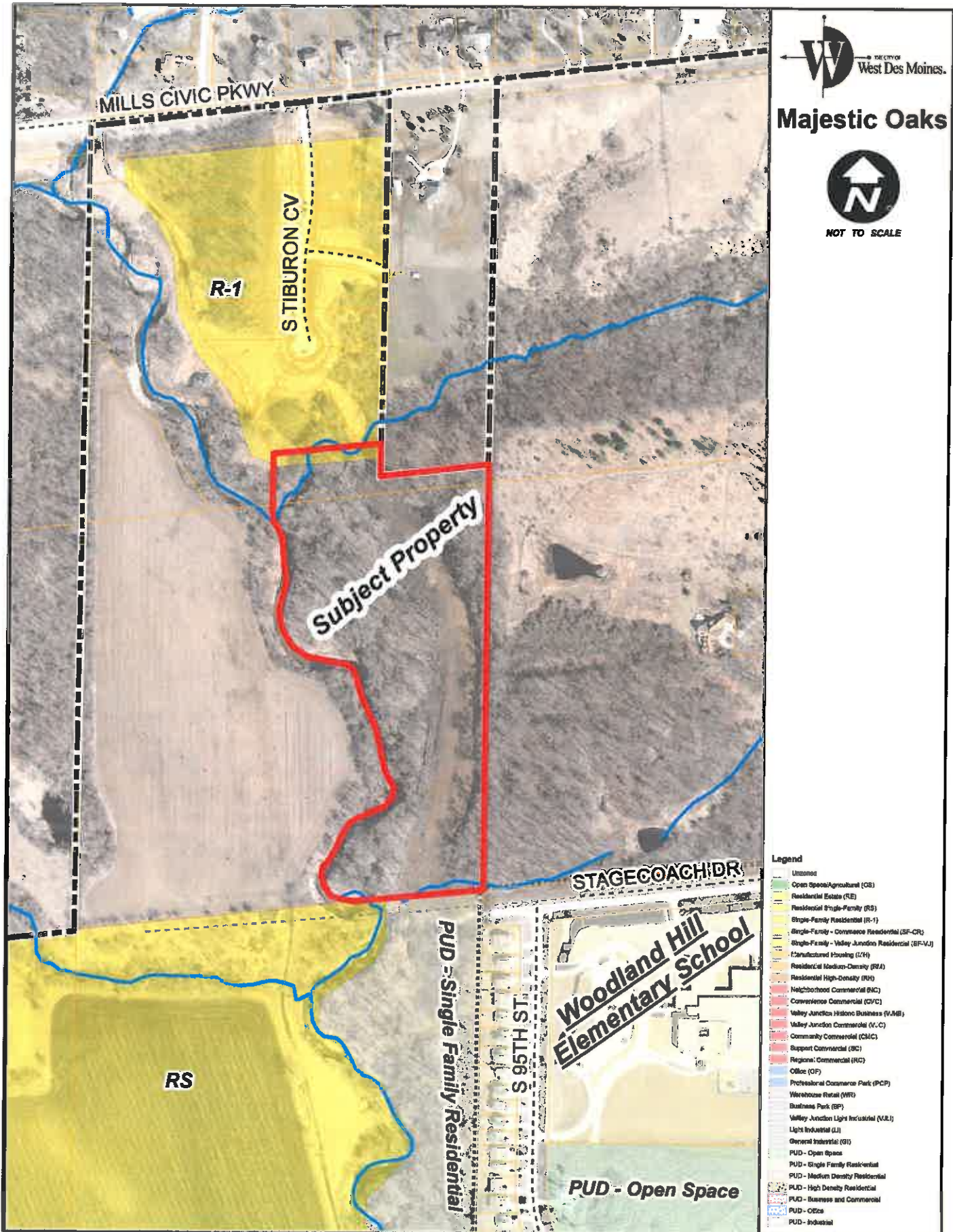
ABSENT: Brown, Cownie, Hatfield

ATTEST:

  
Recording Secretary

**Exhibit A  
CONDITIONS**

No Conditions of Approval

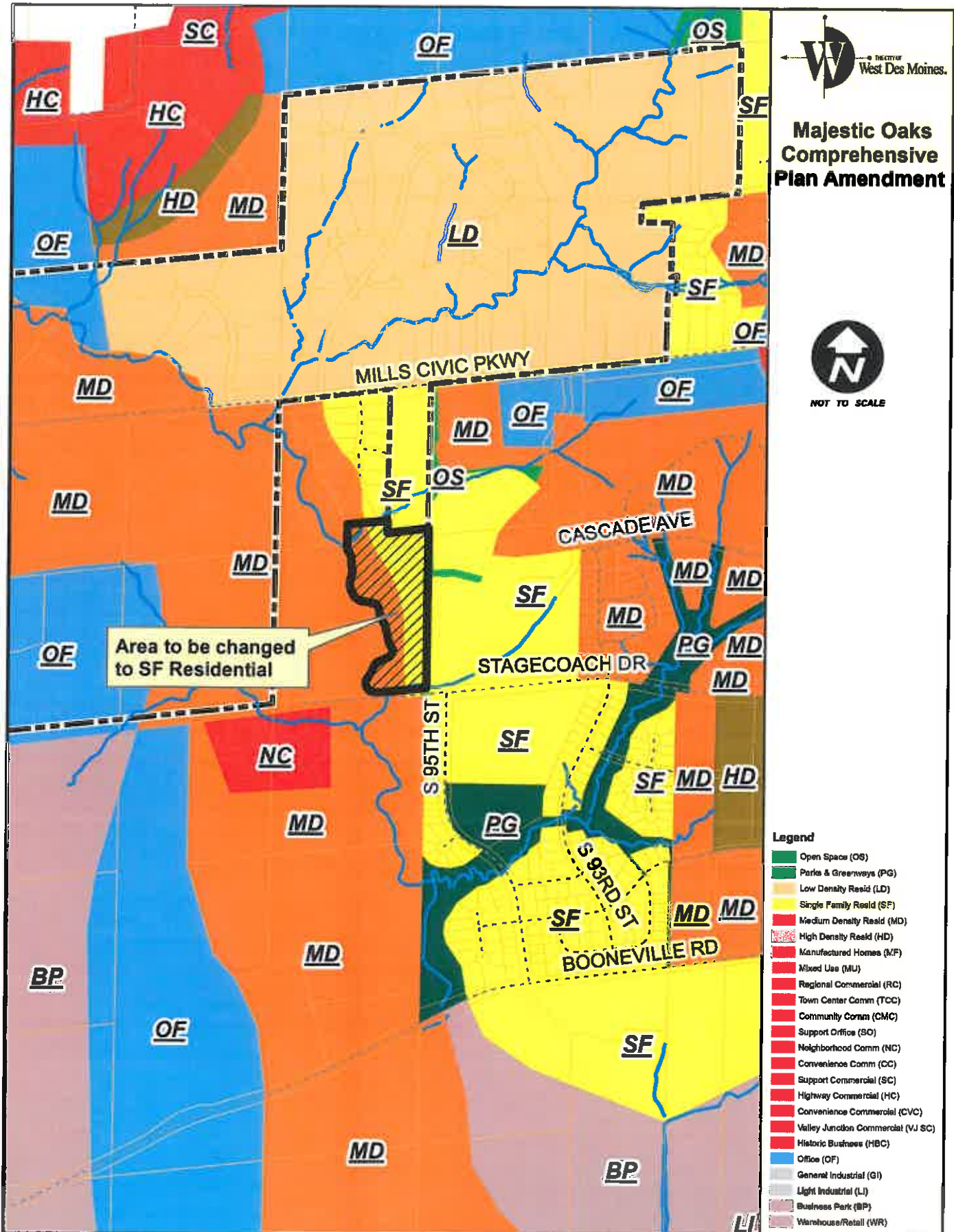


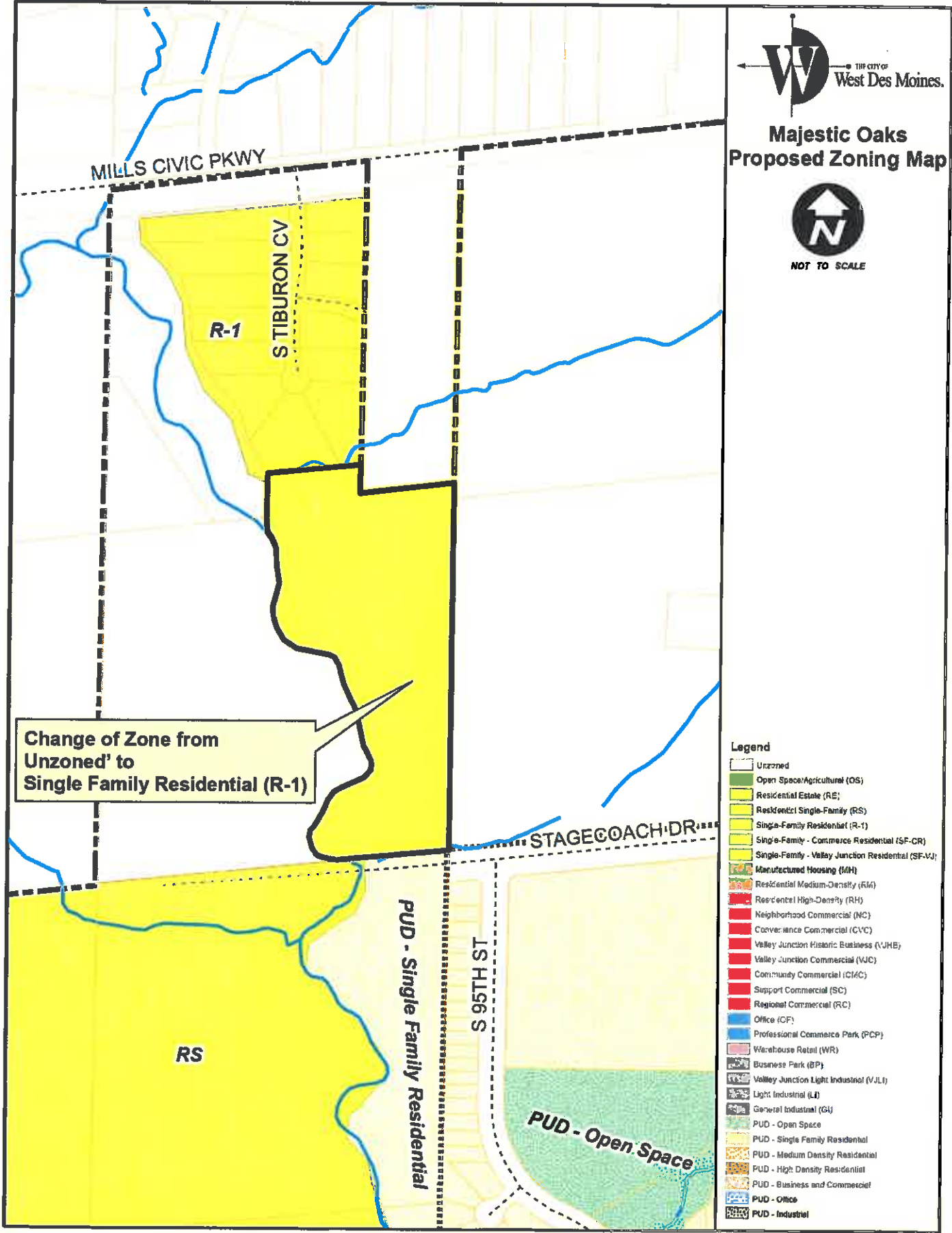

  
 the city of  
 West Des Moines.

**Majestic Oaks**


  
 NOT TO SCALE

- Legend**
- Unzoned
  - Open Space/Agriculture (OS)
  - Residential Estate (RE)
  - Residential Single-Family (RS)
  - Single-Family Residential (R-1)
  - Single-Family - Concourse Residential (SF-CR)
  - Single-Family - Valley Junction Residential (SF-VJ)
  - Manufactured Housing (M/H)
  - Residential Medium-Density (RM)
  - Residential High-Density (RH)
  - Neighborhood Commercial (N/C)
  - Concourse Commercial (C/C)
  - Valley Junction Historic Business (VJHB)
  - Valley Junction Commercial (VJ-C)
  - Community Commercial (CMC)
  - Support Commercial (SC)
  - Regional Commercial (RC)
  - Office (OF)
  - Professional Concourse Park (PCP)
  - Warehouse Retail (WR)
  - Business Park (BP)
  - Valley Junction Light Industrial (VJLI)
  - Light Industrial (LI)
  - General Industrial (GI)
  - PUD - Open Space
  - PUD - Single Family Residential
  - PUD - Medium Density Residential
  - PUD - High Density Residential
  - PUD - Business and Commercial
  - PUD - Office
  - PUD - Industrial





Prepared by: JBMunford, Development Services PO Box 65320 West Des Moines IA 50265-0320 (515)222-3620  
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVING THE COMPREHENSIVE PLAN AMENDMENT (CPA-002591-2015) TO DESIGNATE PROPERTY FOR SINGLE FAMILY RESIDENTIAL (SF) LAND USE**

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owner, John Wick has requested approval for a Comprehensive Plan Amendment to amend the Comprehensive Plan Land Use Plan for the approximately 8 acres located east of and immediately adjacent to Sugar Creek from Medium Density Residential (MD) to Single Family Residential (SF), said property legally described as:

**Legal Description**

OUTLOT 'X' OF TIBURON, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 5707 AT THE DALLAS COUNTY RECORDER'S OFFICE AND A PARCEL OF LAND IN THE SW1/4 SW1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5<sup>TH</sup> P.M., ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SW1/4 SW1/4, SAID NE CORNER ALSO BEING THE SE CORNER OF SAID OUTLOT 'X'; THENCE S00°10'19"W, 1314.38 ALONG THE EAST LINE OF SAID SW1/4 SW1/4 TO THE SE CORNER OF SAID SW1/4 SW1/4; THENCE S83°59'42"W, 385.51 FEET ALONG THE SOUTH LINE OF SAID SW1/4 SW1/4 TO A POINT; THENCE N83°28'17"W, 96.67 FEET TO A POINT; THENCE N53°09'58"W, 65.27 FEET TO A POINT; THENCE N14°05'42"W, 31.75 FEET TO A POINT; THENCE N42°25'18"E, 80.78 FEET TO A POINT; THENCE N22°46'31"E, 51.52 FEET TO A POINT; THENCE N31°21'13"E, 83.02 FEET TO A POINT; THENCE N70°05'28"E, 92.77 FEET TO A POINT; THENCE N32°55'08"E, 48.01 FEET TO A POINT; THENCE N14°59'27"E, 41.77 FEET TO A POINT; THENCE N29°07'47"W, 65.31 FEET TO A POINT; THENCE N15°19'52"W, 208.81 FEET TO A POINT; THENCE N11°08'55"W, 102.56 FEET TO A POINT; THENCE N36°07'20"W, 54.54 FEET TO A POINT; THENCE N84°48'52"W, 108.64 FEET TO A POINT; THENCE N75°40'50"W, 73.63 FEET TO A POINT; THENCE N35°12'35"W, 82.79 FEET TO A POINT; THENCE N06°20'06"W, 76.12 FEET TO A POINT; THENCE N14°40'23"E, 82.44 FEET TO A POINT; THENCE N03°23'37"E, 64.09 FEET TO A POINT; THENCE N09°50'39"W, 79.55 FEET TO A POINT; THENCE N16°31'21"W, 116.49 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 SW1/4, SAID POINT ALSO BEING THE SW CORNER OF SAID OUTLOT 'X'; THENCE N00°38'03"E, 163.14 FEET ALONG THE WEST LINE OF SAID OUTLOT 'X' TO THE NW CORNER OF SAID OUTLOT 'X'; THENCE N83°51'55"E, 352.46 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'X' TO A POINT; THENCE S00°38'03"W, 103.20 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N83°27'22"E, 350.20 FEET ALONG SAID NORTH LINE TO THE NE CORNER OF SAID OUTLOT 'X', SAID NE CORNER ALSO BEING ON THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 15; THENCE S00°39'45"W, 62.23 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' AND SAID NW1/4 SW1/4 TO THE POINT OF BEGINNING AND CONTAINING 17.00 ACRES



**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on February 2, 2015, the Plan and Zoning Commission did recommend the City Council approve the Comprehensive Plan Amendment (CPA-002591-2015);

**WHEREAS**, on February 9, 2015, this City Council held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment (CPA-002591-2015);

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The findings, for approval, in the staff report for the hearing or as amended orally at the City Council hearing are adopted.

**SECTION 2.** The amendment of the Comprehensive Plan Land Use Map as described above is hereby adopted.

PASSED AND ADOPTED on February 9, 2015.

---

Steven K. Gaer  
Mayor

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on February 9, 2015, by the following vote:

ATTEST:

---

Ryan Jacobson  
City Clerk

Prepared by: JBMunford, Development Services, PO Box 65320 West Des Moines IA 50265-0320 (515) 222-3620  
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 9: ZONING, CHAPTER 4: ZONING DISTRICTS AND MAP**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**SECTION 1. AMENDMENT:** The Zoning Map of the City of West Des Moines, Iowa, is hereby amended by rezoning 17 acres generally located at the NW corner of Stagecoach Drive and S95th Street from "Unzoned" to Residential Single Family (R-1) district, in Compliance with the adopted City of West Des Moines Comprehensive Land Use Plan.

**Legal Description**

OUTLOT 'X' OF TIBURON, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 5707 AT THE DALLAS COUNTY RECORDER'S OFFICE AND A PARCEL OF LAND IN THE SW1/4 SW1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5<sup>TH</sup> P.M., ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SW1/4 SW1/4, SAID NE CORNER ALSO BEING THE SE CORNER OF SAID OUTLOT 'X'; THENCE S00°10'19"W, 1314.38 ALONG THE EAST LINE OF SAID SW1/4 SW1/4 TO THE SE CORNER OF SAID SW1/4 SW1/4; THENCE S83°59'42"W, 385.51 FEET ALONG THE SOUTH LINE OF SAID SW1/4 SW1/4 TO A POINT; THENCE N83°28'17"W, 96.67 FEET TO A POINT; THENCE N53°09'58"W, 65.27 FEET TO A POINT; THENCE N14°05'42"W, 31.75 FEET TO A POINT; THENCE N42°25'18"E, 80.78 FEET TO A POINT; THENCE N22°46'31"E, 51.52 FEET TO A POINT; THENCE N31°21'13"E, 83.02 FEET TO A POINT; THENCE N70°05'28"E, 92.77 FEET TO A POINT; THENCE N32°55'08"E, 48.01 FEET TO A POINT; THENCE N14°59'27"E, 41.77 FEET TO A POINT; THENCE N29°07'47"W, 65.31 FEET TO A POINT; THENCE N15°19'52"W, 208.81 FEET TO A POINT; THENCE N11°08'55"W, 102.56 FEET TO A POINT; THENCE N36°07'20"W, 54.54 FEET TO A POINT; THENCE N84°48'52"W, 108.64 FEET TO A POINT; THENCE N75°40'50"W, 73.63 FEET TO A POINT; THENCE N35°12'35"W, 82.79 FEET TO A POINT; THENCE N06°20'06"W, 76.12 FEET TO A POINT; THENCE N14°40'23"E, 82.44 FEET TO A POINT; THENCE N03°23'37"E, 64.09 FEET TO A POINT; THENCE N09°50'39"W, 79.55 FEET TO A POINT; THENCE N16°31'21"W, 116.49 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 SW1/4, SAID POINT ALSO BEING THE SW CORNER OF SAID OUTLOT 'X'; THENCE N00°38'03"E, 163.14 FEET ALONG THE WEST LINE OF SAID OUTLOT 'X' TO THE NW CORNER OF SAID OUTLOT 'X'; THENCE N83°51'55"E, 352.46 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'X' TO A POINT; THENCE S00°38'03"W, 103.20 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N83°27'22"E, 350.20 FEET ALONG SAID NORTH LINE TO THE NE CORNER OF SAID OUTLOT 'X', SAID NE CORNER ALSO BEING ON THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 15; THENCE S00°39'45"W, 62.23 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' AND SAID NW1/4 SW1/4 TO THE POINT OF BEGINNING AND CONTAINING 17.00 ACRES

**SECTION 2. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

**SECTION 3. VIOLATIONS AND PENALTIES.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in title 1, Chapter 4, Section 1 and Section 2 of the City Code of the City of West Des Moines, Iowa.

**SECTION 4. OTHER REMEDIES.** In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm, or corporation for violation of any section or subsection of this Ordinance.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Approved and passed by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Steven K. Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

I certify that he foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Public Hearing for the Issuance of Not to Exceed \$9,100,000 Essential Corporate Purpose (ECP) General Obligation Bonds (Hearing 1)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000.

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$9,100,000 Essential Corporate Purpose General Obligation Bonds.

**Lead Staff Member:** Tim Stiles, Finance Director 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	Yes	No	Split

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF \$9,100,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF \$9,100,000  
GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of \$9,100,000 General Obligation Bonds, for the essential corporate purposes, in order to provide funds to pay the costs of acquisition of emergency services communication equipment and systems; street, sidewalk, and trail improvements, with related utility and site improvements; improvements and equipping city parks and trails, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and following action is now considered to be in the best interests of the City and residents thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:**

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of \$9,100,000 General Obligation Bonds, for the foregoing essential corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Public Hearing for the Issuance of Not to Exceed  
\$700,000 General Corporate Purpose (GCP)  
General Obligation Bonds (Hearing 2)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000. This particular issuance is targeted to fund renovation of the West Des Moines Community Center located in Valley Junction.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$700,000 General Corporate Purpose General Obligation Bonds.

**Lead Staff Member:**                     Tim Stiles, Finance Director                     

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTG</i>

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	<u>Yes</u>	No	Split



Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$700,000 GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$700,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of improvements to the Community Center, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:**

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$700,000 General Obligation Bonds, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

**ITEM:** Public Hearing for the Issuance of Not to Exceed  
\$700,000 General Corporate Purpose (GCP)  
General Obligation Bonds (Hearing 3)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000. This particular issuance is targeted to fund equipment improvements for the Library and City Hall, as well as parking lot improvements at various city facilities.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$700,000 General Corporate Purpose General Obligation Bonds.

**Lead Staff Member:** Tim Stiles, Finance Director 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	Yes	No	Split

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$700,000 GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$700,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of improvements and equipping the library, city hall, and parking lot improvements at various city facilities, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:**

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$700,000 General Obligation Bonds, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

**ITEM:** Public Hearing for the Issuance of Not to Exceed  
\$700,000 General Corporate Purpose (GCP)  
General Obligation Bonds (Hearing 4)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000. This particular issuance is targeted to parks improvements including site development for the park-designated area at 39<sup>th</sup> St and EP True Parkway, and improvements at the Valley View Aquatic Center.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$700,000 General Corporate Purpose General Obligation Bonds.

**Lead Staff Member:** Tim Stiles, Finance Director 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	Yes	No	Split

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$700,000 GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$700,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of improvements at the Valley View Aquatic Center, and site development for a new 39th Street Park, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$700,000 General Obligation Bonds, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Public Hearing for the Issuance of Not to Exceed  
\$700,000 General Corporate Purpose (GCP)  
General Obligation Bonds (Hearing 5)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000. This particular issuance will provide funds to replace/improve the HVAC mechanical system at Fire/EMS Station #18.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$700,000 General Corporate Purpose General Obligation Bonds.

**Lead Staff Member:**                     Tim Stiles, Finance Director                    

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTG</i>

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	<b>Yes</b>	No	Split

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$700,000 GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$700,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of HVAC improvements to Fire/EMS station #18, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:**

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$700,000 General Obligation Bonds, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Public Hearing for the Issuance of Not to Exceed  
\$700,000 General Corporate Purpose (GCP)  
General Obligation Bonds (Hearing 6)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000. This particular issuance will provide funds to improve the Law Enforcement Center.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$700,000 General Corporate Purpose General Obligation Bonds.

**Lead Staff Member:** Tim Stiles, Finance Director 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	Yes	No	Split

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$700,000 GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$700,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of improvements to the Law Enforcement Center, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF WEST DES MOINES, STATE OF IOWA:**

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$700,000 General Obligation Bonds, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

---

Mayor

ATTEST:

---

City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Public Hearing for the Issuance of Not to Exceed  
\$200,000 General Corporate Purpose (GCP)  
General Obligation Bonds (Hearing 7)

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Final debt service amounts (principal and interest) not known, pending sale date and interest rate charged; projected costs are included in the fiscal year 2015-16 budget. Staff estimates that actual amount of all borrowing under a number of issuances to be considered at his meeting will be approximately \$12,150,000, with the total "not to exceed" being \$12,800,000

**BACKGROUND:** The seven (7) public hearings will allow the sale of not to exceed \$12.8 million General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets. The borrowing is separated into several series in order to comply with rules associated with GCP bonds, which do not permit an issuance of greater than \$700,000. This particular issuance will provide funds to pay the cost of equipping City Hall with communication equipment.

It is expected that these bonds will be sold and will close after June 30, 2015, so staff has factored the cost of this proposed issuance into the proposed FY 2015-16 Capital and Operating Budgets. Staff will also factor these funds into the total amount of funds available for the CIP program – it is expected that a majority of the proceeds will be expended in FY 2015-16. Following the issuance, the City's debt service levy will drop to the newly-established goal of \$1.95 per \$1,000 of taxable valuation. Analysis of future borrowing needs has been projected by the City's Financial Advisory Firm, Public Financial Management with the assumption that in the future the typical borrowing limit will be approximately \$7.5 million, which is consistent with ceilings of previous years.

The recommended action will establish authorization for the City to receive bids on the sale of the bonds after the certification of the FY 2015-16 budgets.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution instituting proceedings to take additional action on the issuance of not to exceed \$700,000 General Corporate Purpose General Obligation Bonds.

**Lead Staff Member:** Tim Stiles, Finance Director 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTG</i>

**PUBLICATION(S)** (if applicable)

Published In	Des Moines Register
Dates(s) Published	January 28, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	<b>Yes</b>	No	Split

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$200,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE  
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO  
EXCEED \$200,000 GENERAL OBLIGATION BONDS**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$200,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of equipping city hall including acquisition of communication equipment, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:**

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$200,000 General Obligation Bonds, for the foregoing general corporate purposes.



Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:**

**DATE: February 9, 2015**

Public Hearing (5:35 p.m.)  
Alluvion Red Fiber Route

**FINANCIAL IMPACT:**

The Engineering Estimate of Construction Costs was estimated to be \$2,339,443.00 for the Alluvion Red Fiber Route Project. There were ten (10) bids submitted with the low bid of \$982,869.32.00 being submitted by Lan-Tel Communication Services for the improvements. Payments will be paid from budgeted account no. 4267.77.820.6.7910 with all costs being reimbursed by Microsoft.

**BACKGROUND:**

This Public Hearing is on the matter of adoption of Plans, Specifications, Form of Contract, and Estimate of Costs for the Alluvion Red Fiber Route Project. Upon completion of the Public Hearing, a Resolution should be passed adopting the Plans and Specifications, Form of Contract, Estimate of Costs, and awarding the contract to Lan-Tel Communication Services.

This project is the first of three Alluvion related conduit projects. Work on this project will begin in the near future and be completed by June 12, 2015.

**OUTSTANDING ISSUES:**

None.

**RECOMMENDATION:**

City Council Adopt:

- Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Costs;
- Motion receiving and filing Report of Bids;
- Resolution awarding the construction contract to Lan-Tel Communication Services.

**Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer**

**STAFF REVIEWS**

Department Director	Duane C. Wittstock, City Engineer <i>DW</i>
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney <i>RS</i>
Agenda Acceptance	<i>RTJ</i>

**PUBLICATION(S) (if applicable)**

Published In	Des Moines Register
Dates(s) Published	January 30, 2015

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Works		
Date Reviewed	February 2, 2015		
Recommendation	Yes	No	Split

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING Adopting Plans, Specifications, Form of Contract, and Estimate of Costs**

**WHEREAS**, on January 26, 2015, Plans Specifications, Form of Contract, and Estimate of Costs were filed with the City Clerk for the following described public improvement:

**Alluvion Red Fiber Route  
Project No. 0510-052-2014**

and,

**WHEREAS**, notice of hearing on Plans, Specifications, Form of Contract, and Estimate of Costs for said public improvements were published as required by law.

therefore;

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that Plans, Specifications, Form of Contract, and Estimate of Costs for said Public Improvement are hereby approved.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of February, 2015.

ATTEST:

\_\_\_\_\_  
Steven K. Gaer, Mayor

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING Adopting Plans, Specifications, Form of Contract, and Estimate of Costs**

**WHEREAS**, on January 26, 2015, Plans Specifications, Form of Contract, and Estimate of Costs were filed with the City Clerk for the following described public improvement:

**Alluvion Red Fiber Route  
Project No. 0510-052-2014**

and,

**WHEREAS**, notice of hearing on Plans, Specifications, Form of Contract, and Estimate of Costs for said public improvements were published as required by law.

therefore;

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that Plans, Specifications, Form of Contract, and Estimate of Costs for said Public Improvement are hereby approved.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of February, 2015.

ATTEST:

\_\_\_\_\_  
Steven K. Gaer, Mayor

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES,  
APPROVING Awarding Contract**

**WHEREAS**, the City Council of the City of West Des Moines has heretofore directed advertisement for bids for the following described public improvement:

**Alluvion Red Fiber Route  
Project No. 0510-052-2014**

and,

**WHEREAS**, bids have been received and opened by the City Clerk and placed on file by the City Council.

and,

**WHEREAS**, the bid of Lan-Tel Communication Services in the amount of \$982,869.32 was the lowest responsible bid received for said public improvement,

therefore;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that a contract for the Alluvion Red Fiber Route Project is hereby awarded to Lan-Tel Communication Services in the amount of \$982,869.32 and the bond of said bidder for the project is hereby fixed in the same amount.

**BE IT FURTHER RESOLVED** that the City Engineer is authorized and directed to return bid bond(s) and/or check(s) to any unsuccessful bidder.

**BE IT FURTHER RESOLVED** that work on said project may commence as soon as the final contract and bond have been approved by the City Engineer and have been signed by the City Clerk and after the contractor is given a written notice to proceed by the City Engineer.

**PASSED AND ADOPTED on this 9<sup>th</sup> day of February, 2015.**

ATTEST:

\_\_\_\_\_  
Steven K. Gaer, Mayor

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

West Des Moines Fiber Interconnect  
 Bid Tabulation - Red Route  
 West Des Moines, Iowa  
 February 4, 2015

ITEM NO.	ITEM DESCRIPTION	Equipment Estimate		Lans-Tel Communication Services		MP Network, LLC		Antennum Underground Inc	
		UNIT	PRICE	QUANTITY	UNIT PRICE	QUANTITY	UNIT PRICE	QUANTITY	UNIT PRICE
1	Cleaning and Grubbing	LS	20,000.00	1	\$9,200.00	1	\$21,000.00	1	\$3,000.00
2	Trailer Control	LS	15,000.00	1	\$1,750.00	1	\$7,800.00	1	\$5,000.00
3	Removal of pavement	SY	50.00	65	\$390.00	65	\$2,699.45	65	\$40.00
4	Pavement Replacement, (in-kind)	SY	150.00	65	\$8.00	65	\$41.88	65	\$15.00
5	Pull Box (2.5' x 4' x 4'), Furnish and Install	EA	4,100.00	42	\$1,049.50	42	\$44,629.00	42	\$1,050.00
6	Pull Box (2.5' x 4' x 4'), Furnish	EA	2,500.00	122	\$399.50	122	\$792.57	122	\$725.00
7	Pull Box (4' x 4' x 6'), Furnish and Install	EA	2,000.00	2	\$4,500.00	2	\$8,674.48	2	\$15,000.00
8	Pull Box (4' x 4' x 6'), Furnish and Install	EA	5,000.00	1	\$4,800.00	1	\$8,139.42	1	\$16,000.00
9	Pull Box (4' x 4' x 8'), Furnish and Install	EA	5,000.00	1	\$5,467.50	1	\$8,139.42	1	\$17,500.00
10	Vault (4' x 6' x 7'), Furnish and Install	EA	10,000.00	10	\$6,390.00	10	\$8,577.40	10	\$18,500.00
11	Vault (4' x 6' x 7'), Furnish and Install	EA	6,000.00	24	\$4,840.00	24	\$3,750.26	24	\$5,000.00
12	Vault, Modified (4' x 6' x 10'), Furnish	EA	12,000.00	1	\$5,720.00	1	\$6,720.51	1	\$6,000.00
13	Conduit, Schedule 80 HDPE, Directional Bored, 4 In. Dia.	LF	31,000	38813	\$12.68	38813	\$335,336.31	38813	\$15.68
14	Conduit, Railroad Auger Bore, HDPE, 4 In. Dia.	LF	250,000	110	\$160.00	110	\$17,600.00	110	\$230.00
15	Conduit, River Bore, HDPE, 4 In. Dia.	LF	150,000	650	\$24.58	650	\$15,976.50	650	\$23.50
16	Conduit, Bushy Pipeline Bore, HDPE, 4 In. Dia.	LF	100,000	50	\$177.40	50	\$8,870.00	50	\$55.00
17	8in. Fence or Filter Sock	LF	2,000	10600	\$2.68	10600	\$28,408.00	10600	\$2.00
18	Maintenance of Silt Fence or Filter Sock	LF	1,500	10600	\$0.90	10600	\$9,540.00	10600	\$0.16
19	Removal of Silt Fence or Filter Sock	LF	3,000	10600	\$0.50	10600	\$5,300.00	10600	\$0.15
20	Hydraulic Seeding, Fertilizing and Mulching, Type 1	ACRE	0.5	\$1,850.00	0.5	\$923.00	\$923.00	0.5	\$3,900.00
21	Erosion Control Mulching, Commercial	ACRE	0.5	1,800.00	0.5	\$1,075.00	\$1,075.00	0.5	\$2,000.00
22	Fiber Optic Line Marker	EA	160.00	54	\$65.00	54	\$3,510.00	54	\$75.00
23	Permit Requirements	LS	20,000.00	1	\$6,500.00	1	\$6,500.00	1	\$6,000.00
24	As-Built Documentation	LS	25,000.00	1	\$17,465.00	1	\$17,465.00	1	\$5,000.00
25	Conduit and Tracer Wire Acceptance Testing	LS	20,000.00	1	\$25,465.85	1	\$25,465.85	1	\$17,500.00
26	Borrow, Contractor Furnished	LS	15,000.00	1	\$7,600.00	1	\$7,600.00	1	\$2,500.00
27	Peabody of Installed Conduit	EA	1,000.00	50	\$200.00	50	\$10,000.00	50	\$100.00
			Sub Total:	\$ 2,339,443.00		\$962,869.32		\$1,108,038.26	
			Total:						\$1,245,882.26

Unit Price Discrepancies:  
 Conduit, Schedule 80 HDPE, Directional Bored, 4 In. Dia. 38,813 @ (\$12.68/UP) = \$492,086.87 PP  
 Conduit, River Bore, HDPE, 4 In. Dia. 650 @ (\$24.58/UP) = \$16,038.50 PP  
 Conduit, Bushy Pipeline Bore, HDPE, 4 In. Dia. 50 @ (\$177.40/UP) = \$8,870.00 PP

Quantity  
 Unit Price  
 Price



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

*Gary L. Reed*  
 GARY L. REED, P.E.  
 DATE 2-5-2015

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1

\*\* This bid tab is an accurate tabulation of the bids received with the discrepancies as noted. \*\*

West Day Windows Fiber Interoconnect  
 BM Telelinks - Red Route  
 West Day Windows, Texas  
 February 4, 2015

ITEM NO.	ITEM DESCRIPTION	Bidder's Estimate			TD & L Cable Midships Inc			Redstream Construction Inc			Digi America Inc			AITE Communications Inc		
		UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE
1	1/2" Dia. and Overhang	EA	1	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00
2	1/2" Dia. Control	EA	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00
3	Removal of pavement	SY	65	\$ 0.00	\$ 3,500.00	65	\$ 53.85	\$ 3,500.00	65	\$ 53.85	\$ 3,500.00	65	\$ 53.85	\$ 3,500.00	65	\$ 53.85
4	Pavement Repairs - (In-Place)	SY	65	\$ 150.00	\$ 9,750.00	65	\$ 150.00	\$ 9,750.00	65	\$ 150.00	\$ 9,750.00	65	\$ 150.00	\$ 9,750.00	65	\$ 150.00
5	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	42	\$ 4,100.00	\$ 172,200.00	42	\$ 4,100.00	\$ 172,200.00	42	\$ 4,100.00	\$ 172,200.00	42	\$ 4,100.00	\$ 172,200.00	42	\$ 4,100.00
6	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish	EA	42	\$ 1,244.60	\$ 52,285.20	42	\$ 1,244.60	\$ 52,285.20	42	\$ 1,244.60	\$ 52,285.20	42	\$ 1,244.60	\$ 52,285.20	42	\$ 1,244.60
7	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	12	\$ 2,500.00	\$ 30,000.00	12	\$ 2,500.00	\$ 30,000.00	12	\$ 2,500.00	\$ 30,000.00	12	\$ 2,500.00	\$ 30,000.00	12	\$ 2,500.00
8	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	2	\$ 7,000.00	\$ 14,000.00	2	\$ 7,000.00	\$ 14,000.00	2	\$ 7,000.00	\$ 14,000.00	2	\$ 7,000.00	\$ 14,000.00	2	\$ 7,000.00
9	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 8,000.00	\$ 8,000.00	1	\$ 8,000.00	\$ 8,000.00	1	\$ 8,000.00	\$ 8,000.00	1	\$ 8,000.00	\$ 8,000.00	1	\$ 8,000.00
10	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 9,000.00	\$ 9,000.00	1	\$ 9,000.00	\$ 9,000.00	1	\$ 9,000.00	\$ 9,000.00	1	\$ 9,000.00	\$ 9,000.00	1	\$ 9,000.00
11	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00
12	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 12,000.00	\$ 12,000.00	1	\$ 12,000.00	\$ 12,000.00	1	\$ 12,000.00	\$ 12,000.00	1	\$ 12,000.00	\$ 12,000.00	1	\$ 12,000.00
13	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00
14	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00
15	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 50,000.00	\$ 50,000.00	1	\$ 50,000.00	\$ 50,000.00	1	\$ 50,000.00	\$ 50,000.00	1	\$ 50,000.00	\$ 50,000.00	1	\$ 50,000.00
16	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 100,000.00	\$ 100,000.00	1	\$ 100,000.00	\$ 100,000.00	1	\$ 100,000.00	\$ 100,000.00	1	\$ 100,000.00	\$ 100,000.00	1	\$ 100,000.00
17	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 200,000.00	\$ 200,000.00	1	\$ 200,000.00	\$ 200,000.00	1	\$ 200,000.00	\$ 200,000.00	1	\$ 200,000.00	\$ 200,000.00	1	\$ 200,000.00
18	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 400,000.00	\$ 400,000.00	1	\$ 400,000.00	\$ 400,000.00	1	\$ 400,000.00	\$ 400,000.00	1	\$ 400,000.00	\$ 400,000.00	1	\$ 400,000.00
19	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 800,000.00	\$ 800,000.00	1	\$ 800,000.00	\$ 800,000.00	1	\$ 800,000.00	\$ 800,000.00	1	\$ 800,000.00	\$ 800,000.00	1	\$ 800,000.00
20	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 1,600,000.00	\$ 1,600,000.00	1	\$ 1,600,000.00	\$ 1,600,000.00	1	\$ 1,600,000.00	\$ 1,600,000.00	1	\$ 1,600,000.00	\$ 1,600,000.00	1	\$ 1,600,000.00
21	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 3,200,000.00	\$ 3,200,000.00	1	\$ 3,200,000.00	\$ 3,200,000.00	1	\$ 3,200,000.00	\$ 3,200,000.00	1	\$ 3,200,000.00	\$ 3,200,000.00	1	\$ 3,200,000.00
22	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 6,400,000.00	\$ 6,400,000.00	1	\$ 6,400,000.00	\$ 6,400,000.00	1	\$ 6,400,000.00	\$ 6,400,000.00	1	\$ 6,400,000.00	\$ 6,400,000.00	1	\$ 6,400,000.00
23	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 12,800,000.00	\$ 12,800,000.00	1	\$ 12,800,000.00	\$ 12,800,000.00	1	\$ 12,800,000.00	\$ 12,800,000.00	1	\$ 12,800,000.00	\$ 12,800,000.00	1	\$ 12,800,000.00
24	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 25,600,000.00	\$ 25,600,000.00	1	\$ 25,600,000.00	\$ 25,600,000.00	1	\$ 25,600,000.00	\$ 25,600,000.00	1	\$ 25,600,000.00	\$ 25,600,000.00	1	\$ 25,600,000.00
25	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 51,200,000.00	\$ 51,200,000.00	1	\$ 51,200,000.00	\$ 51,200,000.00	1	\$ 51,200,000.00	\$ 51,200,000.00	1	\$ 51,200,000.00	\$ 51,200,000.00	1	\$ 51,200,000.00
26	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 102,400,000.00	\$ 102,400,000.00	1	\$ 102,400,000.00	\$ 102,400,000.00	1	\$ 102,400,000.00	\$ 102,400,000.00	1	\$ 102,400,000.00	\$ 102,400,000.00	1	\$ 102,400,000.00
27	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 204,800,000.00	\$ 204,800,000.00	1	\$ 204,800,000.00	\$ 204,800,000.00	1	\$ 204,800,000.00	\$ 204,800,000.00	1	\$ 204,800,000.00	\$ 204,800,000.00	1	\$ 204,800,000.00
28	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 409,600,000.00	\$ 409,600,000.00	1	\$ 409,600,000.00	\$ 409,600,000.00	1	\$ 409,600,000.00	\$ 409,600,000.00	1	\$ 409,600,000.00	\$ 409,600,000.00	1	\$ 409,600,000.00
29	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 819,200,000.00	\$ 819,200,000.00	1	\$ 819,200,000.00	\$ 819,200,000.00	1	\$ 819,200,000.00	\$ 819,200,000.00	1	\$ 819,200,000.00	\$ 819,200,000.00	1	\$ 819,200,000.00
30	5' x 10' Box (2.5' x 2.5' x 4' C) Furnish and Install	EA	1	\$ 1,638,400,000.00	\$ 1,638,400,000.00	1	\$ 1,638,400,000.00	\$ 1,638,400,000.00	1	\$ 1,638,400,000.00	\$ 1,638,400,000.00	1	\$ 1,638,400,000.00	\$ 1,638,400,000.00	1	\$ 1,638,400,000.00
		Sub Totals		\$ 2,337,443.00			\$ 2,337,443.00			\$ 2,337,443.00			\$ 2,337,443.00			\$ 2,337,443.00
		Totals		\$ 1,191,154.14			\$ 1,191,154.14			\$ 1,191,154.14			\$ 1,191,154.14			\$ 1,191,154.14

Units: Poles (1000000) = 1000000  
 Wire (1000000) = 1000000  
 Conduit (1000000) = 1000000  
 Cable (1000000) = 1000000  
 Box (1000000) = 1000000  
 Manhole (1000000) = 1000000  
 Pole (1000000) = 1000000  
 Wire (1000000) = 1000000  
 Conduit (1000000) = 1000000  
 Cable (1000000) = 1000000  
 Box (1000000) = 1000000  
 Manhole (1000000) = 1000000  
 Pole (1000000) = 1000000

\*\* This bid tab is an accurate tabulation of the bids received with the discrepancies as noted.

West Des Moines Fiber Intercrossment  
 Bid Tabulation - Red Route  
 West Des Moines, Iowa  
 February 4, 2015

ITEM NO.	ITEM DESCRIPTION	Engineer's Estimate			Price Industrial Blastic Inc.			TCCam Construction Inc.			Baker Electric Inc.		
		UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE	UNIT	QUANTITY	PRICE
1	Cleaning and Guttering	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
2	Traffic Control	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
3	Removal of Pavement	SY	65	\$ 50.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	
4	Pavement Replacement (Gr-Kuaf)	SY	65	\$ 150.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	
5	Pull Box (2.5' x 4' x 4')	EA	42	\$ 4,100.00	\$ 1,722,000.00	\$ 1,722,000.00	\$ 1,722,000.00	\$ 1,722,000.00	\$ 1,722,000.00	\$ 1,722,000.00	\$ 1,722,000.00	\$ 1,722,000.00	
6	Pull Box (2.5' x 4' x 4')	EA	42	\$ 1,475.00	\$ 61,875.00	\$ 61,875.00	\$ 61,875.00	\$ 61,875.00	\$ 61,875.00	\$ 61,875.00	\$ 61,875.00	\$ 61,875.00	
7	Pull Box (6' x 6' x 6')	EA	122	\$ 2,500.00	\$ 3,050,000.00	\$ 3,050,000.00	\$ 3,050,000.00	\$ 3,050,000.00	\$ 3,050,000.00	\$ 3,050,000.00	\$ 3,050,000.00	\$ 3,050,000.00	
8	Pull Box (6' x 6' x 6')	EA	2	\$ 7,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	
9	Pull Box (6' x 6' x 7')	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	
10	Pull Box (6' x 6' x 6')	EA	1	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
11	Manhole (4' x 4' x 7')	EA	10	\$ 10,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
12	Manhole (4' x 4' x 7')	EA	24	\$ 6,000.00	\$ 144,000.00	\$ 144,000.00	\$ 144,000.00	\$ 144,000.00	\$ 144,000.00	\$ 144,000.00	\$ 144,000.00	\$ 144,000.00	
13	Manhole (4' x 4' x 7')	EA	1	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	
14	Manhole (4' x 4' x 7')	EA	38813	\$ 31.00	\$ 1,203,203.00	\$ 1,203,203.00	\$ 1,203,203.00	\$ 1,203,203.00	\$ 1,203,203.00	\$ 1,203,203.00	\$ 1,203,203.00	\$ 1,203,203.00	
15	Manhole (4' x 4' x 7')	EA	110	\$ 250.00	\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	\$ 27,500.00	
16	Manhole (4' x 4' x 7')	EA	630	\$ 150.00	\$ 94,500.00	\$ 94,500.00	\$ 94,500.00	\$ 94,500.00	\$ 94,500.00	\$ 94,500.00	\$ 94,500.00	\$ 94,500.00	
17	Manhole (4' x 4' x 7')	EA	50	\$ 100.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
18	Manhole (4' x 4' x 7')	EA	10600	\$ 2.00	\$ 21,200.00	\$ 21,200.00	\$ 21,200.00	\$ 21,200.00	\$ 21,200.00	\$ 21,200.00	\$ 21,200.00	\$ 21,200.00	
19	Manhole (4' x 4' x 7')	EA	10600	\$ 1.50	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	
20	Manhole (4' x 4' x 7')	EA	0.5	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
21	Manhole (4' x 4' x 7')	EA	0.5	\$ 1,800.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	
22	Manhole (4' x 4' x 7')	EA	54	\$ 160.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	
23	Manhole (4' x 4' x 7')	EA	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
24	Manhole (4' x 4' x 7')	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
25	Manhole (4' x 4' x 7')	EA	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
26	Manhole (4' x 4' x 7')	EA	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
27	Manhole (4' x 4' x 7')	EA	50	\$ 1,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
Sub Total:				\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	\$ 2,332,443.00	
Total:				\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00	\$ 1,924,390.00

Unit Price Discrepancies:  
 Hydraulic Benefits 0.5 per (07) \$8,000.00 (07) \$4,000.00 (07)  
 Erection Charge 10.0 per (01) \$15,000.00 (01) \$4,500.00 (01)

Q = Quantity  
 U = Unit Price  
 P = Price

\*\* This bid tab is an accurate tabulation of the bids received with the discrepancies as noted. \*\*



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: February 9, 2015

**ITEM:** Chick-fil-A, 4502 University Avenue – Approval to construct a 4,684 sq. ft. drive through restaurant and parking lot – SP-002570-2014

**RESOLUTION:** Approval of Site Plan

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Chick-fil-A, Inc., represented by Joe Vavrina of HR Green Inc., requests approval of a site plan to construct a 4,684 square foot drive through restaurant with parking lot and associated site improvements on that property located at 4502 University Avenue. The property is the current Macaroni Grill restaurant location. The applicant is proposing to demolish the Macaroni Grill building to construct the new Chick-fil-A building.

Plan and Zoning Commission Action:

Vote: 4-0 approval, with Commissioners Brown, Cownie and Hatfield absent

Date: February 2, 2015

Motion: Adopt a resolution recommending the City Council approve the Site Plan Request

**OUTSTANDING ISSUES:** There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning: 10/23/2014*
- Staff Review and Comments
  - *Parking Lot Modifications*
  - *Parking*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Chick-fil-A Site Plan to allow the construction of an approximately 4,684 square foot drive through restaurant with parking lot and associated site improvements, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. Prior to initiation of any site work, including grading, the applicant providing a copy of the Iowa DNR issued NPDES General Permit #2 to staff; and
2. Prior to issuance of an occupancy permit, including Temporary Occupancy, the applicant making necessary modifications to the retention ponds immediately to the east as outlined in the Storm Water Management Plan to comply with West Des Moines Storm Water Management Standards.

Lead Staff Member: Brian Portz, AICP *BP*

**Staff Reviews:**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	not required
Date(s) Published	N/A
Letter sent to surrounding property owners	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development & Planning		
Date Reviewed	10/23/2014		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Commission Resolution
  - Exhibit A - Conditions of Approval
  - Attachment B - Location Map
  - Attachment C - Site Plans
  - Attachment D - Elevations
- Exhibit II - City Council Resolution
  - Exhibit A - Conditions of Approval

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** February 2, 2015

**Item:** Chick-fil-A, 4502 University Avenue – Approval to construct a 4,684 sq. ft. drive through restaurant and parking lot – SP-002570-2014

**Requested Action:** Approval of Site Plan

**Case Advisor:** Brian Portz, AICP *BP*

**Applicant's Request:** The applicant, Chick-fil-A, Inc., represented by Joe Vavrina of HR Green Inc., requests approval of a site plan to construct a 4,648 sq. ft. drive through restaurant with parking lot and associated site improvements on that property located at 4502 University Avenue. The property is the current Macaroni Grill restaurant location. The applicant is proposing to demolish the Macaroni Grill building to construct the new Chick-fil-A building.

**History:** The property is located within the Three Fountains Commercial PUD. The Three Fountains PUD was established in 1994, an amendment in 1998 rewrote the PUD, and an amendment in 1999 amended the signage portion of the ordinance. In November 2014, the City Council approved an additional amendment to the PUD to allow up to two drive-through uses in PUD Parcel A (the parcel in which Chick-fil-A will be located) and to change the building setback from University Avenue for accessory structures in Parcel A from 120 feet from the ultimate right-of-way line to 100 feet from the ultimate right-of-way line of University Avenue.

**City Council Subcommittee:** This project was presented to the Development and Planning City Council Subcommittee on October 23, 2014. The Subcommittee was supportive of the project.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues with them. Staff would note the following:

- **Parking Lot Modifications:** Modifications to the parking lot north of the proposed building are being completed to abide by a recommendation of the traffic study that was completed for the project. The traffic study did not identify any negative impacts of the proposed development on the adjacent City streets, but it did note that the northernmost access from the existing parking lot to the main drive aisle that connects to University Avenue should be removed because of its close proximity to the University Avenue intersection. The proposed site plan removed this access and reconfigured the parking lot to move the access point further away from University Avenue.
- **Parking:** Customers of Chick-fil-A will have access to the modified parking lot north of the building and to the parking spaces west of the building. These parking spaces are not located on the property that will be owned by Chick-fil-A, but are located on the property of the Shoppes at Three Fountains. There is an existing Declaration of Covenants, Conditions, Restrictions and Easements between the Shoppes at Three Fountains property and the Chick-fil-A property that will allow Chick-fil-A customers to use the parking lot on the larger property, just as Macaroni Grill has done in the past.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Chick-fil-A Site Plan to allow the construction of an approximately 4,684sf drive through restaurant with parking lot and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. Prior to initiation of any site work, including grading, the applicant providing a copy of the Iowa DNR issued NPDES General Permit #2 to staff; and
2. Prior to issuance of an occupancy permit, including Temporary Occupancy, the applicant making necessary modifications to the retention ponds immediately to the east as outlined in the Storm Water Management Plan to comply with West Des Moines Storm Water Management Standards.

**Property Owner:** Eric Siu Ng & Le Ai Pham  
2277 Wind River Land  
Rowland Heights, CA 91748

**Applicant(s):** Chick-fil-A, Inc.  
5200 Buffington Road  
Atlanta, GA 30349  
[Jason.hill@chick-fill-a.com](mailto:Jason.hill@chick-fill-a.com)

**Applicant's Representative:**

Joe Vavrina  
H.R. Green, Inc.  
420 N. Front Street  
McHenry, IL 60050  
[jvavrina@hrgreen.com](mailto:jvavrina@hrgreen.com)

**ATTACHMENTS:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plans
Attachment D	-	Elevations

RESOLUTION NO. PZC-15-006

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN ALLOWING CONSTRUCTION OF A DRIVE THROUGH RESTAURANT AT 4502 UNIVERSITY AVENUE**

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chick-fil-A, Inc., in cooperation with the property owners, Eric Siu Ng & Le Ai Pham, have requested approval of the Chick-fil-A Site Plan (SP-002570-2014) for that 0.35 acre site located at 4502 University Avenue to allow the construction of an approximately 4,648 sq. ft. drive through restaurant with parking lot and associated site improvements;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on February 2, 2015 this Commission held a duly-noticed public meeting to consider the application for a Site Plan (SP-002570-2014);

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report dated February 2, 2015, or as amended orally at the Plan and Zoning Commission meeting of February 2, 2015 are adopted.

SECTION 2. SITE PLAN (SP-002570-2014) to allow construction of an approximately 4,648 sq. ft. drive through restaurant with parking lot and associated site improvements, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated February 2, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 2, 2015.

  
Erica Andersen, Chairperson  
Plan and Zoning Commission

ATTEST:

  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on February 2, 2015, by the following vote:

AYES: Andersen, Costa, Crowley, Erikson

NAYS: -0-

ABSTENTIONS: -0-

ABSENT: Brown, Cownie, Hatfield

ATTEST:

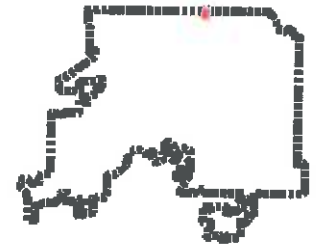
  
Recording Secretary

**Exhibit A**  
**Conditions of Approval**

1. **Prior to initiation of any site work, including grading, the applicant providing a copy of the Iowa DNR issued NPDES General Permit #2 to staff; and**
2. **Prior to issuance of an occupancy permit, including Temporary Occupancy, the applicant making necessary modifications to the retention ponds immediately to the east as outlined in the Storm Water Management Plan to comply with West Des Moines Storm Water Management Standards.**



# Chick-fil-A



### Legend

- Parcels
- Parks
- Greenways

1:1,500



250.0 0 125.00 250.0 Feet

NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet  
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

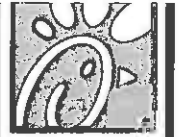




# WEST DES MOINES, IOWA

## 4502 UNIVERSITY AVENUE, WEST DES MOINES

### ZONED



**Chick-fil-A**  
5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

NO.	DATE	BY	DESCRIPTION
1	07/14/15	HR	ISSUED FOR PERMIT
2	07/24/15	HR	PER CITY COMMENTS

NO.	DATE	BY	DESCRIPTION
1	07/14/15	HR	ISSUED FOR PERMIT
2	07/24/15	HR	PER CITY COMMENTS

HRGreen.com

STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

SHEET TITLE  
**COVER SHEET**

DWG EDITION V2  
REVISION 01-2015

Job No. : 86140076  
Store : 3526  
Date : 01.19.15  
Drawn By : MRJ  
Checked By : JFY

Sheet  
**C-0.0**

### SHEET INDEX

CIVIL/SITEWORK	DESCRIPTION
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES, SPECIFICATIONS & LEGEND
C-1.0	EXISTING CONDITION PLAN
C-1.1	SITE DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING PLAN
C-3.1	EROSION CONTROL PLAN
PS-1.0	PLUMBING SITE PLAN
C-4.0	STANDARD CONSTRUCTION DETAILS
C-4.1	STANDARD CONSTRUCTION DETAILS
C-4.2	STANDARD CONSTRUCTION DETAILS
C-4.3	STANDARD CONSTRUCTION DETAILS
C-5.0	EROSION CONTROL DETAILS
LANDSCAPING	DESCRIPTION
L-1.0	TREE PRESERVATION PLAN
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE DETAILS
L-1.3	LANDSCAPE SPECIFICATIONS
IRRIGATION PLANS	DESCRIPTION
L-2.0	IRRIGATION PLAN
L-2.1	IRRIGATION DETAILS
PHOTOMETRIC PLANS	DESCRIPTION
ES-1.3	ELECTRICAL PHOTOMETRIC PLAN
AUTOTURN EXHIBIT	DESCRIPTION
AT-1	AUTOTURN EXHIBIT

### STANDARD DETAILS

The Iowa Statewide Urban Design and Specifications (SUDAS), plus General Supplemental Specifications; and applicable Supplemental Specifications, Developmental Specifications, and Special Provisions, shall apply to construction on this project.

FIGURE	NOTE	FIGURE	NOTE
3010.101		6010.601	TYPE A
3010.102		6010.602	TYPE E
3010.103		6010.603	TYPE R
4010.203		6010.604	TYPE 4R
5010.101		7010.102	
6010.301		7030.201	CLASS A
6010.306		9040.19	
6010.401		9040.20	
6010.501		9040.30	
7030.207	CLASS B	7030.204	

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

DAVID W. SCHULTZ, P.E. DATE  
License Number: 19900  
My license renewal date is December 31, 2015.  
Pages or sheets covered by this seal:  
C-SHEETS (EXCEPT C-1.0) & PS-1.0 SHEET

**IOWA ONE CALL**  
1-800-292-8989  
WWW.IOWAONECALL.COM

CALL: 1-800-292-8989

WITH THE FOLLOWING:  
COUNTY Polk  
CITY-TOWNSHIP West Des Moines  
PARCEL ID. NO. # 48822 University Avenue

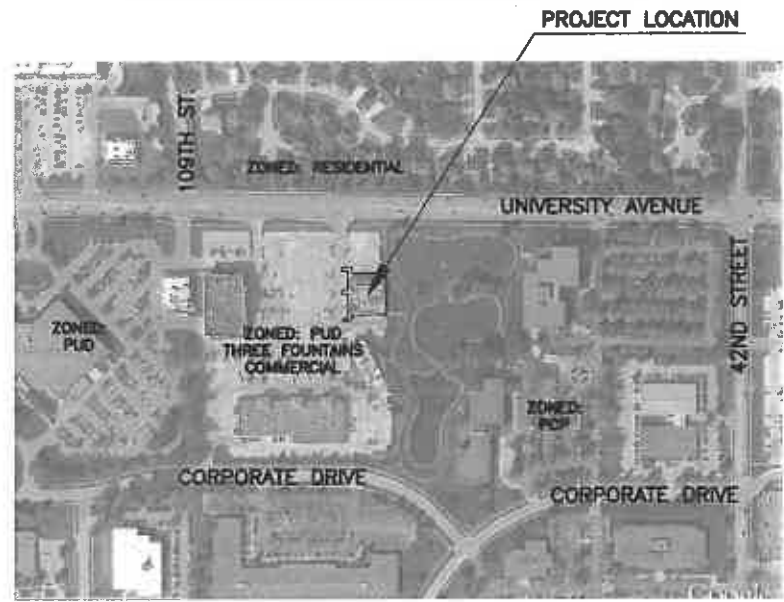
48 hours before you dig  
(Excluding Sat., Sun. & Holidays)

### PUD#40

#### UNDERLYING ZONING: PROFESSIONAL BUSINESS PARK

COMPREHENSIVE PLAN LAND USE DESIGNATION:  
EXISTING: SUPPORT COMMERCIAL (SC)  
REQUESTED: SUPPORT COMMERCIAL (SC)

### LOCATION MAP



**NOTE:**

- HR GREEN, INC. IS TO BE NOTIFIED 3 DAYS PRIOR TO CONSTRUCTION START.
- HR GREEN, INC. SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.
- PLANS WERE PREPARED WITH THE INTENT THAT HR GREEN, INC. WILL DO ALL CONSTRUCTION STAKING.
- ANY DISCREPANCIES ON THIS PLAN SET MUST BE NOTED AND HR GREEN, INC. NOTIFIED PRIOR TO ACTUAL CONSTRUCTION.

The Iowa Statewide Urban Design and Specifications (SUDAS) for Private Infrastructure, plus General Supplemental Specifications; and applicable Supplemental Specifications, Developmental Specifications, and Special Provisions, shall apply to construction on this project.



5525 MERLE HAY ROAD, SUITE 200 | JOHNSTON, IOWA 50131  
Phone: 515.278.2913 | Toll Free: 800.728.7805 | Fax: 515.278.1846 | HRGreen.com

<p><b>APPLICANT INFORMATION:</b></p> <p><b>APPLICANT AND BUSINESS OWNER:</b></p> <p>5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30348-2898 (404)-684-8530 MR. JASON HILL, P.E. EMAIL: jason.hill@chick-fil-a.com</p> <p><b>TYPE OF USE:</b> COMMERCIAL FAST FOOD RESTAURANT WITH DRIVE-THRU</p>	<p><b>PROPERTY OWNER LOT 1</b></p> <p>ERIC SHU WAN HO AND LE AI PHAM AS TRUSTEES OF THE HO &amp; PHAM FAMILY TRUST DATED MARCH 3, 2011 2277 RIVER LANE ROWLAND HEIGHTS, CALIFORNIA 91748</p> <p><b>ELECTRICAL CONSULTANT</b></p> <p>W-T MECHANICAL/ELECTRICAL ENGINEERING, LLC. 2875 PRATUM AVENUE HOFFMAN ESTATES, IL 60192 PHONE: (224)-293-6312 KENNETH MEDONINGS - ELECTRICAL ENGINEER</p>	<p><b>ADJACENT PROPERTY OWNER</b></p> <p>SHOPPES AT THREE FOUNTAINS, LLC. 1225 JORDAN CREEK PARKWAY SUITE 200 WEST DES MOINES, IA 50268 PHONE: (515)-223-4500</p>
<p><b>ARCHITECTS:</b></p> <p>CHPMAN DESIGN ARCHITECTURE, INC 1550 N. NORTHWEST HWY., SUITE 400 PARK RIDGE, ILLINOIS 60068 PHONE: (847) 298-6900 STEVE AJSTER - PROJECT MANAGER</p>	<p><b>ENGINEER:</b></p> <p>HR GREEN, INC. 420 NORTH FRONT STREET, SUITE 100 MCHEMERY IL 60050 PHONE: (815) 385-1778 JOSEPH F. VAVRINA, P.E. - PROJECT MANAGER</p>	
<p><b>SURVEYOR:</b></p> <p>BISHOP ENGINEERING CO., INC. 3501 104TH STREET DES MOINES, IA 50322 PHONE: 515-276-0487 SCOTT A. CATRON, P.L.S. - SURVEYOR</p>	<p><b>LANDSCAPING CONSULTANT</b></p> <p>HR GREEN, INC. 420 NORTH FRONT STREET, SUITE 100 MCHEMERY IL 60050 PHONE: (815) 385-1778 MARISA ROMKE - LANDSCAPE ARCHITECT</p>	
<p><b>UTILITY CONTACTS:</b> (NOTIFY ALL 48 HOURS PRIOR TO CONSTRUCTION)</p> <p><b>UTILITY ONE-CALL SERVICE</b> (800) 282-5888</p> <p><b>CITY OF WEST DES MOINES WATER WORKS</b> WATER SERVICE: KEVIN L. TREVILLYAN 515-222-3486 ktrev@wds.mnws.com</p> <p><b>CITY OF WEST DES MOINES PUBLIC WORKS</b> DRAINAGE SERVICE: BEN MCALISTER 515-222-3479 ben.mcalister@wds.mnws.gov</p> <p><b>CITY OF WEST DES MOINES PUBLIC WORKS</b> SANITARY SERVICE: JASON SCHLICHTBERND 515-222-3477 jason.schlichtbernd@wds.mnws.gov</p>	<p><b>CITY OF WEST DES MOINES PUBLIC WORKS</b> TRAFFIC SERVICE: RICK KNOWLES rick.knowles@wds.mnws.gov 515-230-6535</p> <p><b>CENTURYLINK LOCAL NETWORK - TELEPHONE</b> TOM STUBBER 303-864-6080 Thompa.stubber@centurylink.com</p> <p><b>MIDAMERICAN ENERGY COMPANY - ELECTRIC</b> NORM TRENTMAN 515-252-4921 NETrentman@mideamerican.com</p> <p><b>MIDAMERICAN ENERGY COMPANY - GAS</b> NORM TRENTMAN 515-252-4921 NETrentman@mideamerican.com</p> <p><b>MEGACOM COMMUNICATIONS CORP.</b> PAUL MAY 515-248-2252 pmay@mvlcoancc.com</p>	
<p><b>SITE BENCHMARKS:</b></p> <p>BENCHMARK No. 69 INTERSECTION OF 28th STREET AND UNIVERSITY AVENUE, SOUTHWEST CORNER OF INTERSECTION 41.5 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVENUE, 88.5 FEET WEST OF CENTER LINE OF 28th STREET. WEST DES MOINES DATUM ELEVATION 88.58</p> <p>BENCHMARK No. 73 INTERSECTION OF WEST LAKES PARKWAY AND UNIVERSITY AVENUE, SOUTHWEST CORNER OF INTERSECTION 88.9 FEET EAST OF CENTERLINE OF WEST LAKES PARKWAY, 73.0 FEET SOUTH OF CENTER LINE OF UNIVERSITY AVENUE. WEST DES MOINES DATUM ELEVATION 170.61</p> <p>SITE BENCHMARK #1: "C" CUT ON TOP OF CURB AT SOUTH NOSE OF CONCRETE ISLAND WEST OF ENTRANCE DRIVE AT THE NORTHWEST CORNER OF PROPERTY. WEST DES MOINES DATUM ELEVATION 178.17</p> <p>SITE BENCHMARK #2: "C" CUT ON TOP OF CURB AT NORTH NOSE OF CONCRETE ISLAND WEST OF ENTRANCE DRIVE AT THE SOUTHWEST CORNER OF PROPERTY. WEST DES MOINES DATUM ELEVATION 180.01</p>		
<p><b>LEGAL DESCRIPTION OF SUBJECT PARCEL</b></p> <p>PARCEL 1: LOT 1, THREE FOUNTAINS PLAT No. 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.</p> <p>PARCEL 2: TOGETHER WITH THE BENEFIT OF EASEMENTS FOR ACCESS AND CONTAINED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE SHOPPES AT THREE FOUNTAINS, DATED SEPTEMBER 18, 1998 AND FILED SEPTEMBER 18, 1998 IN BOOK 7488 AT PAGE 285, AS AMENDED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR PARCELS A, LOT 8 THREE FOUNTAINS, DATED SEPTEMBER 18, 1998 IN BOOK 7488 AT PAGE 290, AND AS AMENDED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR PROPERTY TO BECOME LOT 2, THREE FOUNTAINS PLAT No. 2, DATED APRIL 1, 1997, IN BOOK 7805 AT PAGE 427, AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE SHOPPES AT THREE FOUNTAINS, DATED AS OF JUNE 15, 1998, FILED JULY 23, 1998, IN BOOK 7985, PAGE 122.</p>		



Plotted By: jf.meredith, Project: 01.19.15, 3:18pm.  
 Project: 01.19.15, 3:18pm, 01.19.15, 3:18pm.  
 Comp. File: \\wds\hills\Users\BRIAN.HILL\40076\CAD\Drawings\C-01-14-0076\_Cover.dwg, Layout: Title Cover

**SPECIFICATIONS & GENERAL NOTES**

All items of this project shall be governed by specifications included in the documents listed below:

- A. Iowa Statewide Urban Design and Specifications (SUDAS), for Public Improvement (latest edition).
- B. Des Moines Metro Design Standards, for Public Improvement (latest edition).
- C. West Des Moines Standard Construction Specifications for Public Improvements
- D. West Des Moines Addendums
- E. Iowa Department of Transportation Design Manual, (latest edition).
- F. Iowa Construction Site Erosion Control Manual by the Iowa Department of Natural Resources.
- G. Manual on uniform traffic control devices (MUTCD), (latest edition).

In addition the following special provisions supplement the said specifications, and in case of conflict with any part or parts of said specifications, these special provisions shall take precedence and shall govern:

1. **SCOPE OF WORK.** The proposed improvement consists of supplying all the necessary labor, material and equipment to satisfactorily construct and install all improvements according to the plans designated as CHCK-FL-A, West Des Moines, IA.

**2. CONSTRUCTION OF UNDERGROUND UTILITIES**

- A. **Excavation:** Where working conditions and right-of-way permit, pipe line trenches with sloping sides may be used.

The slopes shall not extend below the top of the pipe, and trench excavations below this point shall be made with vertical sides with widths not exceeding those specified herein for the various sizes of pipe.

Open-cut trenches shall be sheeted and braced as required by the governing State and Federal laws and municipal ordinances, and as may be necessary to protect life, property, or the work.

Where firm foundation is not encountered at the grade established due to unstable soil, all such unstable material shall be removed and replaced with approved compacted granular material.

- B. **Removal of water:** Contractors shall, at all times during construction, provide and maintain pumps and devices with which to remove and properly dispose of all water entering the excavations. No sanitary sewer shall be used for disposal of trench water.

- C. **Bedding of pipe:** All pipe shall be installed on a bed of approved, compacted granular material unless otherwise approved by the City Engineer. The bedding and backfilling of excavated materials shall be compacted with City first and be installed as per typical trench backfill detail.

**Special backfill:** Whenever the excavation is in existing or proposed street, parking areas, driveways, or other paved areas, the trench shall be backfilled with CA-6 crushed stone, compacted in place. The top 12" of the backfill shall be filled with road gravel or crushed stone and maintained as a temporary surface for the normal use of the area. Special backfill shall consist of CA-6 crushed stone and shall be compacted in place to ninety-five percent (95%) of maximum density at optimum moisture as determined by the Standard Proctor Test. Refer to the City standard trench detail.

- E. **Restoration of drainage:** As soon as possible after backfilling the trench, all ditching, grading and shaping necessary to restore the original drainage in the area of work shall be performed. Culverts removed during the course of the work shall be replaced as soon as practicable.

Adequate temporary drainage facilities shall be provided during construction.

- F. **Utilities:** The Contractor shall notify all utility companies prior to the installation of any pipe lines. Where conflict exists between underground utilities and the proposed underground piping requiring a revision to the plans, such construction shall not be undertaken until such changes are approved by the City Engineer in writing.

- G. **Removal of Storm and Sanitary Sewer Pipes:** This work consist of removing and disposal of all storm and sanitary sewer structures and related pipes as shown on the plans. Storm and Sanitary Sewer removal will be paid for at the contract per foot price. Structures shall be paid for at the contract unit price each. Both are to include all labor to remove the pipes and structures.

3. The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five percent (95%) of modified Proctor density. Testing for compaction shall be the responsibility of the Contractor. The owner will require a proof-roll test. This also applies to the parking lot and drive subgrade and also upon gravel placement. All topsoil and any organic materials must be removed. The contractor shall notify the owner.

4. Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available records. The Contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer so that the conflict may be resolved.

5. Contractor shall be responsible for securing of Permits including municipal permits.

6. **INSPECTION.** All Improvements shall be subject to inspection by a duly authorized and qualified City inspector both during the course of construction and after construction is complete. The inspector shall have authority over materials of construction, methods of construction and workmanship to insure compliance with working drawings and specifications. The Contractor shall provide for reasonable tests and proof of quality of materials as requested by the inspector. The contractor shall notify the City of West Des Moines, Building Department (515-222-3630) at least 48 hours prior to any storm sewer, sanitary sewer, water main, or paving operations.

7. **PIPE MATERIAL.** Material permitted for use in sanitary sewers and services shall follow SUDAS.

8. Whenever a sewer crosses under a water main, the minimum vertical distance from the top of the sewer to the bottom of the water main shall be 18". Furthermore, a minimum horizontal distance of 10' between sanitary sewers and water mains shall be maintained. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the water main, the sewer pipe shall be pipe of water main type quality, or the water main shall be enclosed in a steel sleeve for a perpendicular distance of 10' on each side of the sewer.

9. **WATER AND SEWER** - Pipe and Structure material shall follow SUDAS Specifications. Sewer Pipe:

10. **MAN HOLES, 48" DIA.** Manholes shall be constructed of prefabricated concrete sections meeting the requirements of ASTM C-478. Sections shall be joined using either flexible rubber gaskets or preformed bituminous plastic gaskets. The manhole bottom shall be placed with the first riser section. Manholes shall have the pipe cast in place through the manhole or a water tight joint cast in the manhole wall to receive the pipe. Manhole frames and lids shall be of self-sealing type Neenah R-1642 with Type E or equal with approval by the municipality.

11. Sanitary sewer manholes shall be 4'-0" diameter precast structures, with appropriate frame and lids. Resilient connectors, conforming to ASTM C-923, shall be used between manhole and pipe(s).

12. All manholes to be eccentric, lids to have utility name.

13. All manholes and valve vaults shall be equipped with steps.

14. **STORM SEWERS.** Storm sewers shall be of reinforced concrete pipe meeting the requirements of ASTM designation C78. Pipe class shall be determined using the standard specifications listed previously. All joints shall be in accordance with ASTM C-443. And have D-rings to provide a water tight seal. See Storm Sewer Tabulations on sheet C-3.0 for detailed information.

15. **STORM SEWER FRAMES AND LIDS.** Frame and grates designated on the plans are:

open lid shall be Neenah R-2401 or approved equal. See plans for appropriate open lid style. All frames and grates in the B-6.18 curb and gutter shall be Neenah R-3260A or approved equal.

16. **WATER SERVICES.** The domestic water services shall be 6" with valve and valve box as shown on the detail sheets. The valve box shall be a Clow corporation F-2450, screw type with F-2450 drop cover or approved equal.

17. **PROTECTION OF WATER MAIN AND WATER SERVICE LINES.** Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

A. **Water Service Lines**

(1.) **Horizontal Separation**

- a. Water mains shall be laid at least 10' horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

- b. Water mains may be laid closer than 10' to a sewer line when:

- (1) Local conditions present a lateral separation of 10';
- (2) The water main invert is at least 18" above the crown of the sewer; and
- (3) The water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer with a minimum vertical separation of 18".

- c. Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

(2.) **Vertical Separation**

- a. A water main shall be laid so that its invert is 18" above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within 10' horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

- b. Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, or PVC pipe meeting requirements of Section 653.111 when:

- (1) it is impossible to obtain the proper vertical separation as described in (a) above; and
- (2) The water main passes under a sewer or drain.

- c. A vertical separation of 18" between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main.

- d. Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least 10'.

- B. **Special Conditions.** Alternate solutions shall be presented to the City when extreme topographical, geological or existing structural conditions make strict compliance with (1) and (2) above impractical and economically infeasible. Alternate solutions will be approved provided water-tight construction structurally equivalent to approved water main material is proposed.

18. The Contractor may not remove any material from the site except as directed by the Owner or Engineer in the case of excess material.

19. **EROSION CONTROL.** It shall be the Contractor's responsibility to properly control erosion on the jobsite. Any siltation of conduits, structures, or ditches shall be cleaned and maintained by the Contractor until the seeding has taken hold. All washouts, gutters, etc. will be regraded and reseded by the Contractor.

The Contractor's responsibility for erosion control shall extend throughout the construction process. The Contractor shall be responsible for clean-up of paved surfaces within and adjacent to the project on a timely basis end/or of the direction of the City of West Des Moines IDNR General Permit #2.

All construction will adhere to the requirements set forth in the EPA's new construction site activities National Pollutant Discharge Elimination System (NPDES) Storm Water Permit.

20. **TOPSOIL PLACEMENT.** Contractor shall place stockpiled topsoil or imported material on all disturbed areas with 6" topsoil rolled smooth to be ready for landscaping (seeding, sod, etc.).

21. The Engineer and City of West Des Moines shall be notified if, during construction, any buried field lines are exposed or disturbed. The Contractor shall reconnect said field lines if deemed necessary.

22. All handicapped parking signs must have a \$25.00 fine sign attached.

23. **Lighting** shall be constructed as per the Lighting plan, done under separate contract by Developer.

All conduit shall be placed outside of any municipal easements except for authorized 90° crossings.

24. **DISINFECTION AND CHLORINATION.** All disinfection and chlorination shall follow SUDAS Specifications.

25. **PRESSURE AND LEAKAGE TESTING.** All pressure and leakage testing shall follow SUDAS Specifications.

After the hydrostatic pressure test has been satisfactorily completed, all new work shall be subjected to a full-bore flush - 1000 G.P.M. flow test.

The Contractor shall provide all labor, materials, tools and equipment necessary to perform the pressure and leakage tests.

The Contractor shall satisfactorily perform the pressure and leakage tests prior to requesting the Engineer to and/or Building/Fire Inspector to witness the official tests.

The Contractor shall notify the Engineer at least 48 hours prior to the time that the official tests are requested. Depending on traffic conditions, public hazard, or other reasons, the Engineer may direct when tests of new work shall be conducted, and may order the tests to be made in relatively short sections of new water mains. All testing shall follow City procedures and requirements in addition to those already listed.

All testing shall be coordinated with Building Department and City of West Des Moines Public Works Department.

It is the responsibility of the contractor to coordinate the required tests with the City of West Des Moines Public Works Department and the Building Department.

29. The Engineer shall be responsible for the following:

- A. To visit the construction site in order to better carry out the duties and responsibilities assigned by the Owner and undertaken by the Engineer; and

- B. The Engineer shall not, during such visits or as a result of such observations of the Contractor's work in progress, supervise, direct, have control over the Contractor's work, nor shall the Engineer have the authority over the responsibility

for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor, or for safety precautions and programs incidental to the work of the Contractor, or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to the Contractor furnishing and performing his work. Accordingly, the Engineer can neither guarantee the performance of the construction contracts by the Contractor nor assume responsibility for the Contractor's failure to furnish and perform his work in accordance with the Contract Documents.

30. No construction plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the Contractor shall verify all dimensions and conditions affecting their work with the actual conditions of the job site. In addition, the Contractor must verify the Engineer's line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the Contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the Contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the Contractor will be considered to have proceeded at his own risk and expense.

In the event of any doubt or question arising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.

31. Sowing of removal items as noted on the plans, or as required by the engineer, shall be considered incidental to the cost of the item being removed, and no extra compensation will be allowed, unless otherwise specified. All pavement removed within the 1-foot setback along the access drive shall be considered incidental to earth excavation.

32. All curb & gutter crossings over trench locations shall be reinforced with 2-#4 rebar extended 2' beyond each side of trench

33. All storm sewer pipe to have e-rings

34. All pavement markings on main access drives, approaches and parking lot shall be painted with two (2) coats of WHITE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING WHITE."

35. **CONCRETE PAVEMENT.** The curing requirements should follow Section 2301.03, K with fugitive dye as noted in the Iowa Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition. Seams should follow Section 4139 of the Iowa Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition.

Joint Sealing shall follow Section 4136 of the Iowa Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition.

The concrete curb shall be tied to the concrete pavement. Use No. 8, 30" long bar at 48" O.C. Alternatively the curb can be poured monolithically with the concrete pavement.

Contractor to submit shop drawings of all curing and sealing materials to engineer prior to use.

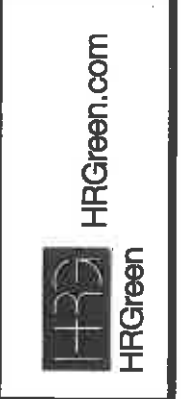
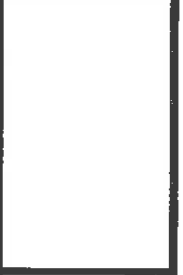
**SYMBOL LEGEND**

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- G — GAS LINE
- W — WATER LINE
- LIE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ☐ TELEPHONE RISER
- ☐ TELEPHONE MANHOLE
- ⬄ GROUND LIGHT
- ★ LIGHT POLE
- ☑ POWER POLE
- ⊕ TRANSFORMER POLE
- ⊕ ELECTRIC TRANSFORMER
- ⊖ ELECTRIC METER
- ⑤ CLEAN-OUT
- INTAKE
- SURFACE INTAKE
- TRAFFIC SIGNAL MANHOLE
- ☒ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS METER
- ① DENOTES NUMBER OF PARKING STALLS



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

NO.	DATE	BY	DESCRIPTION
1	07/19/15	MJM	ISSUED FOR PERMIT
2	07/28/15	MJM	PER CITY COMMENTS



STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

SHEET TITLE  
SPECIFICATIONS,  
GENERAL NOTES  
AND LEGEND

DWG EDITION V2  
REVISION 01-2015

Job No. : B6140076  
Store : 3526  
Date : 01.19.15  
Drawn By : MRJ  
Checked By : JFY

Sheet  
C-0.1

Printed: D:\Projects\00076\Drawings\00076\_SUDAS\00076\_SUDAS\00076\_SUDAS.dwg, User: JFY, Date: 01/19/2015, 10:00 AM



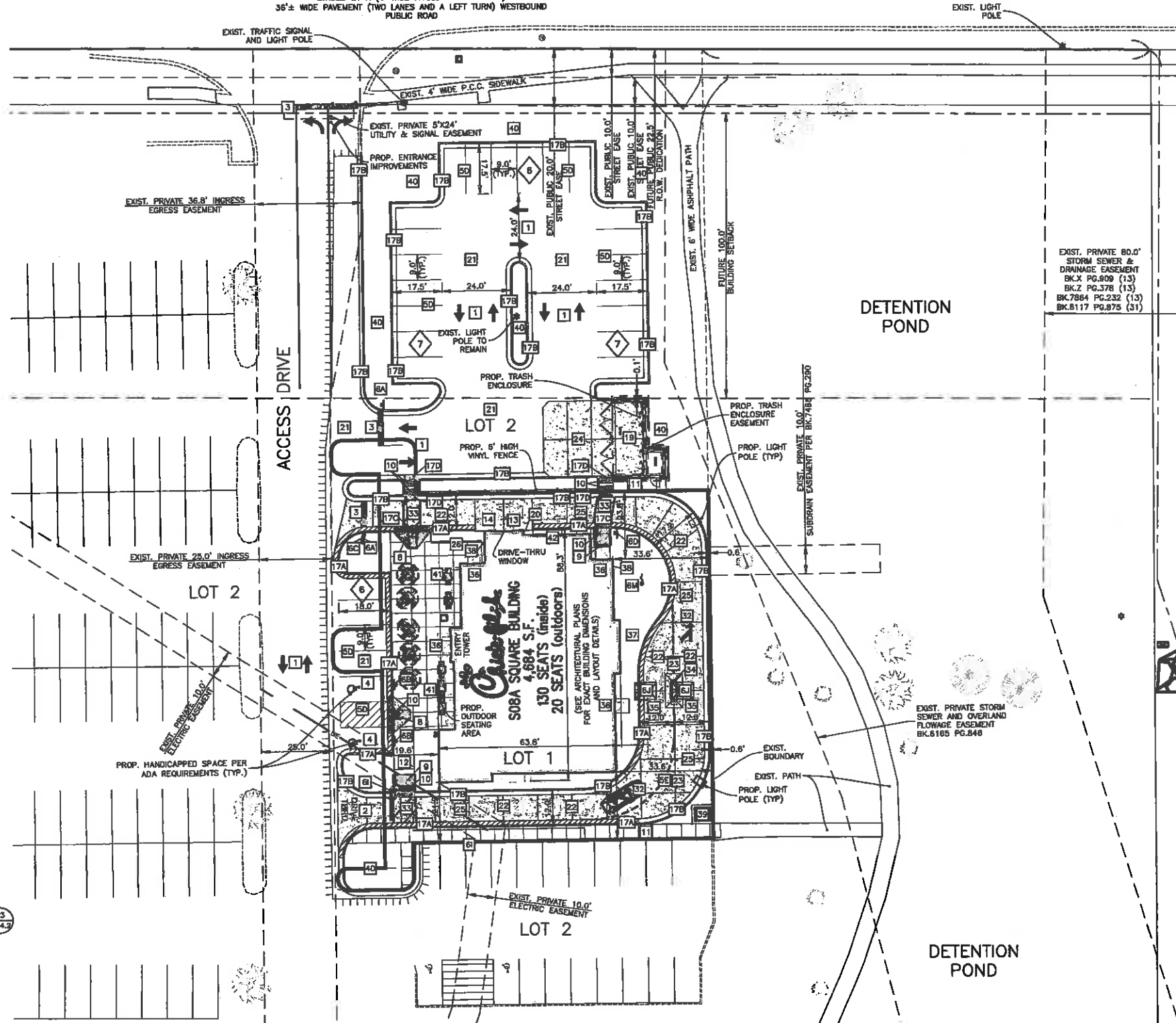


**SITE PLAN DESIGN NOTES & KEY PLAN**

- 1 DIRECTIONAL ARROW (C-4.0)
- 2 DRIVE-THRU GRAPHICS (C-4.0)
- 3 STOP LINE GRAPHIC (C-4.0)
- 4 PAINTED HANDICAP PARKING SYMBOL (C-4.0)
- 5A ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 5B ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 6 4" SOLID WHITE STRIPING (C-4.0)
- 7 4" SOLID YELLOW STRIPING (C-4.0)
- 8 4" SKIP DASH YELLOW STRIPING (C-4.0)
- 9 DIRECTIONAL SIGNAGE (C-4.0)
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)
- 10A DENOTES "STOP" R1-1, 30" X 30" (TYP.) (C-4.0)
- 10B DENOTES "HANDICAPPED PARKING" (BOLLARD MOUNTED) R7-8, 12" X 18" (TYP.) (C-4.0)
- 10C DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.) (C-4.0)
- 10D DENOTES "PEDESTRIAN CROSSWALK" 12" X 18" (C-4.0)
- 11 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 12 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 13 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 14 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 15 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 16 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 17 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 18 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 19 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 20 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 21 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 22 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 23 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 24 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 25 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 26 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 27 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 28 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 29 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 30 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 31 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 32 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 33 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 34 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 35 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 36 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 37 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 38 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 39 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 40 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 41 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)
- 42 ~~STANDARD PARKING STALL (9'x17.5') W/ OVERHANG~~ (C-4.0)

**UNIVERSITY AVENUE**

40' TO CL AND 85' WIDE R.O.W.  
24'± WIDE PAVEMENT (TWO LANES) EASTBOUND  
DIVIDED BY A (4' WIDE RAISED CONC. MEDIAN)  
36'± WIDE PAVEMENT (TWO LANES AND A LEFT TURN) WESTBOUND  
PUBLIC ROAD



**SITE DATA:**  
ZONING: PUD#40  
LOT 1 SIZE: 15,079± SQ. FT. (0.346 AC.)

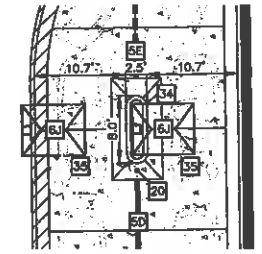
**BUILDING AREA:**  
BUILDING FOOT PRINT: (4,684 ± SQ. FT.)  
FLOOR AREA RATIO (F.A.R.) = 0.310

**PARKING DATA:**  
NUMBER OF REGULAR PARKING STALLS: 24  
NUMBER OF ADA STALLS: 2  
TOTAL NUMBER OF STALLS: 26  
TOTAL NUMBER OF STALLS REQUIRED: 77  
RESTAURANT = 1.5 SPACE/100 SF.  
PLUS 7 STALLS FOR OUTDOOR SEATS (20 SEATS)  
TYPICAL PARKING WIDTH: 9.0'  
TYPICAL PARKING LENGTH: 19.0'/17.5' WITH OVERHANG  
TYPICAL ISLE WIDTH: 24' ± VARIES

**HATCH LEGEND:**

- [Hatched Box] DENOTES AREA TO UTILIZE TRUNCATED DOMES
- [Solid Box] DENOTES STANDARD PAVEMENT SECTION
- [Dotted Box] DENOTES CONCRETE SECTION
- [Horizontal Lines] DENOTES PROP. SIDEWALK
- [Vertical Lines] DENOTES AREA OF DEPRESSED SIDEWALK
- [Diagonal Lines] DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- [Wavy Lines] DENOTES REVERSE CURB & GUTTER

**PERVIOUS AREA:**  
WITHIN REDEVELOPED AREA:  
NEW IMPERVIOUS AREA CREATED = 3,717 SQ. FT.  
NEW PERVIOUS AREA CREATED = 3,801 SQ. FT.  
TOTAL INCREASE OF PERVIOUS AREA = 184 SQ. FT.



**PROJECT NOTES:**

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- ALL LIGHTING SHALL BE DOWNCAST WITH A MAX POLE HEIGHT OF 25'.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION TO OBTAIN APPLICABLE CITY PERMITS.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
- CROSS ACCESS SHALL BE GRANTED THROUGH AN REA FOR THIS AREA.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS AND THE 2008 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION (515-222-3630), A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- REFER TO FIG. 7030.201, DETAIL 3 FOR CLASS A SIDEWALK CONSTRUCTION DETAILS.
- ALL CONCRETE CURB & GUTTER ON LOT 5 SHALL BE 24" UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADI ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET C-4.0
- AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

**IOWA ONE CALL**  
1-800-292-8989  
WWW.IOWAONECALL.COM

CALL: 1-800-292-8989  
WITH THE FOLLOWING:  
COUNTY: Polk  
CITY-TOWNSHIP: West Des Moines  
PARCEL ID. NO.: #302 University Avenue  
48 hours before you dig (excluding Sat., Sun. & holidays)

**Chick-fil'de**  
5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

NO.	DATE	BY	DESCRIPTION
1	07/19/15	MRJ	ISSUED FOR PERMIT
2	07/28/15	MRJ	PER CITY COMMENTS

**HRGreen.com**  
**HRGreen**

STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

SHEET TITLE  
**SITE PLAN**

DWG EDITION V2  
REVISION 01-2015

Job No. : 86140076  
Store : 3526  
Date : 01.19.15  
Drawn By : MRJ  
Checked By : JFY

Sheet  
**C-2.0**

Plotted by: jmoran, Plotted: Jan 28, 2015 11:42:20am.  
 Xref: xref - CHICK-24036-BDR.dwg, 86140076 - 1 - Survey - 01.dwg, 86140076 - 2 - Dgn - 01.dwg, 86140076 - 3 - Base - Building.dwg.  
 Cmp: File: \\H:\H\H\H\AS\Draws\86140076\CAD\Draws\CAD\Draws\CAD\86140076\_Site\_Plan.dwg, Layout: Tab: S11a

**GENERAL NOTES:**

- THE MOST RECENT EDITION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, INCLUDING CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN CITY ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY WEST DES MOINES CONSTRUCTION DIVISION, CLINT CARPENTER, (515)222-3460.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- REMOVE ALL DEBRIS SPILLED INTO ROW AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE ROW.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HOUR NOTICE) THE FOLLOWING:
  - A. CITY OF WEST DES MOINES - CLINT CARPENTER, WDM CONSTRUCTION DIVISION, P# 222-3460
  - B. APPROPRIATE UTILITY COMPANIES
  - C. OWNER
  - D. HR GREEN, INC.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION UNITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS STORAGE. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSH METRO DESIGN STANDARDS.
- ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE CORE DRILLED.
- EXISTING PUBLIC SIDEWALK ADJACENT TO MILLS CIVIC PARKWAY SHALL BE FREE OF ALL DAMAGE PRIOR TO FINAL OCCUPANCY.

**GRADING NOTES:**

- PRIOR TO ANY GRADING, A COPY OF THE MPODES PERMIT SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES BUILDING DIVISION.
- EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY GENERAL CONTRACTOR.
- ELEVATIONS AND CONTOURS ARE CITY OF WEST DES MOINES DATUM.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
- BACKFILL TO TOP OF CURBS.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%.
- DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 2% SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

**TRAFFIC CONTROL NOTES:**

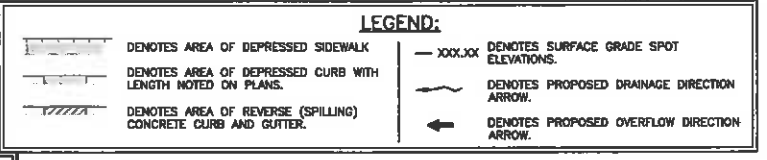
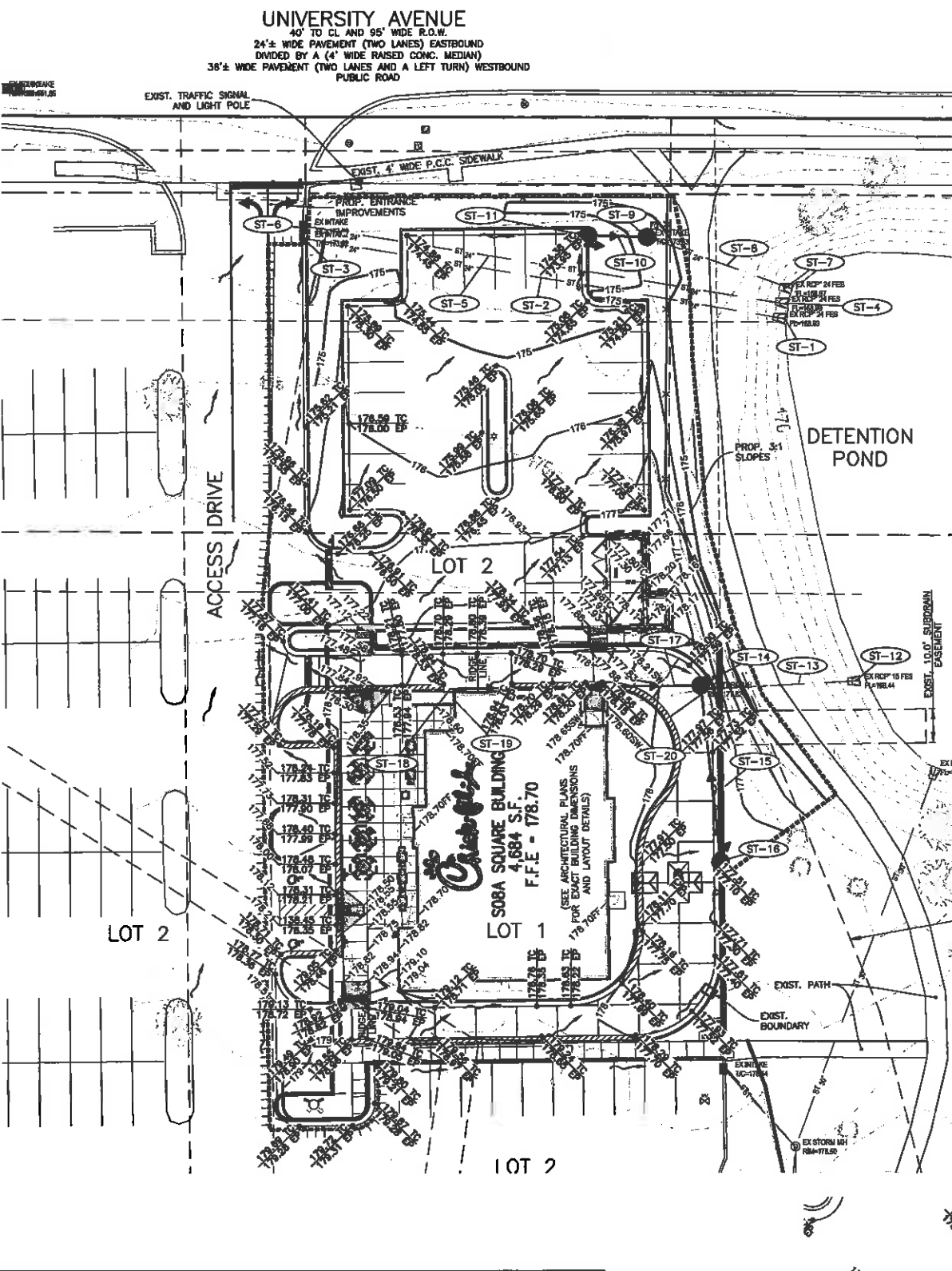
- REFER TO FIG. 7030.201, DETAIL 3 FOR CLASS A SIDEWALK CONSTRUCTION DETAILS.
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

**GRADING AND DRAINAGE NOTES:**

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.

**IOWA ONE CALL**  
1-800-292-8989  
WWW.IOWAONECALL.COM

CALL: 1-800-292-8989  
WITH THE FOLLOWING COUNTY: Polk  
CITY-TOWNSHIP: West Des Moines  
PARCEL ID. NO. # 5522 University Avenue  
48 hours before you dig (Excluding Sat., Sun. & Holidays)

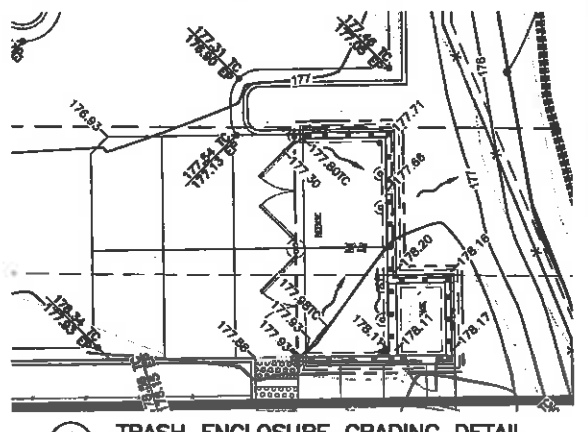


**STORM TAGS**

ST-1	EXIST. RCP FES, 24"	INV = 168.93
ST-2	140 LIN FT EXIST. SS RCP, 24"	@ 0.54%
ST-3	EXIST. STORM INTAKE T/C = 173.82	INV = 169.68 (E)
ST-4	EXIST. RCP FES, 24"	INV = 168.99
ST-5	141 LIN FT EXIST. SS RCP, 24"	@ 0.52%
ST-6	EXIST. STORM INTAKE T/C = 173.70	INV = 169.73 (E)
ST-7	EXIST. RCP FES, 24"	INV = 168.97
ST-8	43 LIN FT EXIST. SS RCP, 24"	@ 0.26%
ST-9	EXIST. STORM INTAKE (CONTRACTOR TO EXCHANGE GRATE FOR R-1713 LID)	RIM = 175.45 INV = 169.08 (SE) (24" RCP) INV = 169.18 (W)
ST-10	16 LIN FT SS RCP, 12"	@ 1.00%
ST-11	MANHOLE 4' DIA. R-3235 TY C GRATE T/C = 174.38	INV = 169.34 (E)
ST-12	EXIST. RCP FES, 15"	INV = 169.44
ST-13	45 LIN FT EXIST. SS RCP, 15"	@ 0.52%
ST-14	EXIST. STORM MH RIM = 177.82 INV = 171.41 (E) (15" RCP) INV = 171.61 (S) INV = 173.19 (W)	
ST-15	49 LIN FT SS RCP, 12"	@ 1.50%
ST-16	MANHOLE 2' DIA. R-3235 TY C GRATE T/C = 177.51	INV = 172.35 (N)
ST-17	72 LIN FT 8" PVC SDR 35 ROOF DRAIN @ 2.50%	
ST-18	CLEANOUT (SEE DETAIL)	RIM = 178.63 INV = 175.00
ST-19	5 LIN FT 8" PVC SDR 35 ROOF DRAIN @ 2.00%	

**GRADING & UTILITY NOTES**

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF APPLICABLE UTILITY SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY INTERFERENCE SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE AREAS ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SYSTEMS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED BY COMPACTOR TO BE PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILES OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OF THE MATERIALS AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.



**Crutcher**

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

REVISIONS	DATE	BY	DESCRIPTION

HRGreen.com  
HRGreen

STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

SHEET TITLE  
**GRADING PLAN**

DWG EDITION V2  
REVISION 01-2015

Job No. : B6140076  
Store : 3526  
Date : 01.19.15  
Checked By : MRJ  
Drawn By : JFY

Sheet  
**C-3.0**

**NOTES:**

This plan has been prepared to comply with the provisions of the NPDES Permit Number issued by the Iowa Department of Natural Resources General Permit #2 for Stormwater Discharges from Construction Site Activities.

**1. Site Description.**

- a. The following is a description of the construction activity which is the subject of this plan: **CHICK-FIL-A, LOT 1, OF WEST DES MOINES**
- b. The proposed development consists of construction of a 27 stall parking lot and restaurant. The construction activities for site improvements will include: site clearing, demolition, grubbing, mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.
- c. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site such as grubbing, excavation, and grading:
  - 1) install silt filter fence and stabilized construction entrance, 2) site clearing, demolition and grubbing, 3) mass grading, 4) underground utilities installation, 5) fine grading in pavement area, and 6) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) site clearing, demolition and grubbing, 3) mass grading, 4) underground utilities installation, 5) fine grading in pavement area, and 6) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

- d. The total area of the construction site is estimated to be 0.799 acres. The total area of the site that is estimated to be disturbed by excavation, grading, or other activities, is 0.799 acres.
- e. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study, titled **FINAL ENGINEERING DRAINAGE REPORT FOR CHICK-FIL-A, LOT 1, OF WEST DES MOINES** with (latest revision date) prepared by HR GREEN, INC. which is hereby incorporated by reference in this plan. Information describing the soils at the site is contained in the Geotechnical Report for the project, which is hereby incorporated by reference, or in an attachment to this plan.

**2. Controls.**

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractor will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

**a. Erosion and Sediment Controls.**

- (i) **STABILIZATION PRACTICES.** Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a. (i) (A) and 2.b., stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site where construction activity will not occur for a period of 21 or more calendar days.
  - (A) Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:

- 1. Permanent seeding
- 2. Inlet protection
- 3. Barrier filter
- 4. Stabilized construction entrance

- (ii) **STRUCTURAL PRACTICES.** Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.
  - 1. Storm sewer system
  - 2. Permanent seeding
  - 3. Inlet protection

**b. Stormwater Management.**

- (i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implementation were determined on the basis of the technical guidance contained in DNR's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

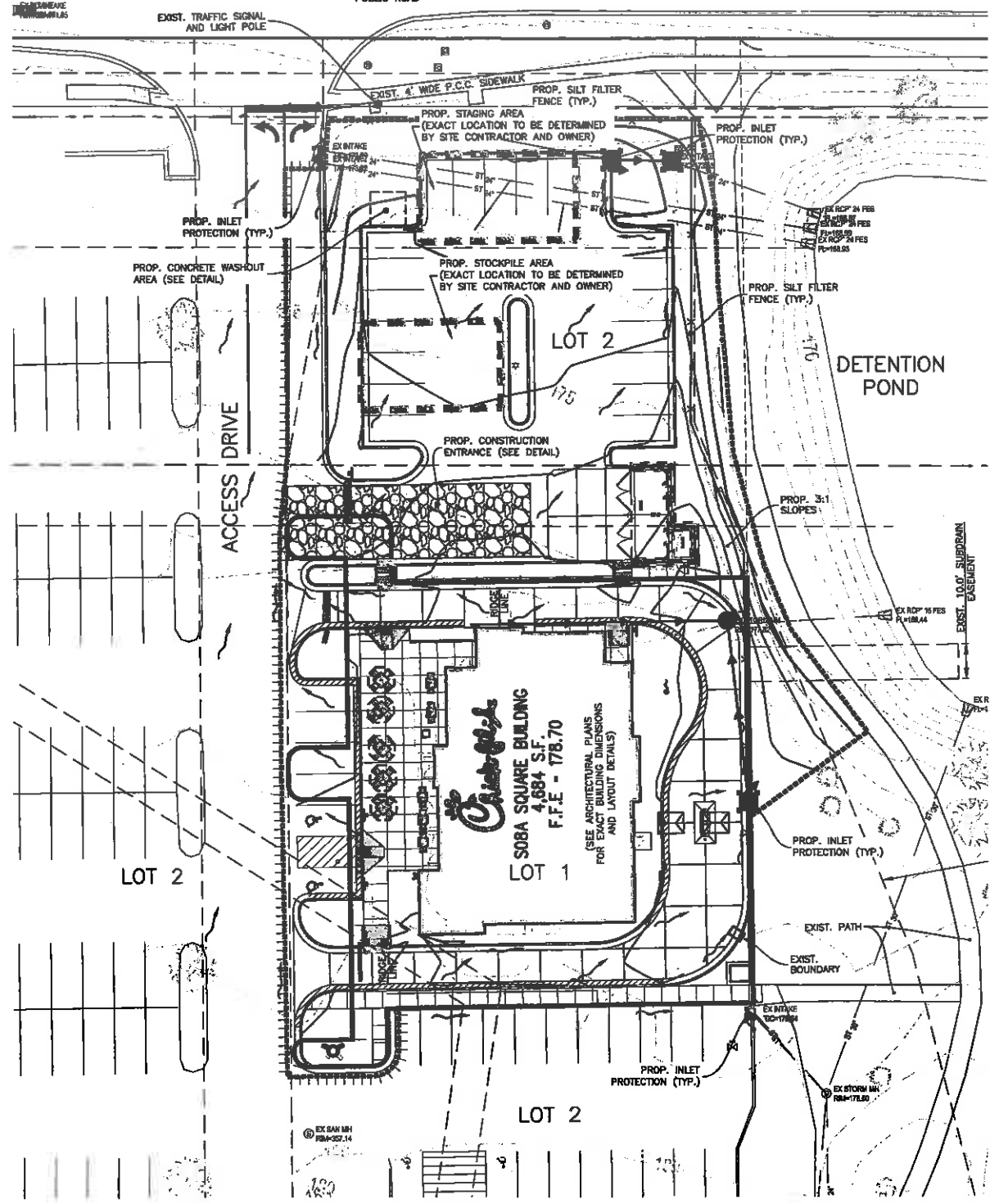
- The stormwater pollutant control measures shall include:
- 1. Silt filter fence
  - 2. Inlet protection filter
  - 3. Storm sewers

**2. Other Controls.**

- (i) **Waste Disposal.** The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permits required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.
- (ii) The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

**UNIVERSITY AVENUE**

40' TO CL AND 95' WIDE R.O.W.  
24'± WIDE PAVEMENT (TWO LANES) EASTBOUND  
DIVIDED BY A (4' WIDE RAISED CONC. MEDIAN)  
36'± WIDE PAVEMENT (TWO LANES AND A LEFT TURN) WESTBOUND  
PUBLIC ROAD



**LEGEND:**

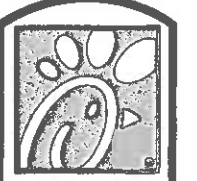
- [Symbol] DENOTES AREA OF DEPRESSED SIDEWALK
- [Symbol] DENOTES AREA OF DEPRESSED CURB WITH LENGTH NOTED ON PLANS.
- [Symbol] DENOTES AREA OF REVERSE (SPILLING) CONCRETE CURB AND GUTTER.
- [Symbol] DENOTES AREA TO UTILIZE EXCELSIOR BLANKET (SEE DETAIL).
- [Symbol] DENOTES PERIMETER EROSION BARRIER (SILT FENCE), INLET & PIPE PROTECTION AND DITCH CHECK
- [Symbol] DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

**EROSION CONTROL NOTES:**

- 1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- 2. UTILIZE EXCELSIOR BLANKET ON ALL SLOPES OF 5:1 OR GREATER.
- 3. ALL STREETS AND DRIVEWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- 4. IF ANY ADDITIONAL SOIL EROSION MEASURES ARE DEEMED NECESSARY BY THE CITY ENGINEER OR HIS REPRESENTATIVE, THESE MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR.

**EROSION CONTROL NOTES:**

- 1. INSTALL PERIMETER SILT FENCE
- 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE
- 3. TREE REMOVAL AND TRANSPLANTING, WHERE NECESSARY
- 4. CONTINUE GRADING, STABILIZE COMPLETED AREAS WITH PERMANENT STABILIZATION OR BARRIERS WITH TEMPORARY STABILIZATION WITHIN 14 DAYS.
- 5. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER, WITH INLET AND OUTLET PROTECTION.
- 6. APPLY STONE TO PARKING AREA
- 7. CONSTRUCT BUILDINGS
- 8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
- 9. COMPLETE FINAL PAVING.
- 10. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, RESEED ANY REMAINING DISTURBED AREAS.
- 11. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE VEGETATION REACHES 70% COVERAGE.
- 12. CONTRACTOR SHALL ADHERE TO ALL PROVISIONS AND REQUIREMENTS OF NOTED IN THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT
- 13. REMOVE ALL DEBRIS SPILLED INTO ROW AT THE END OF EACH WORK DAY.
- 14. ANTICIPATED CONSTRUCTION START AND COMPLETION DATES: START MAY 2015 COMPLETE SEPTEMBER 2015.



**Chick-fil-A**  
5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

REVISIONS	DATE	BY	DESCRIPTION
1	07/19/15	JRH	ISSUED FOR PERMIT
2	07/29/15	JRH	PER CITY COMMENTS

**HRGreen.com**  
**HRGreen**

STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

SHEET TITLE  
**EROSION CONTROL PLAN**

DWG EDITION V2  
REVISION 01-2015

Job No. : B6140076  
Store : 3526  
Date : 01.19.15  
Drawn By : MRJ  
Checked By : JFY

Sheet  
**C-3.1**

Plotted By: jmorris, P: 2/26/15, 1:32:29pm, Xrefs: g:\chick-2\chick-2\DWG\EROSION\EROSION.dwg - v:\c-survey-0\w-veg-88140076-cc-dgn-dep-3526- Binn Building.dwg: B6140076\_jcld\_t\100000.dwg  
 Date: 1/19/2015 1:32:29pm  
 User: jmorris  
 Plot File: C:\ProgramData\Autodesk\LT14.0\Drawings\CAD\_DWG\B6140076\_EROSION\_Plan.dwg; Layout: Tab1/Layout1;

**IOWA ONE CALL**  
1-800-292-8989  
WWW.IOWAONECALL.COM

CALL: 1-800-292-8989  
WITH THE FOLLOWING:  
COUNTY Polk  
CITY-TOWNSHIP West Des Moines  
PARCEL ID. NO. # 6302 University Avenue  
48 hours before you dig  
(Excluding Sat., Sun. & Holidays)



**LAYOUT NOTES**

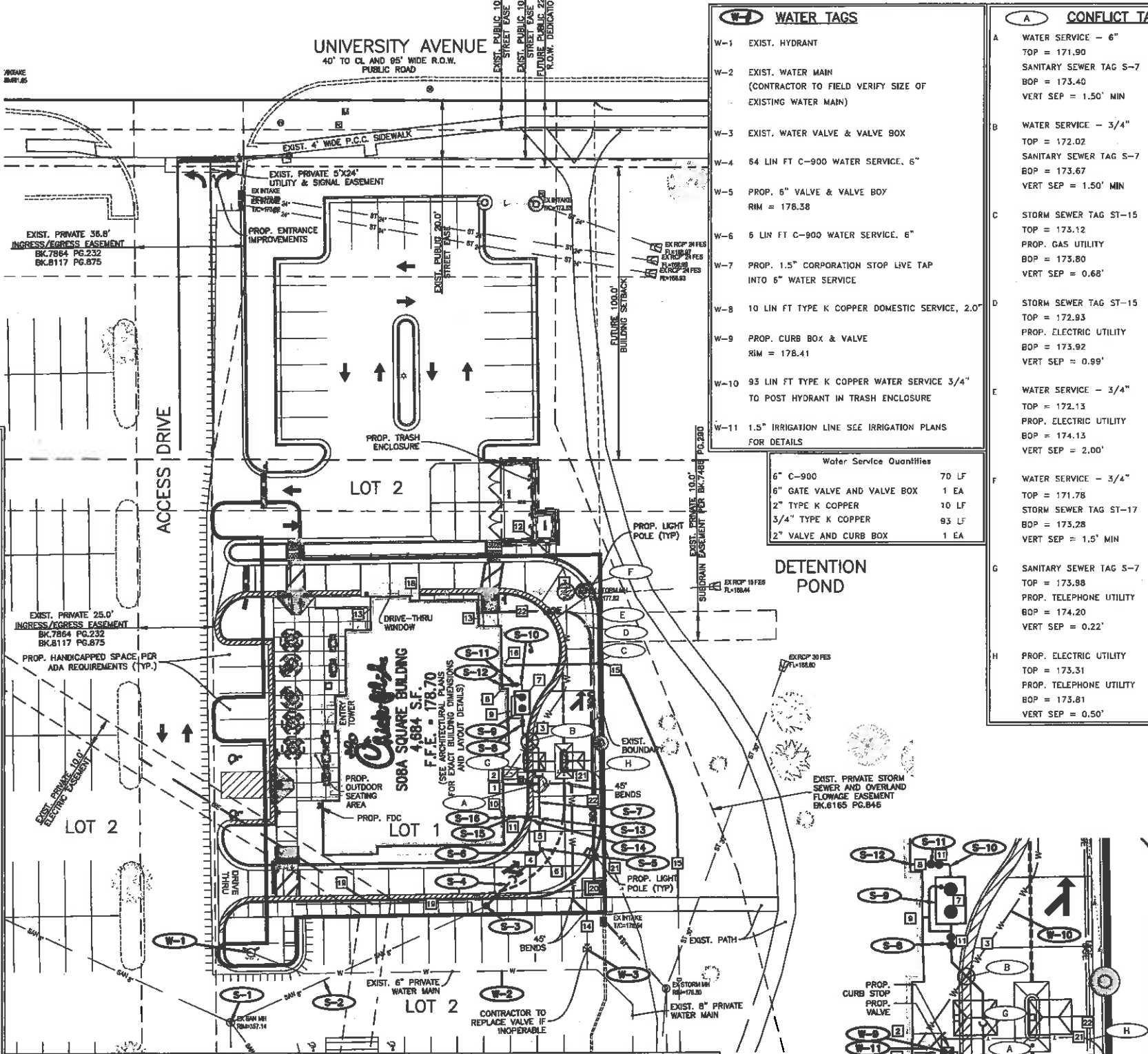
1. PAY CONNECTION FEES FOR 2" DOMESTIC WATER SERVICE AND 6" FIRE WITH METER.
2. 1.5" IRRIGATION LINE TO HAVE SEPARATE METER LOCATION ADJACENT TO DOMESTIC WATER METER INTERIOR TO THE BUILDING.
3. 3/4" CW TO DUMPSTER POST HYDRANT.
4. INSTALL 4" WASTEWATER SERVICE LATERAL. CONTRACTOR TO LOCATE EXISTING SERVICE PRIOR TO TRENCHING AND MAKE CONNECTION. (BY-OTHERS)
5. 4" SDR 26 WASTEWATER SERVICE LINE AT 2.0% (MIN.) SLOPE.
6. 4" CLEAN OUT (SEE DETAIL). CLEANOUT SHALL BE FLUSH W/ PAVEMENT & INSTALLED UNDER A PROTECTIVE METAL BOX COVER SIMILAR TO A METER PIT COVER WITH A TRAFFIC BEARING LID. (BY-OTHERS)
7. PRECAST 1000 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. GREASE TRAP MEETS CITY/COUNTY SPECIFICATIONS PRIOR TO INSTALLATION. REFER TO PLUMBING PLAN, SHEET P-1.1.
8. 4" KITCHEN WASTE LINE (INV = SEE SANITARY TAGS)
9. 3" VENT LINE CONNECT TO GREASE INTERCEPTOR (SEE SHEET P1 FOR LOCATION).
10. 4" RESTROOM WASTE LINE (INV = SEE SANITARY TAGS)
11. 4" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
12. DUMPSTER POST HYDRANT REFER TO THE FIXTURE CONNECTION SCHEDULE (P-31) DEPICTED ON THE PROJECT PLUMBING PLANS
13. DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
14. EX. 6" WATER SERVICE STUB
15. PROPOSED GAS SERVICE (SEE NOTE 16)
16. COORDINATE GAS METER INSTALLATION WITH GAS COMPANY.
17. 4" SCHEDULE 40 PVC IRRIGATION SLUICE (REFER TO IRRIGATION PLANS)
18. 6" PVC OR 35 ROOF DRAIN PIPE SYSTEM (CONNECT TO SITE STORM DRAIN)
19. UNDERGROUND PRIMARY ELECTRIC SERVICE. (SEE NOTE 21)
20. PROPOSED PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY STANDARDS. SEE SERVICE UTILITY NOTES, THIS SHEET.
21. UNDERGROUND PRIMARY TELEPHONE SERVICE. (SEE NOTE 20)
22. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. (SEE NOTE 21)
23. INSTALL TRANSFORMER PAD (SEE NOTE 21)
24. CFA SERVICE, CONNECT TO EX. WATER LINE - 6" WATER SERVICE STUB

**UTILITY NOTES**

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. MAINTAIN A MINIMUM OF 6.0' COVER OVER ALL WATER MAINS.
5. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
7. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE CALL AT 1-800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
11. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
12. SEE SITE SPECIFICATIONS "UNDERGROUND UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
13. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
14. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
15. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
16. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN
17. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES IS PVC SDR 35 FOR 6" & 4".
18. MIDAMERICAN ENERGY GAS WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. IF PAVING IS COMPLETE PRIOR TO GAS SERVICE INSTALLATION, CONTRACTOR TO PROVIDE (1) 4" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS.
19. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM CENTURYLINK MAIN TO BUILDING. CENTURYLINK TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE.
20. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. MIDAMERICAN ELECTRIC TO PROVIDE AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH MIDAMERICAN ELECTRIC SPECIFICATIONS AND REQUIREMENTS.
21. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
22. ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE CORE DRILLED.
23. STORM WATER DETENTION IS PROVIDED FOR THIS SITE IN LOT 2 OF THREE FOUNTAINS.
24. CONTRACTOR TO EXTEND EXISTING CONDUITS FROM OLD TRANSFORMER LOCATION TO NEW TRANSFORMER PAD AND STUB UP PER LOCAL UTILITY REQUIREMENTS.

**ONSITE WATERLINE NOTES:**

- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED AUXILIARY GATE VALVE.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- COORDINATE WITH WDM WATER WORKS PRIOR TO ABANDONING EXISTING WATER MAIN.
- WEST DES MOINES WATER WORKS COMPLETES ALL TAPS. CONTRACTOR TO SCHEDULE TAP WITH WDMWW.



**WATER TAGS**

- W-1 EXIST. HYDRANT
- W-2 EXIST. WATER MAIN (CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING WATER MAIN)
- W-3 EXIST. WATER VALVE & VALVE BOX
- W-4 64 LIN FT C-900 WATER SERVICE, 6"
- W-5 PROP. 6" VALVE & VALVE BOX RIM = 178.38
- W-6 6 LIN FT C-900 WATER SERVICE, 6"
- W-7 PROP. 1.5" CORPORATION STOP LIVE TAP INTO 6" WATER SERVICE
- W-8 10 LIN FT TYPE K COPPER DOMESTIC SERVICE, 2.0"
- W-9 PROP. CURB BOX & VALVE RIM = 178.41
- W-10 93 LIN FT TYPE K COPPER WATER SERVICE 3/4" TO POST HYDRANT IN TRASH ENCLOSURE
- W-11 1.5" IRRIGATION LINE SEE IRRIGATION PLANS FOR DETAILS

**CONFLICT TAGS**

- A WATER SERVICE - 6" TOP = 171.90 SANITARY SEWER TAG S-7 VERT SEP = 1.50' MIN
- B WATER SERVICE - 3/4" TOP = 172.02 SANITARY SEWER TAG S-7 BOP = 173.67 VERT SEP = 1.50' MIN
- C STORM SEWER TAG ST-15 TOP = 173.12 PROP. GAS UTILITY BOP = 173.80 VERT SEP = 0.68'
- D STORM SEWER TAG ST-15 TOP = 172.93 PROP. ELECTRIC UTILITY BOP = 173.92 VERT SEP = 0.99'
- E WATER SERVICE - 3/4" TOP = 172.13 PROP. ELECTRIC UTILITY BOP = 174.13 VERT SEP = 2.00'
- F WATER SERVICE - 3/4" TOP = 171.78 STORM SEWER TAG ST-17 BOP = 173.28 VERT SEP = 1.5' MIN
- G SANITARY SEWER TAG S-7 TOP = 173.98 PROP. TELEPHONE UTILITY BOP = 174.20 VERT SEP = 0.22'
- H PROP. ELECTRIC UTILITY TOP = 173.31 PROP. TELEPHONE UTILITY BOP = 173.81 VERT SEP = 0.50'

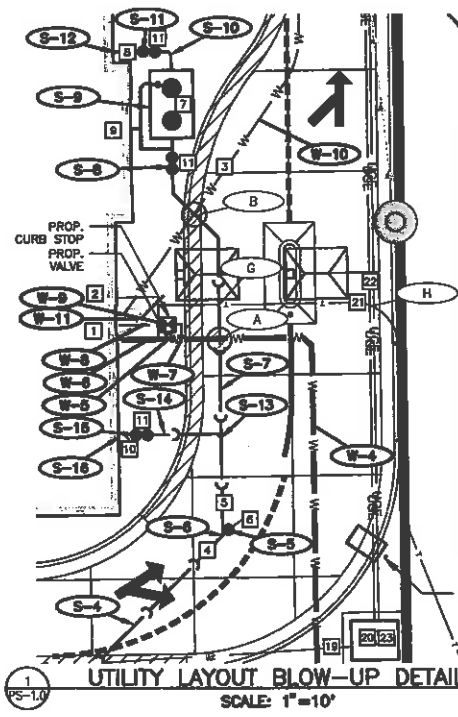
**SANITARY SEWER TAGS**

- S-1 EXIST. SAN MH RIM = 179.33 INV = 171.33 (W) INV = 171.81 (NE) INV = 171.74 (SE)
- S-2 92 LIN FT EXIST. SAN SEWER
- S-3 SANITARY MH 4" DIA. RIM = 178.59 INV = 172.73 (SW) (CONTRACTOR TO VERIFY PRIOR TO ORDERING STRUCTURES) INV = 172.93 (NE)
- S-4 25 LIN FT SAN SEWER 6" (PVC SDR 26) @ 1.04%
- S-5 CLEANOUT (SEE DETAIL) RIM = 177.66 INV = 173.19
- S-6 45 DEG. WYE CONNECTION 6" INV = 173.18
- S-7 50 LIN FT SAN SEWER 6" (PVC SDR 26) @ 1.04%
- S-8 TWO-WAY CLEANOUT (SEE DETAIL) RIM(S) = 177.92 INV = 173.67
- S-9 GREASE TRAP (1,000 GAL.) SEE BUILDING PLUMBING PLAN FOR DETAILS RIM(S) = 178.24 INV = 174.00 (INLET) INV = 173.70 (OUTLET)
- S-10 9 LIN FT SAN SEWER 6" (PVC SDR 26) @ 1.04%
- S-11 TWO-WAY CLEANOUT (SEE DETAIL) RIM(S) = 178.57 INV = 174.05
- S-12 INV @ BLDG = 174.09 (VERIFY ARCHITECT/PLANS)
- S-13 45 DEG. WYE CONNECTION 6" INV = 173.30
- S-14 12 LIN FT SAN SEWER 6" (PVC SDR 26) @ 1.04%
- S-15 TWO-WAY CLEANOUT (SEE DETAIL) RIM(S) = 178.44 INV = 173.39
- S-16 INV @ BLDG = 173.42 (VERIFY ARCHITECT/PLANS)

**Water Service Quantities**

6" C-900	70 LF
6" GATE VALVE AND VALVE BOX	1 EA
2" TYPE K COPPER	10 LF
3/4" TYPE K COPPER	93 LF
2" VALVE AND CURB BOX	1 EA

**DETECTION POND**



**LEGEND**

○ DENOTES MAINTAIN 18" VERTICAL SEPARATION PER IDNR'S REQUIREMENTS

**WEST DES MOINES STANDARD NOTES**

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, S-4-1998B. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH BENTLEY, ENGINEERING TECHNICIAN (515)-222-3485 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- DESIGNATED BUFFERS SHALL BE LABELED AS "NO BUILD AREA"
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS ONE CANDLE-FOOT.

**IOWA ONE CALL**  
1-800-292-8989  
WWW.IOWAONECALL.COM

CALL: 1-800-292-8989  
WITH THE FOLLOWING:  
COUNTY: Des Moines  
CITY-TOWNSHIP: West Des Moines  
PARCEL ID. NO.: 4502 University Avenue  
48 hours before you dig (Excluding Sat., Sun. & Holidays)

**SITE BENCHMARKS:**

BENCH MARK No. 68  
INTERSECTION OF 28th STREET AND UNIVERSITY AVENUE, SOUTHWEST CORNER OF INTERSECTION 41.5 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVENUE, 68.5 FEET WEST OF CENTER LINE OF 28th STREET.  
WEST DES MOINES DATUM ELEVATION 96.58

SITE BENCHMARK #1:  
"X" CUT ON TOP OF CURB AT SOUTH NOSE OF CONCRETE ISLAND WEST OF ENTRANCE DRIVE AT THE NORTHWEST CORNER OF PROPERTY.  
WEST DES MOINES DATUM ELEVATION 176.17

SITE BENCHMARK #2:  
"X" CUT ON TOP OF CURB AT NORTH NOSE OF CONCRETE ISLAND WEST OF ENTRANCE DRIVE AT THE SOUTHWEST CORNER OF PROPERTY.  
WEST DES MOINES DATUM ELEVATION 180.01

**SITE UTILITY NOTES:**

- LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
- ALL WATER AND SANITARY LEADS TO BUILDING AND GREASE TRAP SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END. (BY-OTHERS)
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- SEE SITE SPECIFICATIONS "SITE UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
- ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN
- MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER (PER I.D.N.R. STANDARDS)
- MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER (PER I.D.N.R. STANDARDS)

**HRGreen.com**  
HRGreen

STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

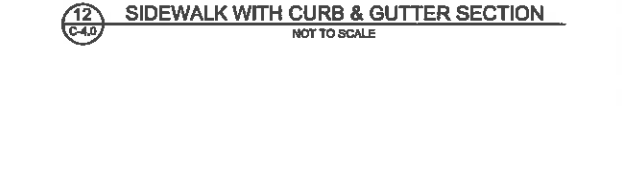
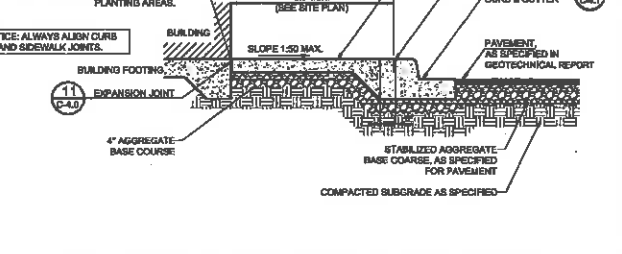
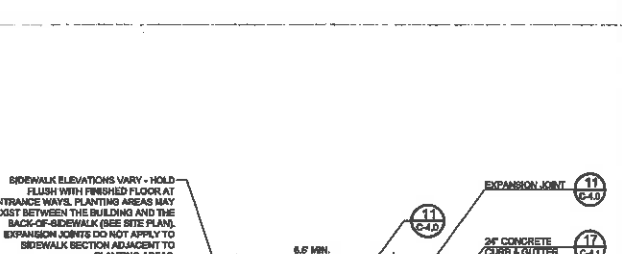
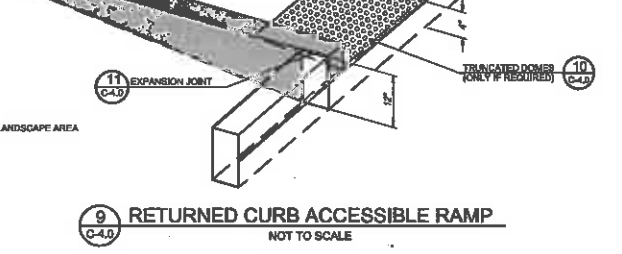
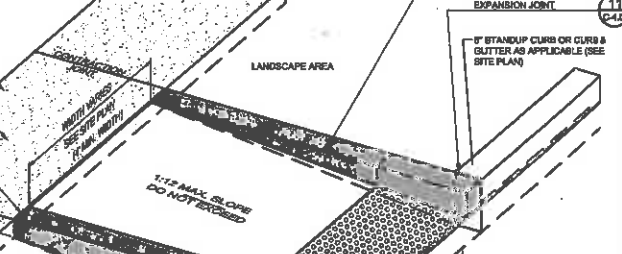
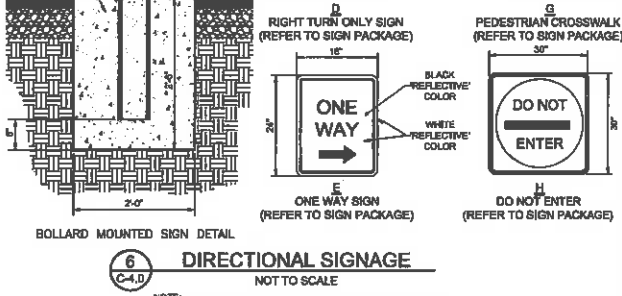
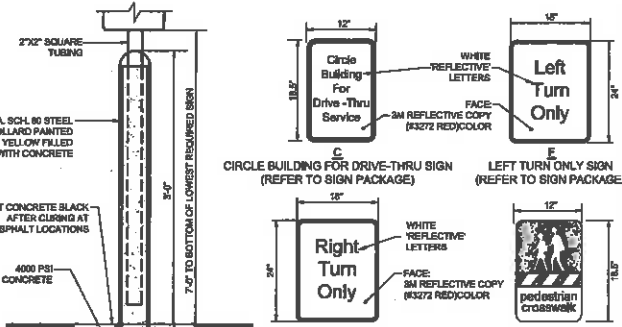
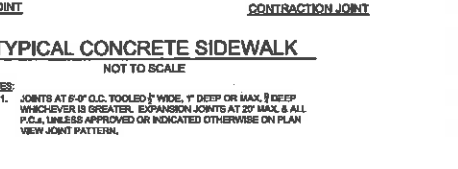
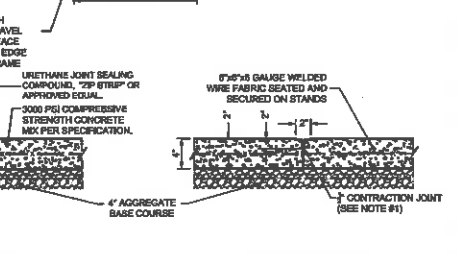
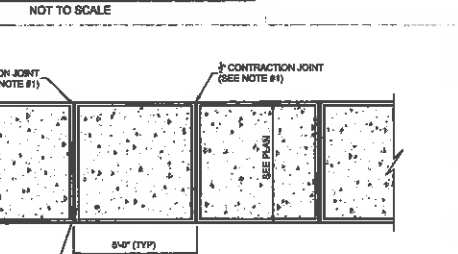
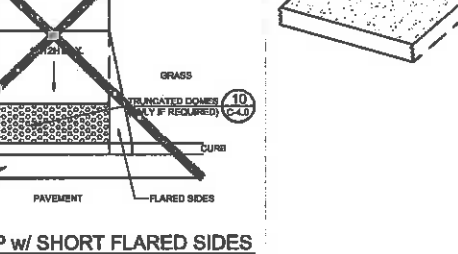
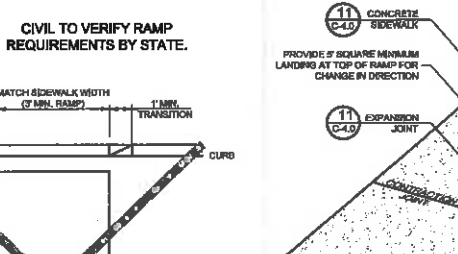
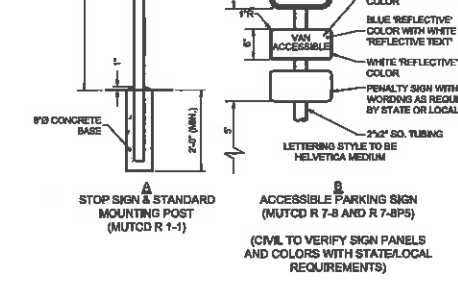
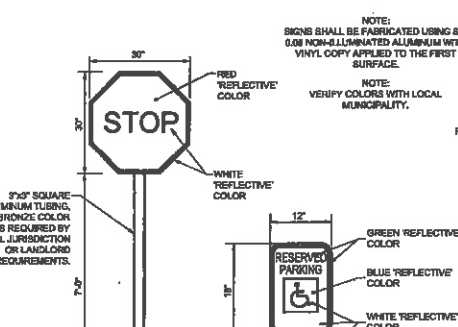
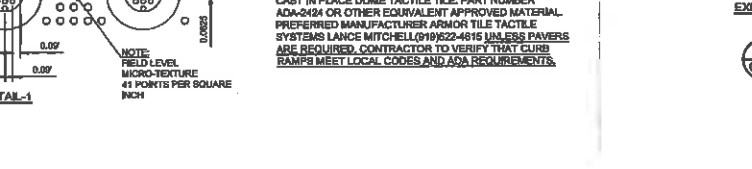
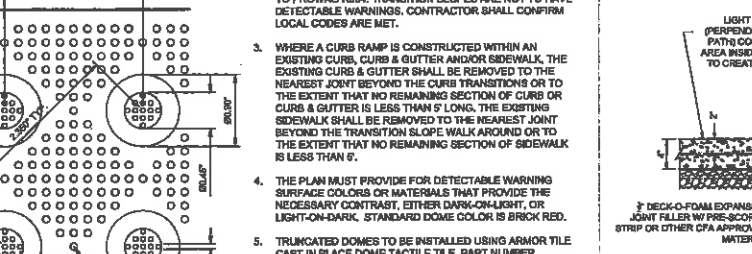
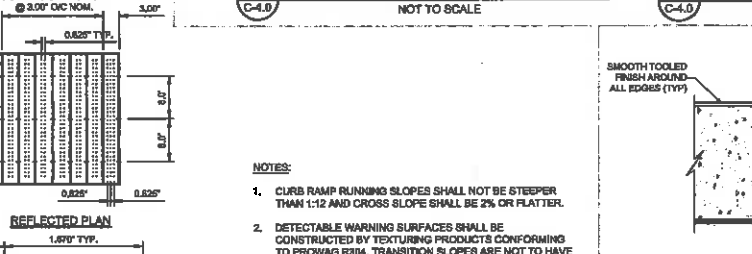
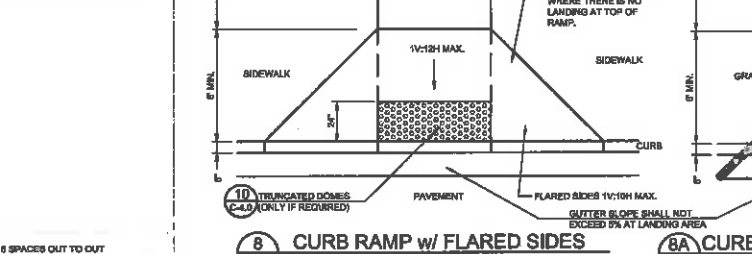
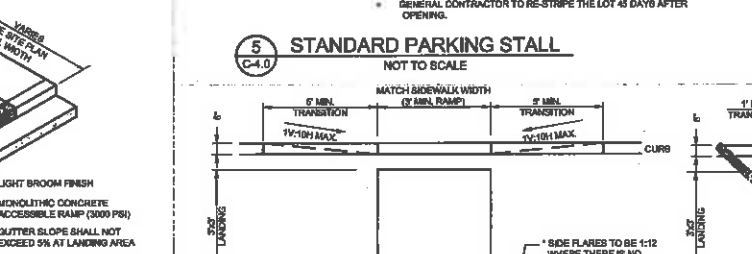
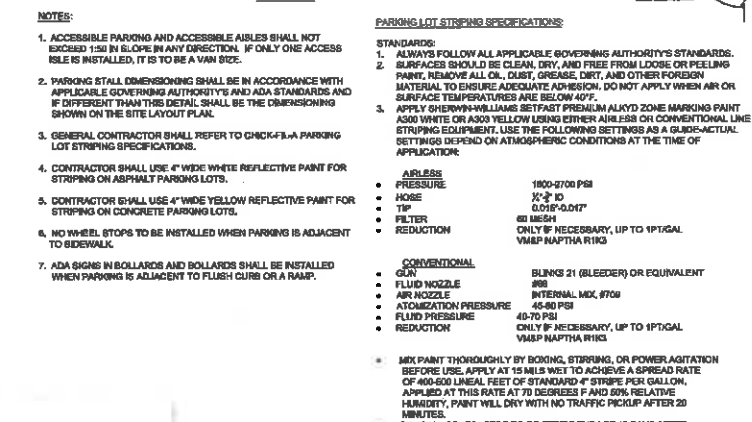
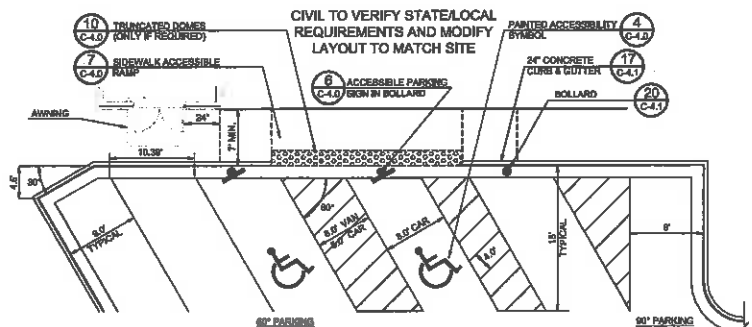
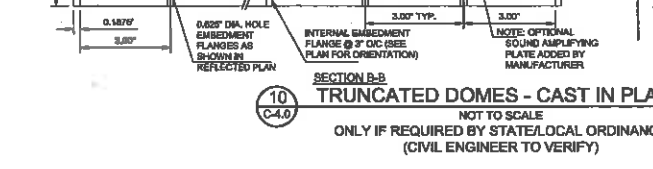
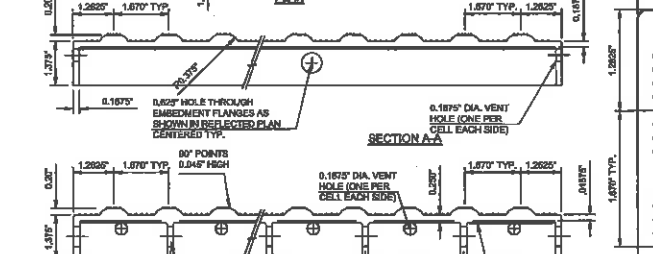
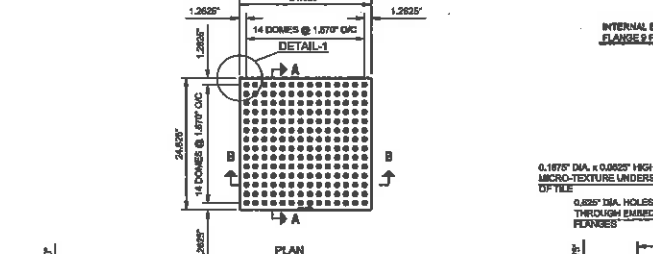
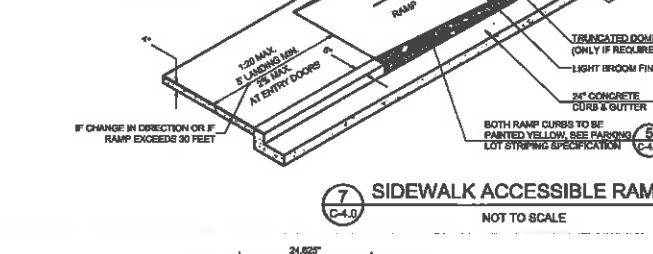
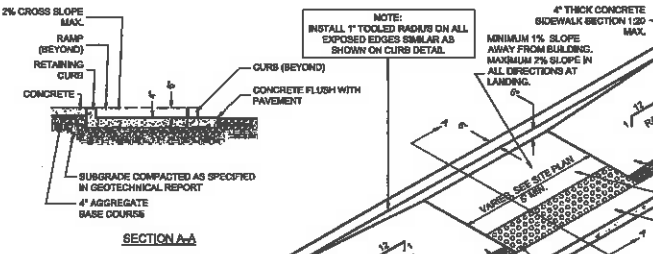
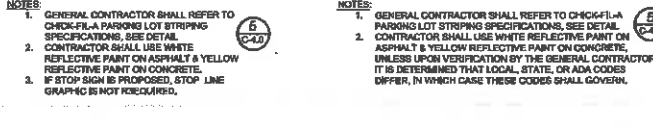
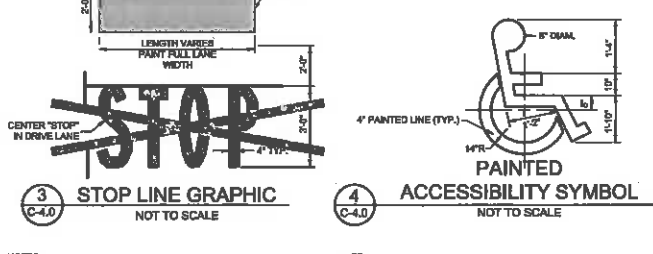
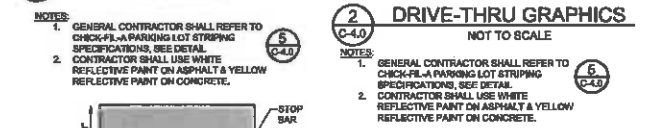
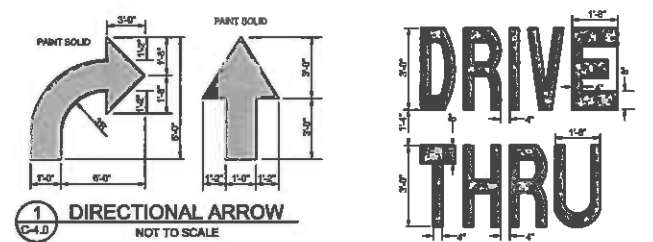
SHEET TITLE  
**PLUMBING SITE PLAN**

DWG EDITION V2  
REVISION 01-2015

Job No. : 86140076  
Store : 3526  
Date : 01.19.15  
Drawn By : MRJ  
Checked By : JFY  
Sheet  
**PS-1.0**

Project: Soba Square, Plot: 28, 2015 - 01-22-2015  
 Inverter: CHIC-2-2430-3-BLK-Avg-0610076-xt-Survey-CV-Avg-06140076-IC-Avg-06140076-JCS-Tabulation.dwg  
 Comp: JFY  
 File: \\V:\V\HRGreen\Drawings\86140076\CAD\Draw\86140076\_Utility\_Plan.dwg, Utility\_Layout1.dwg





NO.	DATE	BY	REVISION
1	01/19/15	JLF	ISSUED FOR PERMIT
2	01/20/15	JLF	PER CITY COMMENTS



STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

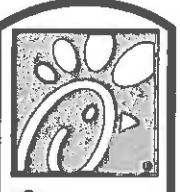
SHEET TITLE  
**STANDARD CONSTRUCTION DETAILS**

DWG EDITION V2  
REVISION 01-2015  
Job No. : R6140076  
Store : 3526  
Date : 01.19.15  
Drawn By : MRL  
Checked By : JLF

Sheet  
**C-4.0**

Plotted By: jmf, Plotted on: 2/11/2015 3:22pm  
Name: C:\Users\jmf\OneDrive\Documents\Detail\1117-76-25-10-2\_Prop\_1-1117-76-25-10-2\_Prop\_2.rvt  
Comp. File: C:\Users\jmf\OneDrive\Documents\Detail\1117-76-25-10-2\_Prop\_1-1117-76-25-10-2\_Prop\_2.rvt





5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

NO.	DATE	BY	DESCRIPTION
1	11/15/16	JFE	REVISED FOR PERMITS
2	01/22/15	JFE	REVISED FOR PERMITS

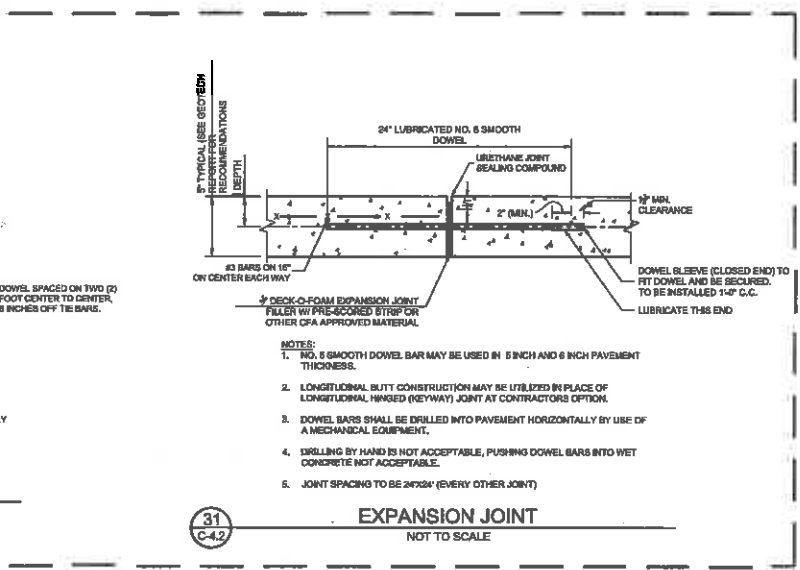
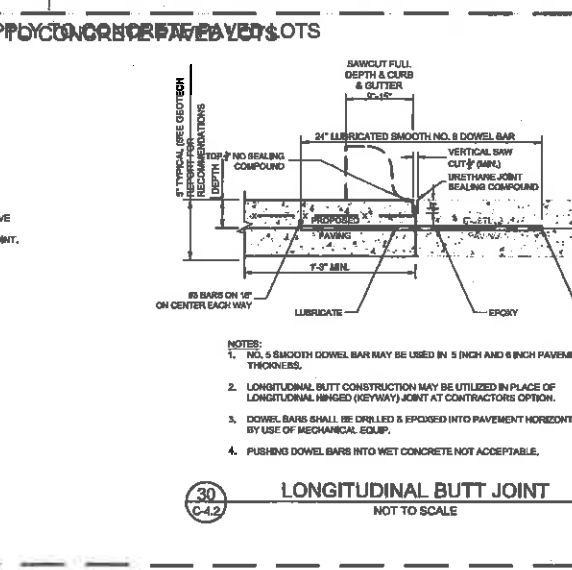
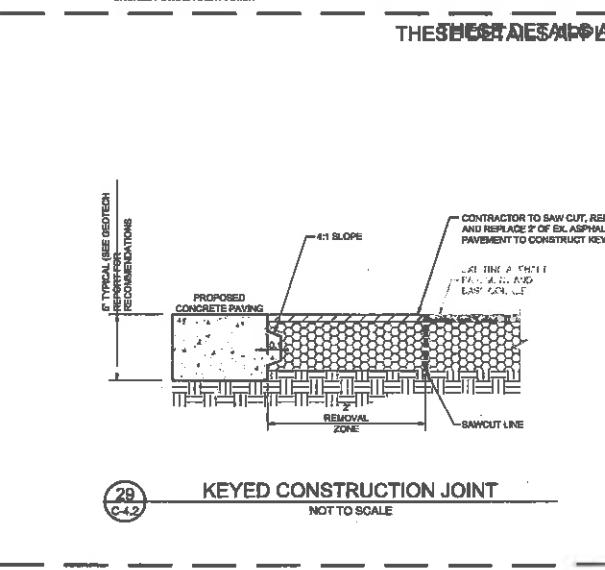
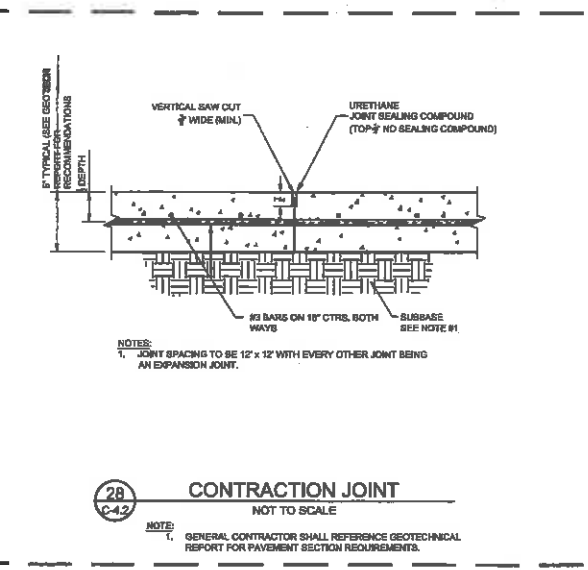
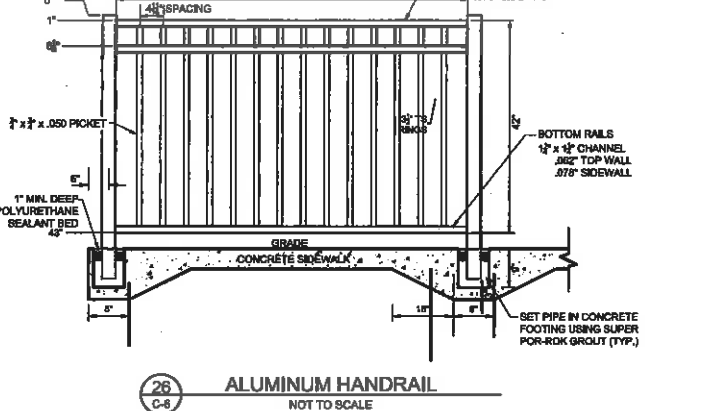
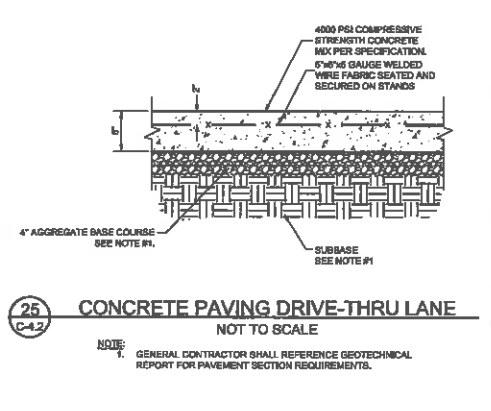
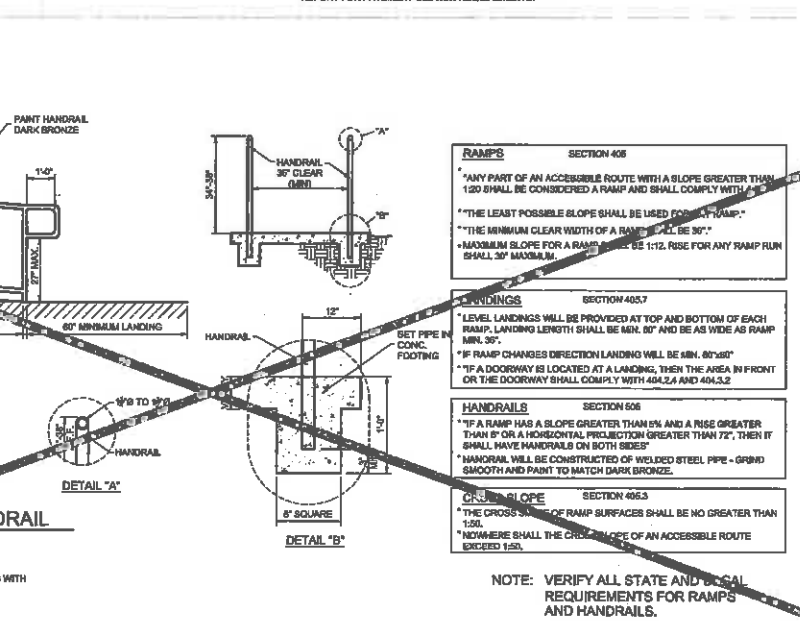
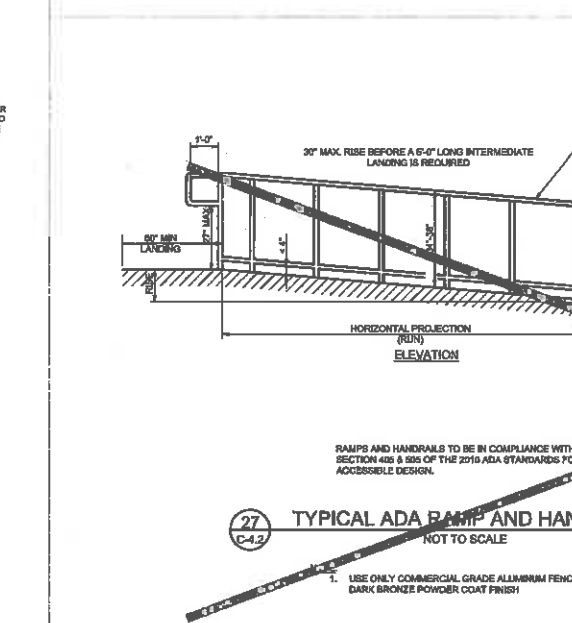
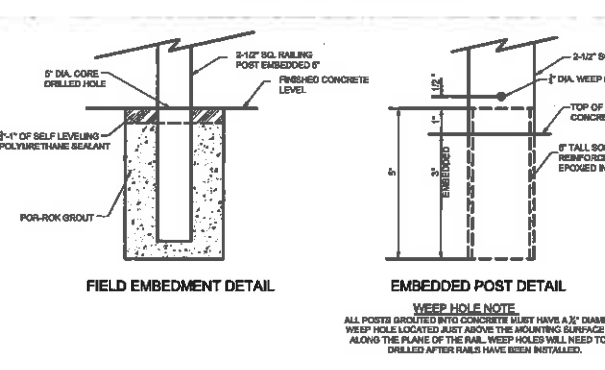
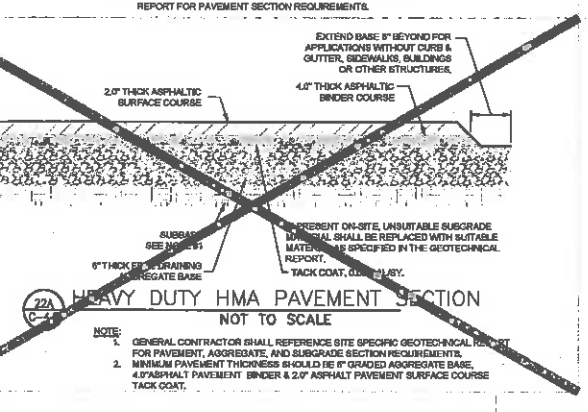
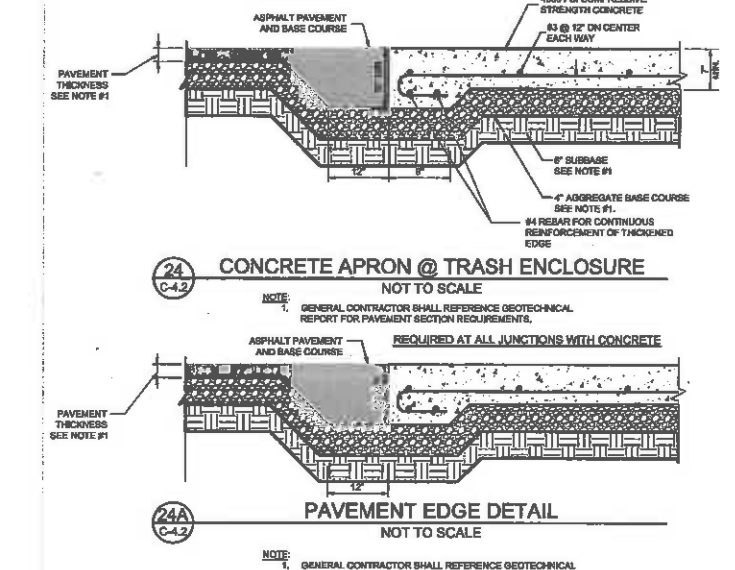
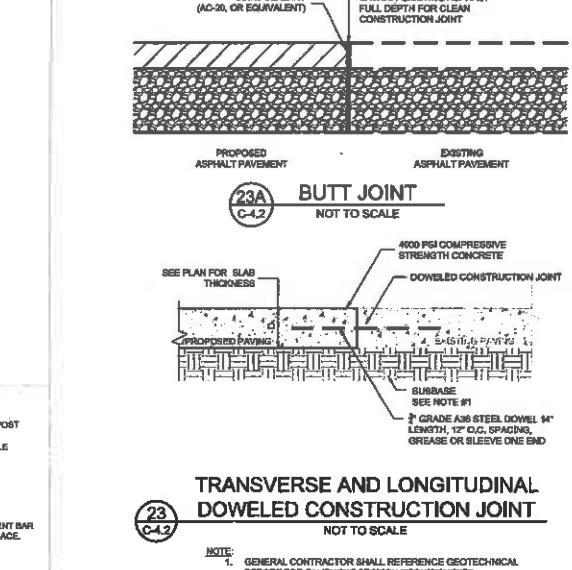
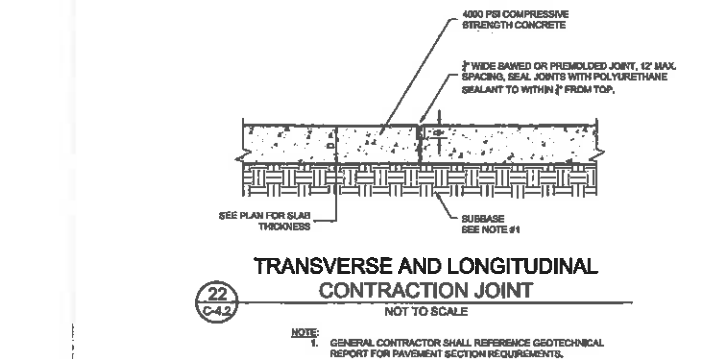
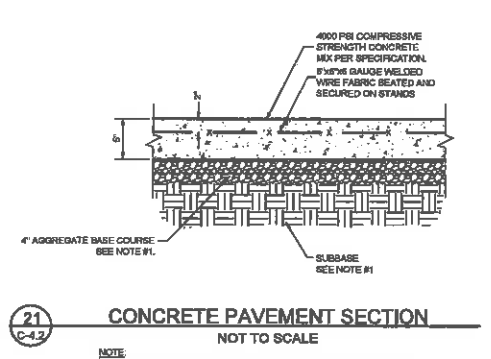
HRGreen.com  
HRGreen

STORE #3526  
 UNIVERSITY AVENUE  
 4502 University Avenue  
 West Des Moines, IA  
 50266

SHEET TITLE  
**STANDARD  
 CONSTRUCTION  
 DETAILS**

DWG EDITION **V2**  
 REVISION **01-2015**  
  
 Job No. : 86140076  
 Store : 3526  
 Date : 01.19.15  
 Drawn By : MRJ  
 Checked By : JFE

Sheet  
**C-4.2**



NOTES:  
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

NOTES:  
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.

NOTES:  
1. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH

NOTES:  
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.  
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.  
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.  
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.

NOTES:  
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.  
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.  
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIPMENT.  
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.  
5. JOINT SPACING TO BE 24'x24' (EVERY OTHER JOINT)

NOTES:  
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.  
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.  
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIPMENT.  
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.  
5. JOINT SPACING TO BE 24'x24' (EVERY OTHER JOINT)

STORE #3526  
 UNIVERSITY AVENUE  
 4502 University Avenue  
 West Des Moines, IA  
 50266  
  
 SHEET TITLE  
**STANDARD  
 CONSTRUCTION  
 DETAILS**  
  
 DWG EDITION **V2**  
 REVISION **01-2015**  
  
 Job No. : 86140076  
 Store : 3526  
 Date : 01.19.15  
 Drawn By : MRJ  
 Checked By : JFE







SITE CALCULATIONS  
 ZONING: PUD40  
 TOTAL SITE AREA: 15,079 SF. .345 AC.

ORDINANCE LANDSCAPE REQUIREMENTS  
 PROFESSIONAL COMMERCE PARK DISTRICT - PERFORMANCE STANDARDS

THE TOTAL GROUND AREA DEVOTED TO OPEN SPACE FOR NATURAL LANDSCAPE AND LANDSCAPE BEAUTIFICATION SHALL BE NOT LESS THAN THIRTY FIVE PERCENT (35%) OF THE TOTAL LAND AREA WITHIN THE IMMEDIATE SITE UNDER OWNERSHIP AND CONSIDERATION.  
 5,277.65 SF./3000 SF. = 1.92 = 2 WHICH EQUALS 4 REQUIRED TREES AND 6 REQUIRED SHRUBS.  
 2035.4872 SF. PROVIDED

OPEN SPACE LANDSCAPING

A MINIMUM OF TWO (2) TREES AND THREE (3) SHRUBS SHALL BE REQUIRED PER THREE THOUSAND (3,000) SQUARE FEET OF REQUIRED OPEN SPACE. FIFTY PERCENT (50%) OF THE TREES MUST BE OF AN OVERSTORY OR EVERGREEN VARIETY UNLESS OTHERWISE DONE FOR DESIGN INTENT AND SPECIFICALLY APPROVED BY THE APPROPRIATE REVIEWING BODY.  
 5,277.65 SF./3000 SF. = 1.92 = 2 WHICH EQUALS 4 REQUIRED TREES AND 6 REQUIRED SHRUBS.

MATERIAL	REQUIRED	PROVIDED
OVERSTORY/EVERGREEN TREES	4	8
SHRUBS	6	67

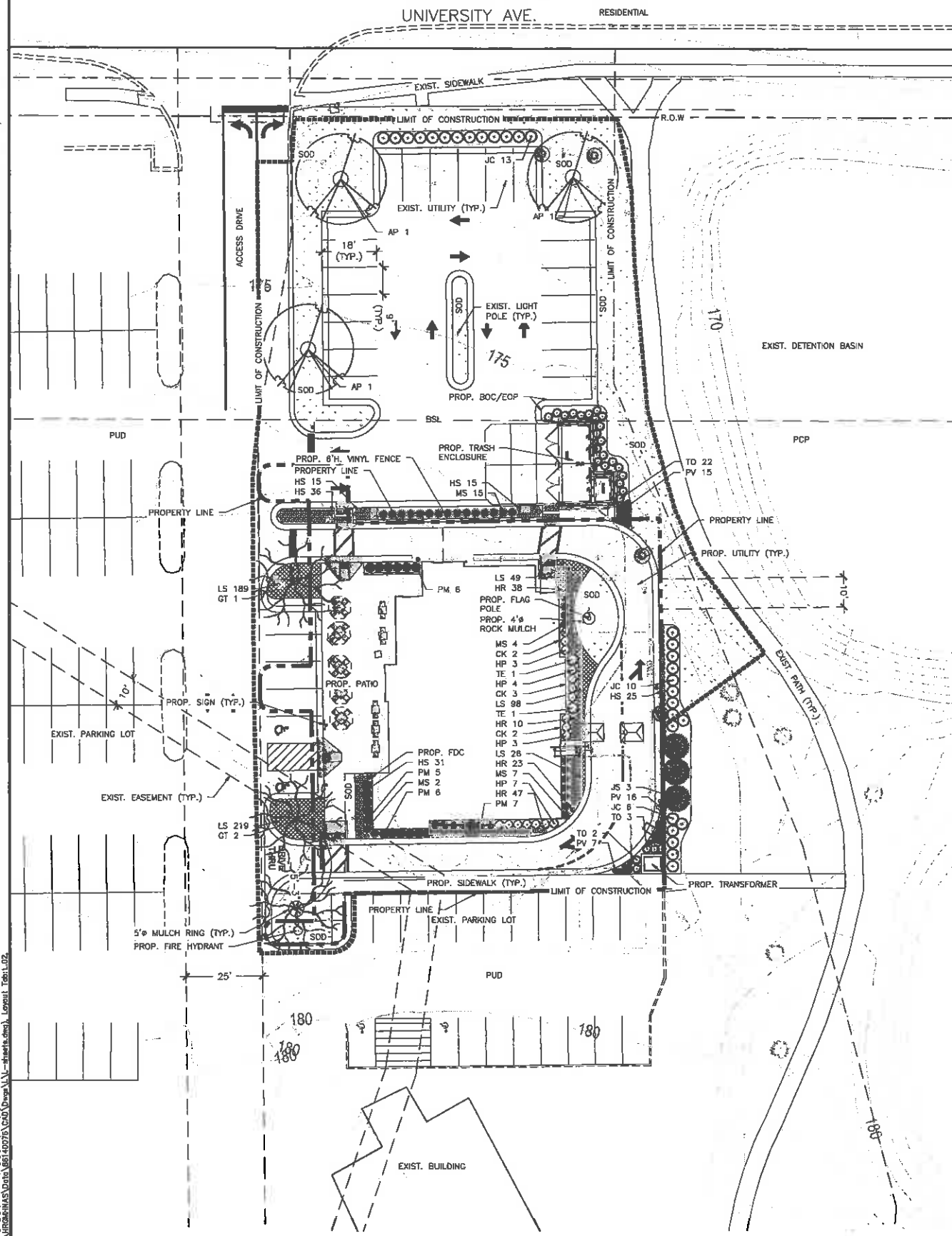
DIVERSITY

AT LEAST THIRTY FIVE PERCENT (35%) OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER, PARKING LOT TREES REQUIRED) SHALL BE EVERGREEN SPECIES TO ENSURE YEAR ROUND VISUAL INTEREST AND AID IN THE EFFECTIVENESS OF SCREENING.  
 4 TREE REQUIRED TOTAL \* .35 = 1.4 = 1 EVERGREEN TREE REQUIRED

MATERIAL	REQUIRED	PROVIDED
TREES	1	5

TREE REMOVAL/REPLACEMENT

ONE TREE REMOVED AND REPLACED IN THE PARKING LOT NORTH OF THE CHICK-FIL-A PROPERTY.



CHICK-FIL-A WEST DES MOINES							
December 19, 2014							
MATERIALS SCHEDULE							
QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS	MATURE SIZE
<b>DECIDUOUS TREES</b>							
3	AP	ACER PLATANOIDES 'ROYAL RED'	NORWAY MAPLE	2" CAL.	B&B	CENTRAL LEADER, MATCHED	40' H. X 30" W.
3	GT	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	B&B	CENTRAL LEADER, MATCHED	45' H. X 35" W.
<b>EVERGREEN TREES</b>							
2	TE	THUJA OCCIDENTALIS 'EMERALD GREEN'	ARBORVITAE	8" HT.	B&B	CENTRAL LEADER, MATCHED	8'-12" H. X 3'-6" W.
3	JS	JUNIPERUS SCOPULORUM 'FAIRVIEW'	JUNPER	8" HT.	B&B	CENTRAL LEADER, MATCHED	15' H. X 9" W.
<b>DECIDUOUS SHRUBS</b>							
17	HP	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	#3	CONT.	36" OC 24" HT. MIN	3'-4" H. X 3'-4" W.
<b>EVERGREEN SHRUBS</b>							
28	JC	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	JUNIPER	#5	CONT.	48" OC 24" HT. MIN	24"-38" H. X 4'-6" W.
24	PM	PINUS MUGO 'VALLEY CUSHION'	DWARF MUGO PINE	#3	CONT.	36" OC 24" HT. MIN	24"-38" H. X 24"-38" W.
27	TD	THUJA OCCIDENTALIS 'BAIL JOHN'	TECHINTO ARBORVITAE	#5	CONT.	36" OC 36" HT. MIN	6'-8" H. X 3'-6" W.
<b>PERENNIALS, GRASSES, GROUNDCOVER AND WINES</b>							
7	CK	CLEMATIS 'KILIAN DONAHUE'	CLEMATIS	#2H	CONT.	24" OC	8'-8" H. X 4'-6" W.
118	HR	HEMEROCALLIS 'ROSY RETURNS'	DAYLILY	#1	CONT.	18" OC	12"-18" H. X 12"-18" W.
122	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	#1	CONT.	18" OC	12"-18" H. X 12"-18" W.
581	LS	LIRIOPE SPICATA	CREeping LILYTURF	1 CELL	CONT.	12" OC, 1 CELL OF 12 FLAT	8"-12" H. X 8"-12" W.
28	MS	MISCANTHUS SINENSIS 'HURON SUNRISE'	MAIDEN GRASS	#3	CONT.	36" OC	4'-6" H. X 3'-4" W.
36	PV	PANICUM VIRGATUM 'CHEYENNE SKY'	SWITCH GRASS	#1	CONT.	18" OC	3'-4" H. X 18"-24" W.
<b>MISCELLANEOUS</b>							
725	SOD	SEE NOTE BELOW					SY
13	ROCK	ROCK MULCH PER SPECS					SF
31	MULCH	SHREDDED HARDWOOD MULCH PER SPECS					CY
<b>GENERAL NOTES:</b>							
1. PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD COMPOSED PRINCIPALLY OF AN APPROVED KENTUCKY BLUE GRASS BLEND CONTAINING A MINIMUM OF FOUR IMPROVED VARIETIES.							



Plotted By: cmr/brn/psd/rlc Date: 26, 2015 Time: 3:24pm.  
 Drawn By: cmr/brn/psd/rlc Date: 26, 2015 Time: 3:24pm.  
 Check By: cmr/brn/psd/rlc Date: 26, 2015 Time: 3:24pm.  
 PUD 40 - 15,079 SF. .345 AC. - 5,277.65 SF. 35% = 1,852.18 SF. PROVIDED  
 CD = 1.92 = 2 WHICH EQUALS 4 REQUIRED TREES AND 6 REQUIRED SHRUBS  
 1 01/19/15 HMO ISSUED FOR PERMIT  
 2 01/26/15 HMO PER CITY COORDS



REVISONS	DATE	BY	DESCRIPTION
1	01/19/15	HMO	ISSUED FOR PERMIT
2	01/26/15	HMO	PER CITY COORDS

STORE #3526  
 UNIVERSITY AVENUE  
 4502 University Avenue  
 West Des Moines, IA  
 50266

SHEET TITLE  
 LANDSCAPE PLAN

DWG EDITION V2  
 REVISION 01-2015

Job No. : 86140076  
 Store : 3526  
 Date : 01.19.15  
 Drawn By : SKD  
 Checked By : MAR

Sheet  
 L-1.1

**IOWA ONE CALL**  
 1-800-292-8889  
 WWW.IOWAONECALL.COM

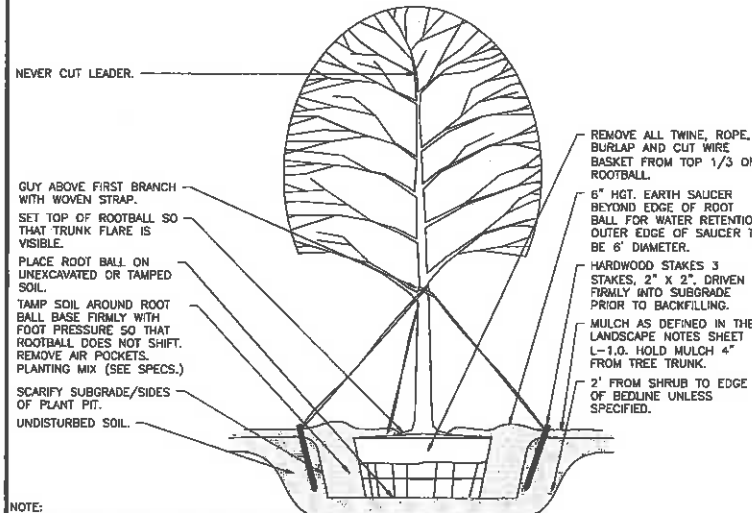
CALL: 1-800-292-8989

WITH THE FOLLOWING:  
 COUNTY: POLK  
 CITY-TOWNSHIP: WEST DES MOINES  
 PARCEL ID. NO.: 4502 UNIVERSITY AVE

48 hours before you dig  
 (excluding Sat., Sun. & Holidays)

BAR IS ONE INCH ON OFFICIAL DRAWINGS  
 0" = 1" INCH  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

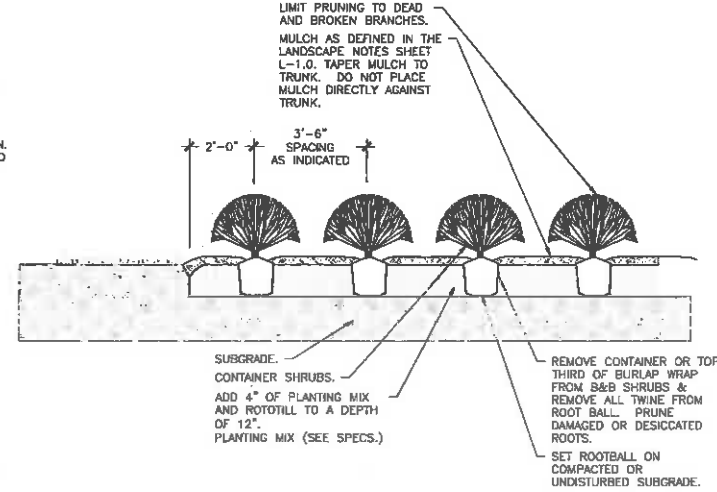
1 LANDSCAPE PLAN  
 SCALE: 1" = 20'-0"



NOTE:  
 1. HOLE TO BE TWICE THE SIZE OF THE ROOTBALL.  
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES; DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. PRUNE UP TO 1/3 OF BRANCHES, RETAINING THE NATURAL SHAPE OF THE TREE.  
 3. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL OR MULCH.

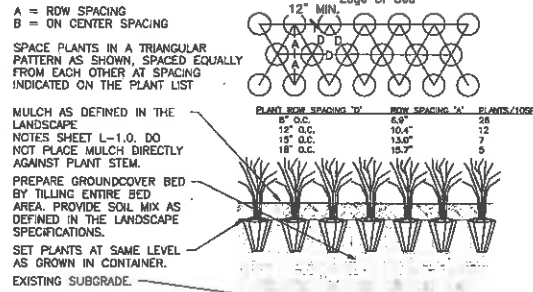
**1 TREE STAKING DETAIL**

SCALE: NTS



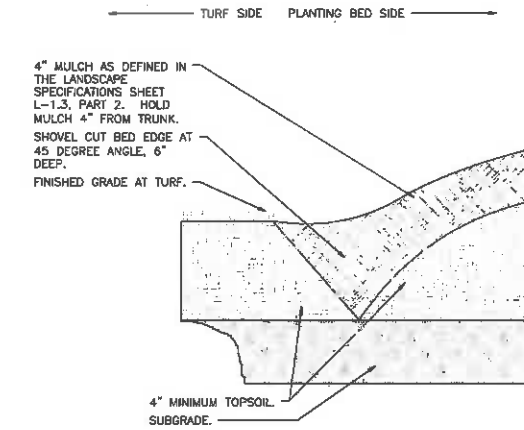
**2 SHRUB BED PLANTING DETAIL**

SCALE: NTS



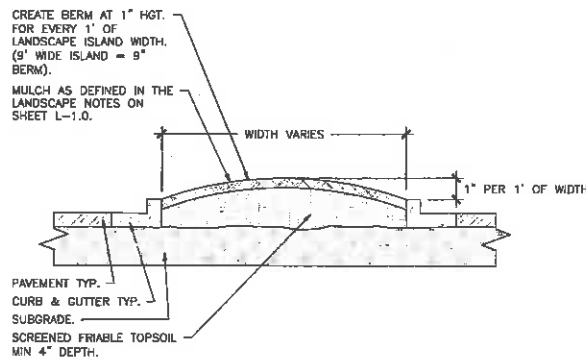
**3 GROUNDCOVER PLANTING DETAIL**

SCALE: NTS



**4 \"V\" TRENCH BED EDGING**

SCALE: NTS



**5 PARKING ISLAND DETAIL**

SCALE: NTS

GENERAL NOTES

- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
- THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING IOWA ONE CALL, THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES, ETC.
- THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
- ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1\"/>

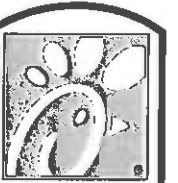
LANDSCAPE NOTES

- CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
- ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3 INCH MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
- ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANTED ANNUAL AND PERENNIAL BEDS WITH 2 INCH DEPTH OF MINI NUGGETS.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. BACK TO BE A MIX OF 4 PARTS TOPSOIL AND 1 PART ORGANIC SOIL CONDITIONER (E. NATURE'S HELPER OR PRO MIX). BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE KILLED AND REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOD.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD IS TO BE \"V\" TRENCHED.
- ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE \"AMERICAN STANDARD FOR NURSERY STOCK\" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4\"/>

Plotted by mjcrcel, Printed on 28, 2015 - 3:24pm  
 File: C:\Users\mjcrcel\AppData\Local\Temp\150709-1-C-Survey.dwg 86140076-01-Survey-01.dwg 86140076-01-Survey-01.dwg 86140076-01-Survey-01.dwg 86140076-01-Survey-01.dwg 86140076-01-Survey-01.dwg  
 Comp: Eric A. V. (Eric.V. @ iowaonecall.com) (Eric.V. @ iowaonecall.com) (Eric.V. @ iowaonecall.com) (Eric.V. @ iowaonecall.com) (Eric.V. @ iowaonecall.com)

**IOWA ONE CALL**  
 1-800-292-8989  
 WWW.IOWAONECALL.COM

CALL: 1-800-292-8989  
 WITH THE FOLLOWING:  
 COUNTY: POLK  
 CITY-TOWNSHIP: WEST DES MOINES  
 PARCEL ID. NO.: 4502 UNIVERSITY AVE.  
 48 hours before you dig  
 (Excluding Sat., Sun. & Holidays)



Chick-fil-e

5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

NO.	DATE	BY	DESCRIPTION
1	10/17/15	LMO	ISSUED FOR PERMIT
2	10/29/15	LMO	PER CITY COMMENTS



STORE #3526  
 UNIVERSITY AVENUE  
 4502 University Avenue  
 West Des Moines, IA  
 50266

SHEET TITLE  
 LANDSCAPE  
 DETAILS

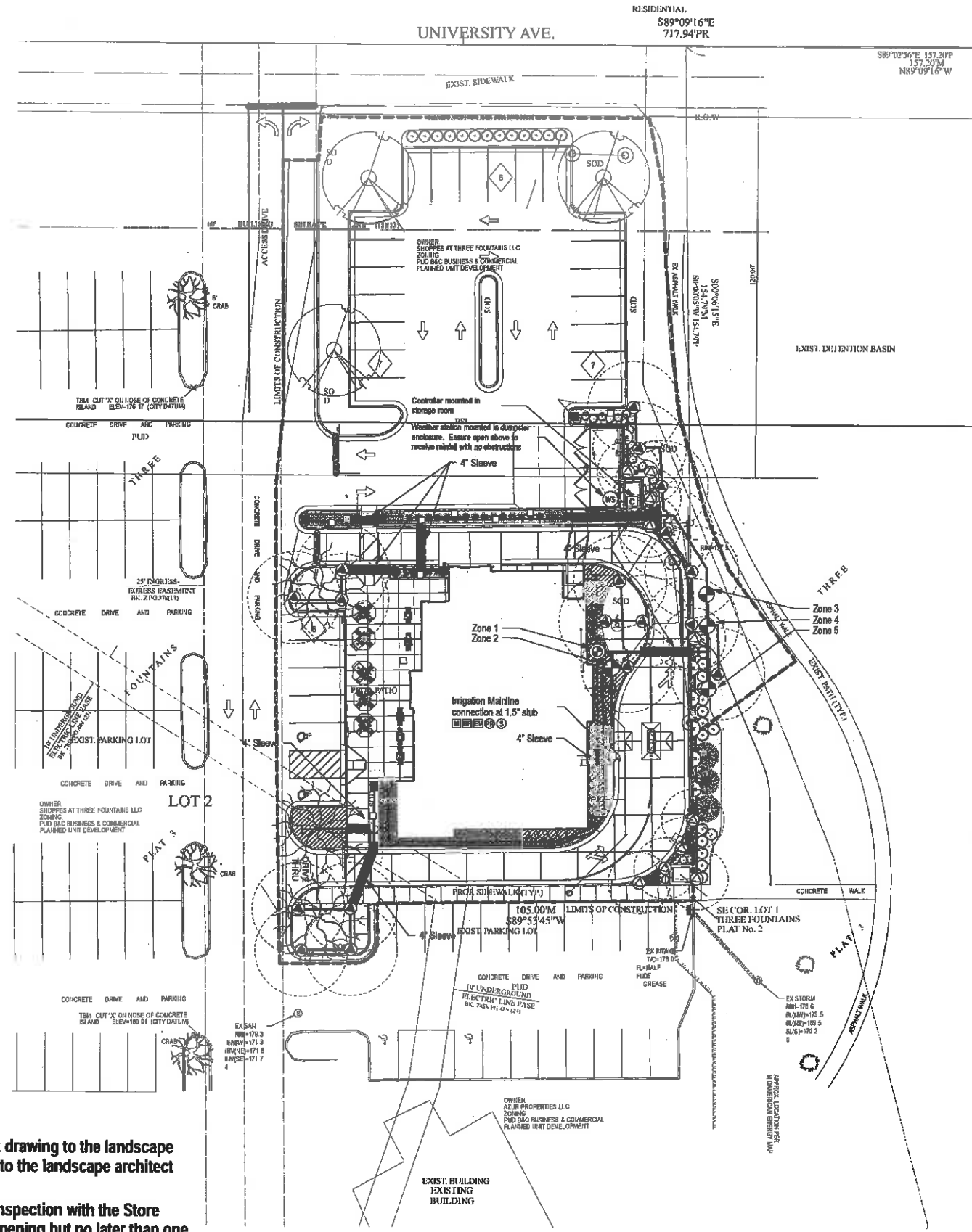
DWG EDITION V2  
 REVISION 01-2015

Job No. : 86140076  
 Store : 3526  
 Date : 01.19.15  
 Drawn By : SKD  
 Checked By : MAR

Sheet  
 L-1.2







**NOTE:**  
SEE SHEET L-2.1 FOR IRRIGATION DETAILS

**IRRIGATION ZONES**

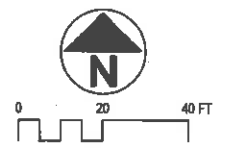
SMART CONTROLLER	
1.....DRIP	
2.....11.65	GPM
3.....13.88	GPM
4.....12.86	GPM
5.....13.89	GPM

**IRRIGATION NOTES**

1. Irrigation contractor to locate and protect all underground utilities prior to digging.
2. All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
3. Automatic controller and weather sensor to be located in the storage room and trash enclosure respectively. Weather Sensor to be free from obstructions and exposed to the weather.
4. 45 psi. required per rotor station, 30 psi. required per spray station, and 40 psi. required per drip station. All spray and rotor bodies to have PRR (In-stem pressure regulation) as indicated in the legend.
5. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
6. 4" x 6" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeves 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
7. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Strub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
8. All pipes, automatic valves, backflow preventer, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
9. Irrigation meter and backflow preventer to be provided by the general contractor.
10. All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
11. All lateral and sub-main pipe to have a minimum of 12" and a maximum of 18" cover.
12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
13. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 820-904-1146
14. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
15. All lines to be thoroughly flushed before installation of sprinkler heads.
16. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
17. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
18. Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.
19. Irrigation is to be installed as shown, unless otherwise approved by the Landscape Architect.

**IRRIGATION LEGEND**

	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
	1" MANUAL SHUTOFF VALVE	(1 REQUIRED)
	RPZ BACKFLOW PREVENTER	AS REQUIRED BY CITY
	1" PRESSURE REGULATOR	AS REQUIRED
	1" ELECTRICAL MASTER VALVE	(1 REQUIRED)
	LANDSCAPE DRIPLINE	RAINBIRD XFD-06-18
	SIDE STRIP SPRAY HEAD	RAINBIRD 1800-PRS-15SST
	END STRIP SPRAY HEAD	RAINBIRD 1800-PRS-15EST
	180 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10H
	90 SPRAY HEAD - 10' RADIUS	RAINBIRD 1800-PRS-U10Q
	HIGH EFFICIENCY VARIABLE SPRAY HEAD	RAINBIRD 1800-PRS-HE-VAN-10
	HIGH EFFICIENCY VARIABLE SPRAY HEAD	RAINBIRD 1800-PRS-HE-VAN-15
	180 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15H
	90 SPRAY HEAD - 15' RADIUS	RAINBIRD 1800-PRS-U15Q
	1" ELECTRIC VALVE	RAINBIRD 100-PGA
	1" DRIP CONTROL ZONE VALVE	RAINBIRD XGZ-100-B-COM
	AUTOMATIC SMART CONTROLLER	RAINBIRD ESP-SMT
	WEATHER SENSOR	INCLUDED W/IT CONTROLLER
	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS	1" pipe unless otherwise indicated on drawing; 1.5" mainline
	4" - 6" CLASS 200 PVC SLEEVE UNDER PAVEMENT	Installation of sleeves by contractor in location as shown on plan; size as indicated



Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to the landscape architect within 24 hours of completion of installation.  
Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.



5200 Buffington Rd.  
Atlanta, Georgia  
30349-2998

Revisions:  
Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal



51 old canton street  
alpharetta, ga 30009  
ph: 770-442-8171  
fx: 770-442-1123

STORE  
University Avenue

4502 University Avenue  
West Des Moines, IA

SHEET TITLE  
Irrigation Plan

VERSION:  
ISSUE DATE:

Job No. : 2015007  
Store : 3526  
Date : 1.21.15  
Drawn By : SLM  
Checked By: SLM

Sheet  
L-2.0



5200 Buffington Rd.  
Atlanta, Georgia  
30349-2998

Revisions:

Mark	Date	By
△		
△		

Mark Date By

△		
---	--	--

Mark Date By

△		
---	--	--

Mark Date By

△		
---	--	--



manley  
landdesign  
landscape architecture  
51 old canton street  
alpharetta, ga 30009  
ph: 770-442-8171  
fx: 770-442-1123

STORE  
University Avenue

4502 University Avenue  
West Des Moines, IA

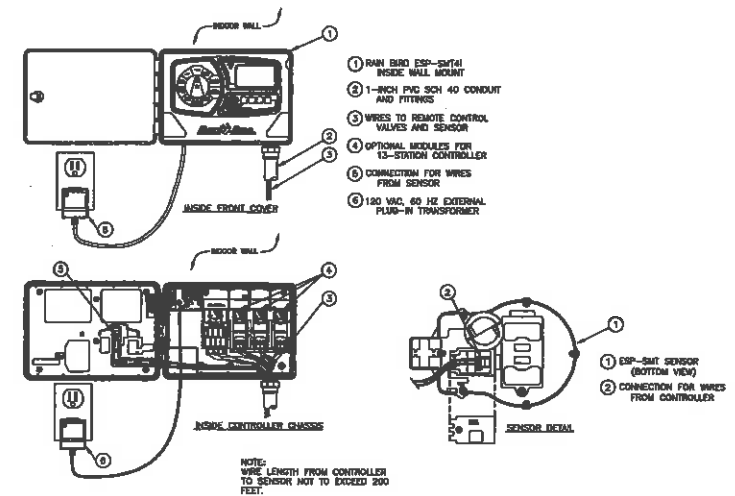
SHEET TITLE  
Irrigation Details

VERSION:  
ISSUE DATE:

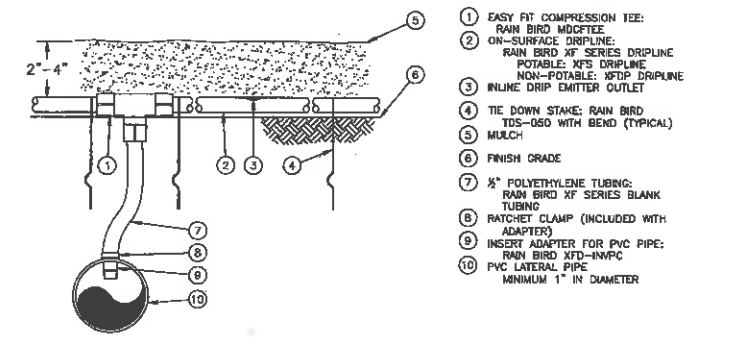
Job No. : 2015007  
Store : 3526  
Date : 1.21.15  
Drawn By : SLM  
Checked By: SLM

Sheet

L-2.1

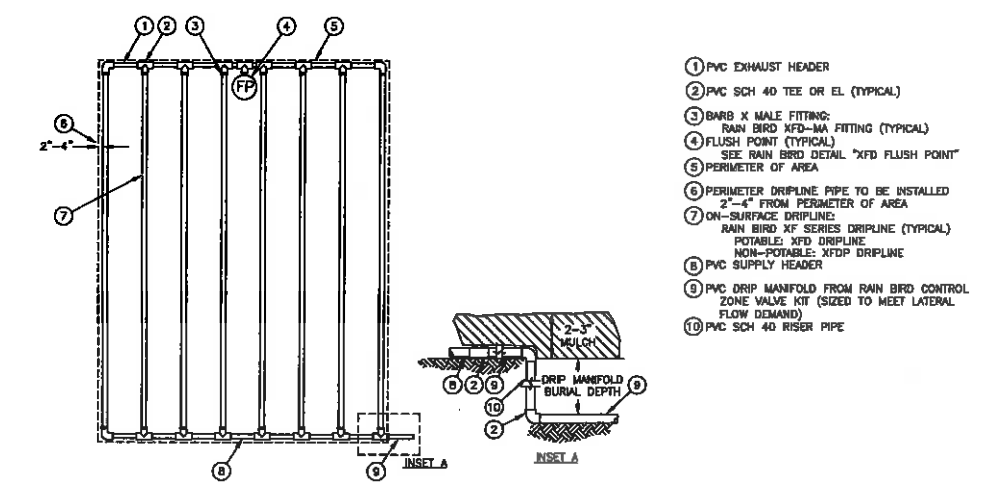


1 WEATHER BASED SMART CONTROLLER: ESP-SMT6  
SCALE:NTS

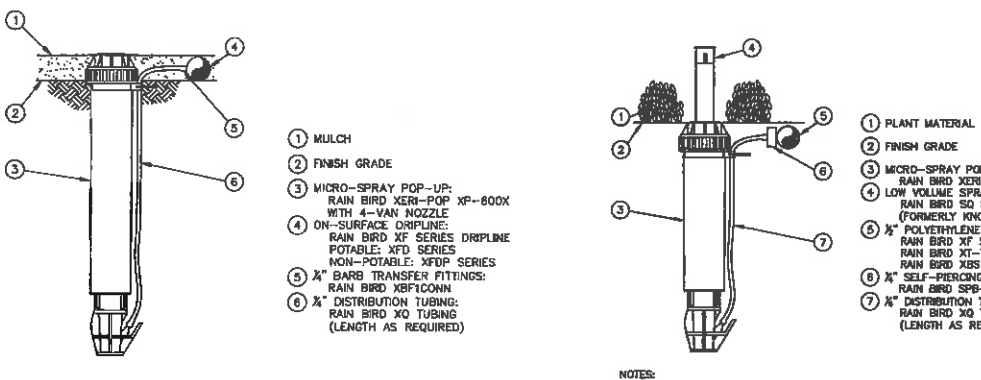


NOTE:  
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

2 LANDSCAPE DRIPLINE END-FEED LAYOUT  
SCALE:NTS

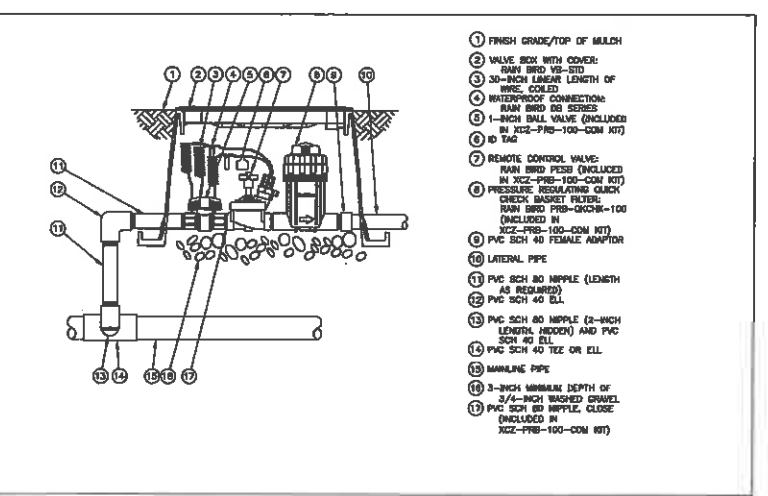


3 DRIP VALVE - XCZ-PRB-100-B-COM  
SCALE:NTS

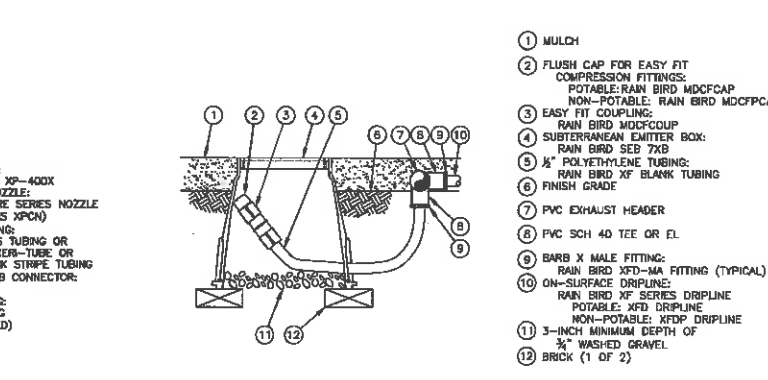


NOTE:  
1. USE XERIMAN TOOL XM-TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.  
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/2 PATTERN. THE FLOW FROM THE NOZZLE, 0.5 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

4 ON SURFACE DRIPLINE OPERATION INDICATOR  
SCALE:NTS

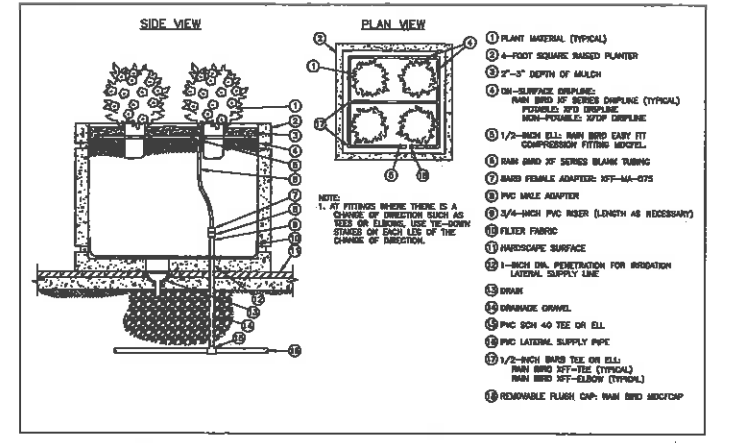


5 ON SURFACE DRIPLINE AND INSERT ADAPTER  
SCALE:NTS

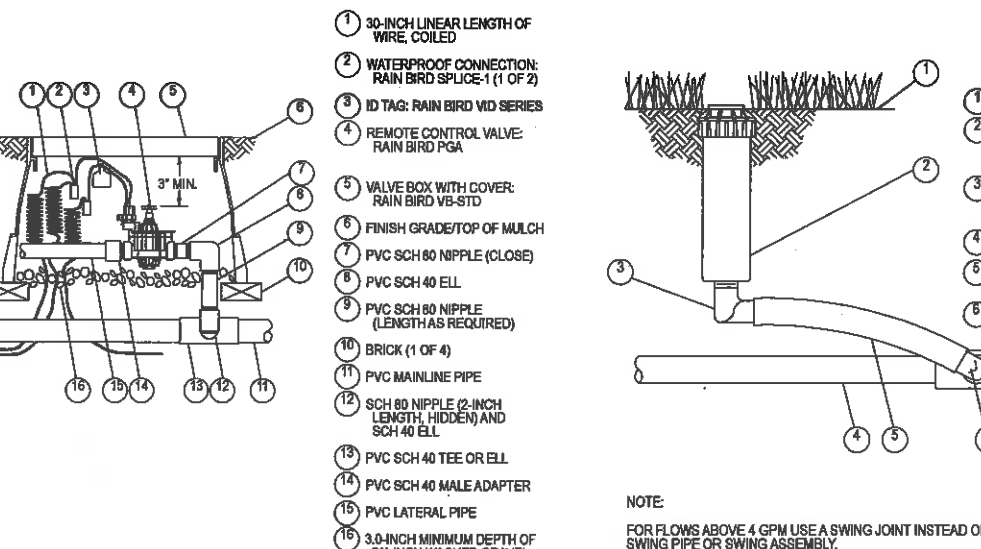


NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

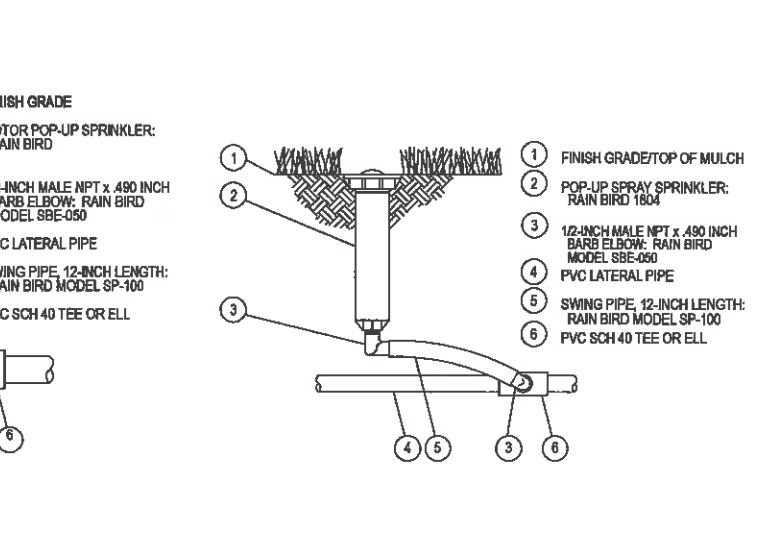
6 12" XERI-POP WITH SQUARE NOZZLE  
SCALE:NTS FOR USE IN COLOR BEDS WITH DRIP SYSTEM



7 XFD PLANTER DRIPLINE  
SCALE:NTS



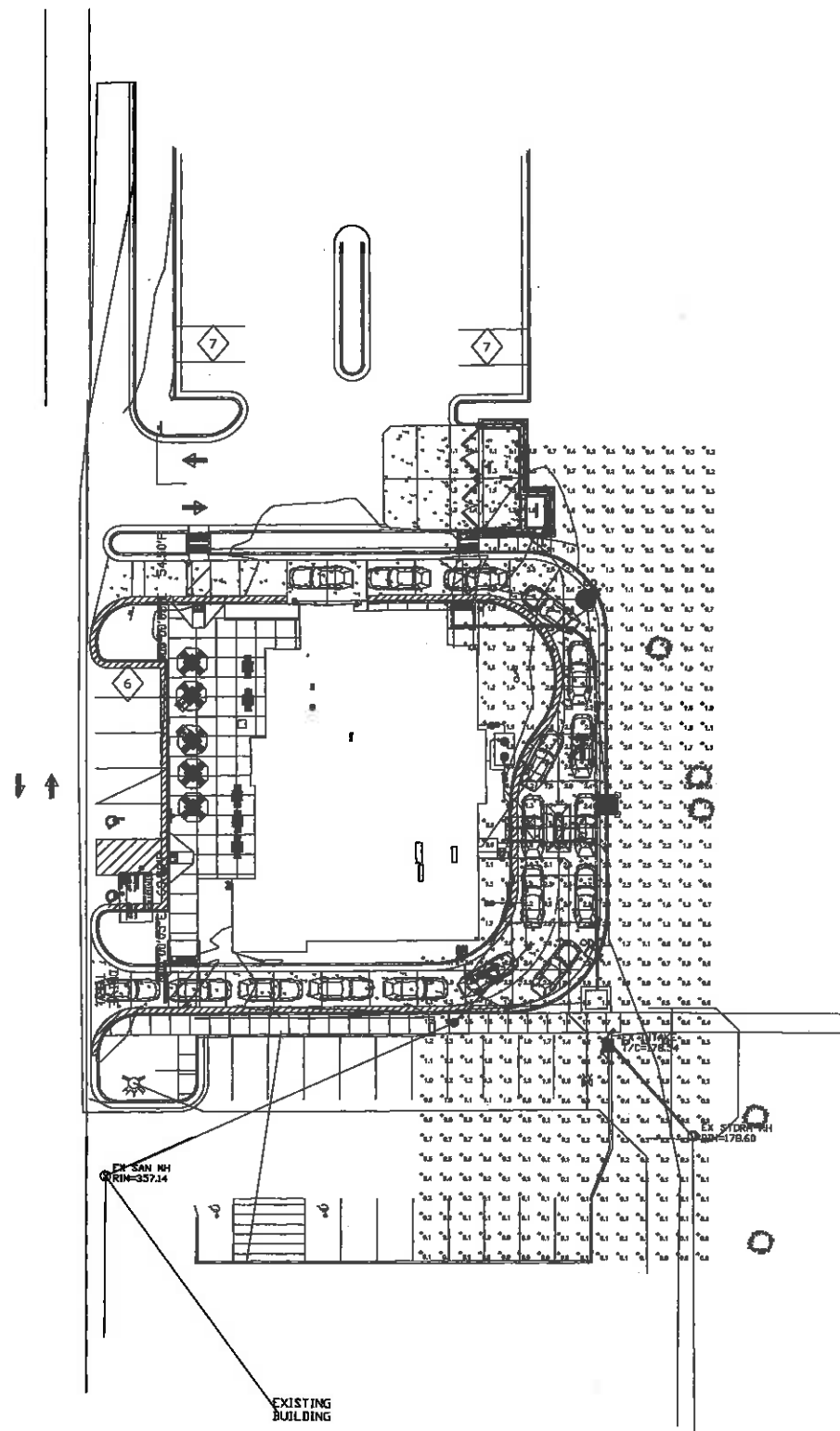
8 SPRAY/ROTOR VALVE: 100-PGA-PRS-D  
SCALE:NTS



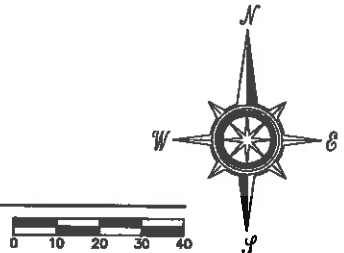
9 ROTOR WITH SWING PIPE  
SCALE:NTS



10 1800 SERIES SPRAY WITH SWING PIPE  
SCALE:NTS



**1 ELECTRICAL PHOTOMETRIC PLAN**  
SCALE: 1"=20'-0"



LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	POLE HEIGHT	File	Lumens	LLF	Watts
□	OD	2	DEKO LED 40C 180 40K T24 INVOLT	DEKO LED WITH (2) 30 LED LIGHT ENGINE, TYPE T24 OPTIC, 4000K, @ 1000mA	LED	25'-0"	DEKO_LED_40 C_180_40K_T 24_INVOLT_A	Absorb	1.00	156

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	3.2 fc	0.2 fc	N/A	N/A



**Chick-fil-CO**

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
△ 01-23-2014  
ISSUE FOR  
PERMIT

Mark Date By  
△

Mark Date By  
△

Seal

I HEREBY CERTIFY THAT THESE PLANS  
HAVE BEEN PREPARED BY ME OR  
BY AN ENGINEER, ARCHITECT, OR  
BY AN ENGINEER, ARCHITECT, AND  
REGISTERED PROFESSIONAL  
DESIGNER.

**ChipmanDesign**  
Architecture Inc.  
1000 University Avenue  
West Des Moines, IA 50266  
T: 515.281.1000 F: 515.281.1001

STORE #3526  
UNIVERSITY AVENUE  
4502 University Avenue  
West Des Moines, IA  
50266

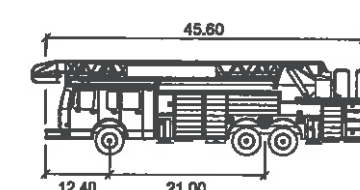
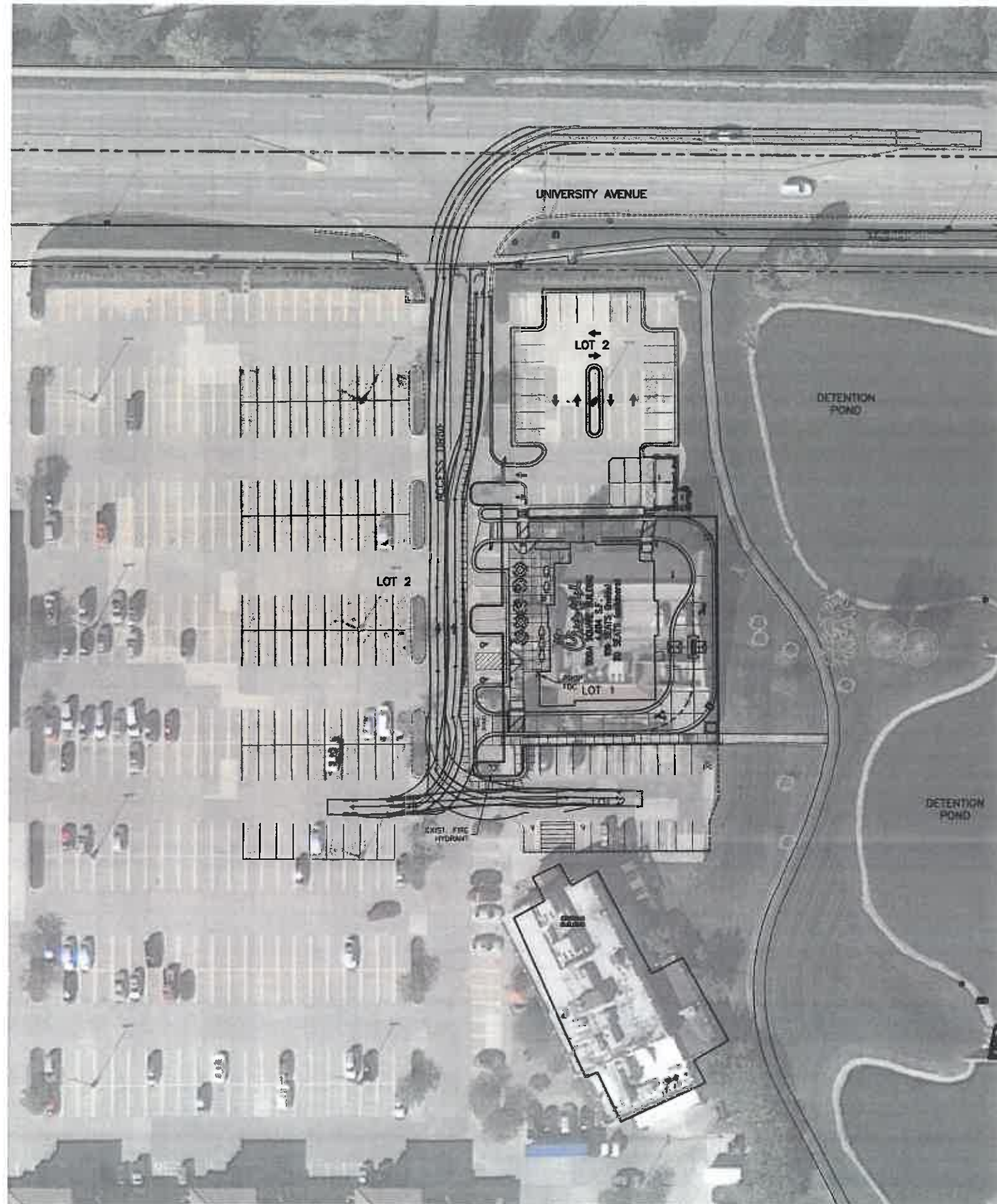
SHEET TITLE  
Electrical  
Photometric  
Plan

VERSION: V2  
ISSUE DATE: 01-2015

Job No. : 14-5080  
Store : 3526  
Date : 01-23-14  
Drawn By : MN,BC,GM  
Checked By : STI

Sheet  
**ESI.3**

Plotted By: J. [unclear] Plot Date: 01/19/15  
 Xref: C:\Users\j[unclear]\AppData\Local\Temp\AutoTURN\15011915\15011915.dwg  
 Image: 3502.dwg  
 Comp: Plot: \\V:\[unclear]\Data\86140076\AutoTURN\15011915\15011915.dwg



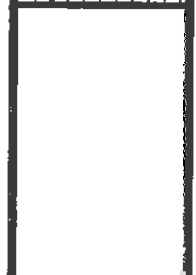
**Fire Truck-45ft**      feet  
 Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 40.0



**Chick-fil-A**

5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

REV	DATE	BY	DESCRIPTION
1	07/07/15	MM	ISSUED FOR PERMIT
2	07/28/15	MM	REV PER CITY COMMENTS




[HRGreen.com](http://HRGreen.com)

STORE #3526  
 UNIVERSITY AVENUE  
 4502 University Avenue  
 West Des Moines, IA  
 50266

SHEET TITLE  
**AUTOTURN  
 EXHIBIT**

DWG EDITION V2  
 REVISION 01-2015

Job No. : 86140076  
 Store : 3526  
 Date : 01.19.15  
 Drawn By : MRJ  
 Checked By : JFY

Sheet  
**AT-1**



PROPOSED TRELLIS PERSPECTIVE 2  
WEST DES MOINES, IA- #03526  
January 14, 2015

ChipmanDesign  
Architecture, Inc.  
3700 Highway 160  
Des Moines, Iowa 50319  
T 515.281.6000 F 515.281.6111



**PROPOSED TRELLIS PERSPECTIVE 1**  
**WEST DES MOINES, IA- #03526**  
**January 14, 2015**



 **ChipmanDesign**  
**Architecture Inc.**  
2700 University Blvd  
Des Moines, IA 50319  
P 515.281.4000  
F 515.281.4000  
T 847.288.4000 F 847.288.4966



SIDE ELEVATION



FRONT ELEVATION



PROPOSED TRELLIS ELEVATIONS

WEST DES MOINES, IA- #03526

January 14, 2015



ChipmanDesign  
Architecture, Inc.  
2705 S. Silverwood, Suite 100  
Des Moines, Illinois 50018  
T 567.298.8970 F 567.298.8962





PVC FENCE TO CLOSELY MATCH THE RED VELOUR FIELD BRICK



**PROPOSED FENCE ELEVATION**  
**WEST DES MOINES, IA- #03526**  
**January 12, 2015**



**ChipmanDesign**  
Architecture Inc.  
3700 S. River Road, Suite 200  
Des Moines, Illinois 60018  
P 847.298.6988 F 847.298.8944



PROPOSED FENCE PERSPECTIVE  
WEST DES MOINES, IA- #03526  
January 12, 2015



ChipmanDesign  
Architecture Inc.  
2700 S. River Road, Suite 406  
Des Moines, Illinois 50312  
781.274.5450 / 781.296.5366



PERSPECTIVE



FRONT ELEVATION

**PROPOSED TRASH ENCLOSURE**  
**WEST DES MOINES, IA- #03526**  
January 12, 2015



**ChipmanDesign**  
**Architecture** Inc.  
2760 S. River Road, Suite 400  
Des Moines, IA 50315  
P: 515.281.4900 F: 515.281.0166

B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620  
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING SITE PLAN (SP-002570-2014) TO ALLOW CONSTRUCTION OF A DRIVE-THROUGH RESTAURANT.**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chick-fil-A, Inc., in cooperation with the property owners, Eric Siu Ng & Le Ai Pham, have requested approval of the Chick-fil-A Site Plan (SP-002570-2014) for that 0.35 acre site located at 4502 University Avenue to allow the construction of an approximately 4,684 square foot drive through restaurant with parking lot and associated site improvements;

**Legal Description of Property**

**LOT 1, THREE FOUNTAINS PLAT NO. 2,  
AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES,  
POLK COUNTY, IOWA**

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on February 2, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Chick-fil-A Site Plan (SP-002570-2014);

**WHEREAS**, on, February 9, 2015, this City Council held a duly-noticed meeting to consider the application for the Chick-fil-A Site Plan (SP-002570-2014);

**NOW, THEREFORE**, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The findings, for approval, stated in the staff report, dated February 9, 2015, or as amended orally at the City Council meeting of February 9, 2015, are adopted.

**SECTION 2.** SITE PLAN (SP-002570-2014) to allow construction of a 4,684 square foot drive-through restaurant with parking lot and associated site improvements is approved, subject to compliance with all the conditions in the staff report, dated February 9, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on February 9, 2015.

---

John Mickelson  
Mayor Pro Tem

ATTEST:

---

Ryan T. Jacobson  
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on February 9, 2015, by the following vote:

ATTEST:

---

Ryan T. Jacobson  
City Clerk

**Exhibit A**  
**Conditions of Approval**

1. Prior to initiation of any site work, including grading, the applicant providing a copy of the Iowa DNR issued NPDES General Permit #2 to staff; and
2. Prior to issuance of an occupancy permit, including Temporary Occupancy, the applicant making necessary modifications to the retention ponds immediately to the east as outlined in the Storm Water Management Plan to comply with West Des Moines Storm Water Management Standards.

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**ITEM:** Issuance of not to exceed  
\$12,150,000 General Obligation Bonds

**DATE:** February 9, 2015

**FINANCIAL IMPACT:** Issuance proceeds are calculated to reflect overall debt service (principal and interest) levy, for FY 2015-16 at the Council-established goal of \$1.95/\$1,000 taxable valuation level. The debt will be structured to accommodate annual borrowings to continue at a borrowing level of .5 million per year in the future. Total tax revenue to be received in FY 2015-16 through the Debt Service Levy is approximately \$8,586,000, of which this issuance will require \$1,125,000.

**BACKGROUND:** This action will allow the future sale of \$12,150,000 of General Obligation Bonds to partially defray the costs of constructing a number of CIP projects included in prior, current, and future fiscal year budgets.

With this item, the Council is being asked to adopt a resolution directing that the FY 2015-16 budgets include the proper amount of revenue needed to meet the debt service requirements of this issue (plus that of previous issuances), while still meeting the Council goal of an overall debt service levy rate of \$1.95/\$1,000 taxable valuation. This approval will allow the City to issue these bonds and also collect revenue through the debt service levy in an amount needed to repay the bonds.

**OUTSTANDING ISSUES** (if any): None

**RECOMMENDATION:** Adoption of Resolution authorizing the issuance of \$12,150,000 General Obligation Bonds and levying a tax for the payment thereof. The resulting overall debt service tax levy will be \$1.95 per \$1,000 of taxable valuation.

**Lead Staff Member:** Tim Stiles, Finance Director 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

**PUBLICATION(S)** (if applicable)

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Finance & Administration		
Date Reviewed	January 14, 2015		
Recommendation	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Split

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION AUTHORIZING THE ISSUANCE OF \$12,150,000 GENERAL OBLIGATION BONDS, SERIES 2015D, AND LEVYING A TAX FOR THE PAYMENT THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the Resolution duly adopted as follows:

**RESOLUTION AUTHORIZING THE ISSUANCE OF \$12,150,000 GENERAL OBLIGATION BONDS, SERIES 2015D, AND LEVYING A TAX FOR THE PAYMENT THEREOF**

WHEREAS, the City of West Des Moines, State of Iowa ("Issuer"), is a municipal corporation, organized and existing under the Constitution and laws of the State of Iowa, and is not affected by any special legislation; and

WHEREAS, the Issuer is in need of funds to pay costs of acquisition of emergency services communication equipment and systems; street, sidewalk, and trail improvements, with related utility and site improvements; improvements and equipping city parks and trails; improvements to the Community Center; improvements and equipping the library, city hall, and parking lot improvements at various city facilities; improvements at the Valley View Aquatic Center, and site development for a new 39<sup>th</sup> Street Park; HVAC improvements to Fire/EMS station #18; improvements to the Law Enforcement Center; and equipping city hall including acquisition of communication equipment (the "Project"), and it is deemed necessary and advisable that General Obligation Bonds, Series 2015D, in the amount of \$12,150,000 be issued; and

WHEREAS, the City Council has taken such acts as are necessary to authorize issuance of the Bonds; and

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:



Section 1. Authorization of the Issuance. General Obligation Bonds, Series 2015D, in the amount of \$12,150,000 shall be issued pursuant to the provisions of Iowa Code Section 384.28 for the purposes covered by the hearings.

Section 2. Levy of Annual Tax. For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year the following direct annual tax upon all the taxable property in the City of West Des Moines, State of Iowa, to wit:

<u>AMOUNT</u>	<u>FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION</u>
\$1,125,000	2015/2016

Principal and interest coming due at any time when the proceeds of the tax on hand are insufficient to pay the amount due shall be promptly paid when due from current funds available for that purpose and reimbursement must be made.

Section 3. Amendment of Levy of Annual Tax. Based upon the terms of the future sale of the Bonds to be issued, this Council will file an amendment to this Resolution ("Amended Resolution") with the County Auditor.

Section 4. Filing. A certified copy of this Resolution shall be filed with the County Auditor of Counties of Polk, Warren, Madison and Dallas, State of Iowa, who shall, pursuant to Iowa Code Section 76.2, levy, assess and collect the tax in the same manner as other taxes and, when collected, these taxes shall be used only for the purpose of paying principal and interest on the Bonds.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Project Name	Amount	Category
<b>Computer Systems</b>		
Public Safety Dispatching Computer System	1,500,000	ECP
Library RFID Book Sorting Computer System	225,000	GCP-2
<b>Buildings</b>		
Community Center- Building Renovation	700,000	GCP-1
Fire/EMS Station #18- HVAC Improvements	550,000	GCP-4
LEC Remodel - Phase 2.1 (Locker Room)	195,400	GCP-5
LEC Garage/Storage Structures	345,800	GCP-5
City Hall Heat Pump Replacement	75,000	GCP-2
City Hall Communication Equipment	180,000	GCP-6
<b>Trails</b>		
Renovation / Replacement of Various Trail Sections	225,000	ECP
Install New Grand Avenue Trail (North of Fuller Road)	450,000	ECP
Trail Underpass Lighting Upgrade	60,000	ECP
Woodland Hills Greenway - Trails Plan	75,000	ECP
<b>Parks</b>		
Valley View Aquatic Center - SCS Replacement	263,000	GCP-3
Raccoon River Park - New Mintzer Shelter	20,000	ECP
Raccoon River Park - Irrigation Upgrade to Softball Fields	100,000	ECP
Fairmeadows Park Slope Stabilization	40,000	ECP
Woodland Hills Park- Phase 2 Equipment Installation	385,000	ECP
39th Street Park Site Development	350,000	GCP-3
Holiday Park Baseball Field Renovation - Phase 3 & 4	570,000	ECP
Holiday Park Softball Fields Renovation	235,000	ECP
Valley View Park Basketball Courts	269,000	ECP
<b>Parking Lots, Streets, and Roadways</b>		
22nd Street and Kingman Street Intersection Improvements	75,000	ECP
50th Street and Corporate Drive Intersection Improvements	60,000	ECP
50th Street and University Avenue Intersection Improvements	250,000	ECP
92nd Street and University Intersection Improvements	175,000	ECP
Jordan Creek Parkway and Westtown Intersection Improvements	80,000	ECP
S 60th Street and MCP Intersection Improvements	150,000	ECP
S 50th St Widening - Mills to EP True	400,000	ECP
Various City Facilities-Parking Lot Repairs	340,000	GCP-2
Road Improvements (Ashworth Road Improvements)	3,656,800	ECP
	<b>12,000,000</b>	

	Project Costs	Issuance Costs	Total N-T-E
ECP:	\$ 8,775,800.00	\$ 324,200.00	\$ 9,100,000.00
GCP-1:	\$ 700,000.00	\$ -	\$ 700,000.00
GCP-2:	\$ 640,000.00	\$ 60,000.00	\$ 700,000.00
GCP-3:	\$ 613,000.00	\$ 87,000.00	\$ 700,000.00
GCP-4:	\$ 550,000.00	\$ 150,000.00	\$ 700,000.00
GCP-5:	\$ 541,200.00	\$ 158,800.00	\$ 700,000.00
GCP-6:	\$ 180,000.00	\$ 20,000.00	\$ 200,000.00
	\$ 12,000,000.00	\$ 800,000.00	\$ 12,800,000.00

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**DATE:** February 9, 2015

**ITEM:** Amendment to City Code, Title 7 (Public Ways and Property), Chapter 10 (Trees and Shrubs) City Initiated  
1. Ordinance – Approval of First Reading

**FINANCIAL IMPACT:** None

**BACKGROUND:** The purpose of this chapter is to promote and protect the public health, safety, and general welfare and to preserve the benefits provided by trees by providing for the regulation of the planting, maintenance, and removal of trees and shrubs within the City. Due to emerald ash borer management and changes in City staff and Department responsibilities related to trees and shrubs, several revisions are necessary. A summary of the major changes is provided below:

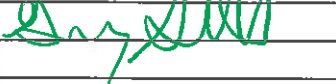

1. 7-10-3 Authority of the Code Enforcement Officer – This section was added to give authority to the Code Enforcement Officer to enforce nuisance abatement of trees and shrubs growing on private property.
2. 7-10-5-D Duties of the City Forester – A section was added to describe the role of the City Forester in assisting and advising Code Enforcement Officers on tree-related matters on private property.
3. 7-10-6-A3 Permit Required – A section was added to include a permit for treatment of a tree in the public right-of-way for disease or insect infestation. This will allow the abutting private property owner to treat a street tree with approval by the City Forester.
4. 7-10-7-E1 General Standards – Language was added to address City treatment and pre-emptive removal of public trees due to a risk of becoming diseased or insect ridden. This section also references the Council direction to allow treatment of street trees by the abutting property owner when not being treated by the City and not deemed to be a nuisance or hazard.
5. 7-10-9 Insurance and Bond for Businesses Engaged in Working with Trees and Shrubs – Changes to this section require businesses to provide proof of insurance and bonding to the City when working on public trees and shrubs. The section requires insurance and bonding for working on private property, but the businesses do not have to provide proof to the City.
6. 7-10-11-B Appeal – All references to appeals going to a Shade Tree Commission were removed. The appeal process was changed to being considered by the City Manager or designee with the decision of the City Manager or designee being final.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:** That the Council approve the first reading of the Ordinance.

**Lead Staff Member:** Sally Ortgies 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S)** (if applicable)

Published In	N/A
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	Public Works		
Date Reviewed	2/2/15		
Recommendation	<b>Yes</b>	No	Split

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 7, "PUBLIC WAYS AND PROPERTY", CHAPTER 10, "TREES AND SHRUBS"**

**BE IT THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**SECTION 1:** Title 7, Chapter 10, Sections 1 – 14, are hereby amended by deleting ~~strike~~ ~~through~~ text and adding underline text.

**7-10-1: PURPOSE:**

The purpose of this Chapter is to promote and protect the public health, safety, and general welfare and to preserve the appearance and beautify the City benefits provided by trees by providing for the regulation of the planting, ~~care~~ maintenance, and removal of trees and shrubs within the City, ~~and to protect the public health, safety, and general welfare.~~

**7-10-2: DEFINITIONS:**

For use in this Chapter, the following terms are defined.

**CITY FORESTER:** The City Manager or any person designated by the City Manager of the City of West Des Moines to enforce this Chapter his/her designee.

**CLOSING:** A closing exists any time the movement of pedestrian or vehicular traffic shall be stopped on a public way, for reason of public safety, as a result of any action covered by this Chapter.

**CODE ENFORCEMENT OFFICER:** The City Manager or any enforcement officer designated by the City Manager of the City of West Des Moines to enforce this Chapter.

**NUISANCE:** Whatever is injurious to health, public safety, indecent, or offensive to the senses, or an obstruction to the free use of property so as ~~essentially~~ unreasonably interfere with the enjoyment of life or property.

**PERSONS:** An individual, firm, partnership, domestic or foreign corporation, company, association, trust, or legal entity.

**PROPERTY OWNER:** A person owning or responsible for private property in the City, ~~as shown by the County Auditor's plat of the City.~~

**PUBLIC PROPERTY:** Any and all property not defined as public right of way (ROW) located

within the confines of the City and owned by the City of West Des Moines, Iowa, or held in the name of the City by any of the departments, commissions, or agencies within the City government.

**PUBLIC RIGHT OF WAY (ROW):** All the land lying between property lines on either side of all public streets, alleys, and boulevards/ or parkways, including public easements and grants to the City of West Des Moines, Iowa. The term used herein shall include vertical directions above and below the ground surface within the public right of way.

**PUBLIC TREE/ OR SHRUB:** Any perennial woody plant, shrub, or tree located on public right of way or public property of the City of West Des Moines.

**PUBLIC UTILITY COMPANY:** Includes purveyors of electricity, natural gas, water, telephone, communications services and cable television services, and storm and sanitary sewer facilities, who are ~~either governmental agencies, who are performing services related to City-initiated public improvement projects,~~ or who have a valid franchise to operate within the City of West Des Moines.

**SHRUB:** Any woody perennial plant less than fifteen feet (15') tall at maturity, multiple stemmed, and adaptable to shaping, trimming, and pruning without injury.

**TREE:** Any woody perennial plant greater than fifteen feet (15') at maturity.

**7-10-3: AUTHORITY OF THE CODE ENFORCEMENT OFFICER:**

The Code Enforcement Officer shall have the authority to enforce nuisance abatement of trees and shrubs growing on private property which violate City ordinances or policies.

**7-10-4 3: AUTHORITY OF THE CITY FORESTER:**

The City Forester shall have the authority to perform and to regulate the planting, maintenance, and removal of public trees and /shrubs on City right of way, alley, and boulevards/parkways. ~~The City Forester in conjunction with other City departments will work in management of other~~ shall manage public property trees and shrubs resources in order to ensure promote and protect public health, safety, and general welfare and to preserve the benefits of City tree resources. The ~~City Forester will~~ shall enforce nuisance abatement of trees/ and shrubs growing on public ~~and private~~ property which violate City ordinances ~~and~~ or policies.

**7-10-5 4: DUTIES OF THE CITY FORESTER:**

The City Forester shall have and exercise the following duties pertaining to public trees/ and shrubs in the public right of way:

A. Pruning or Removal: To prevent indiscriminate pruning or removal of public trees/ and shrubs.

B. New Plantings: To regulate and locate new plantings of public trees/ and shrubs in accordance with the City Forestry Standards of Practice and Specifications.

C. Secure Compliance: To order persons to comply with the duties placed upon them by this Chapter.

D. Advise: To assist and advise Code Enforcement Officers and other City employees regarding trees and shrubs on public and private property.

~~D~~ E. Supervision: To supervise all work activities by City employees and contractors in the tree planting, maintenance, and pruning, removal, and preservation of public trees/ and shrubs. To supervise does not require the City Forester to be physically present to directly monitor such activities.

~~E~~ F. Issue Permits: To issue all tree/ and shrub permits in accordance with Section 7-10-5 6 of this Chapter.

~~F~~ G. Conditions of Permit: To affix reasonable conditions to the granting of a permit hereunder and supervise work done under the permit.

~~G~~ H. Removal/Replacement of Public Trees/ and Shrubs for Public Improvement: May cause to be removed any public tree/shrub that interferes with the making of public improvements, if the City Forester determines that there is no reasonable method of making the public improvements without removing the tree/shrub; and make arrangements with appropriate persons performing public or private improvements to replace removed public tree/shrub with a minimum plant that is thirteen inches (13") in caliper. If replacement of public trees or shrubs is required, it shall occur within one hundred twenty (120) calendar days after said the public improvement is has been completed, or within the appropriate planting season at the discretion of the City Forester.

~~H~~ I. Removal of Trees or Shrubs for Nuisance Abatement: To remove or require removal of any public tree or shrub in whole or part or branches and roots, public or private that is so hazardous, diseased, or insect ridden as to be deemed a nuisance.

~~I~~ J. Notification of Future Tree or Shrub Removal on Public or Private Property: To provide written notification via personal service or certified mail with return receipt requested and regular mail to the abutting property owner at least fourteen (14) calendar days prior to any scheduled removal. Unclaimed or returned mail shall not constitute improper notification. The notice notification shall provide that the abutting property owner must contact the City within fourteen (14) calendar days of the date of the mailing if the property owner has any questions or concerns regarding the tree or shrub removal will state the date when the tree or shrub is to be removed, and the appeal process. Notification shall not be required for the removal of a public tree/ or shrub in an emergency situation as determined by the Ceity Fforester. Notification shall also not be required if the abutting property owner requested the removal of the public tree or shrub. No right is conferred upon or provided to the abutting property owner due to notification

of removal.

**7-10-5 6: PERMIT REQUIRED:**

No person shall plant, remove, treat, ~~spray~~, prune, cable, brace, or otherwise disturb a public tree/ or shrub without first applying for and receiving a permit from the City Forester. Requests for permits must be made a minimum of forty-eight (48) business hours in advance of the time the work shall begin. A permit will not be required to prune branches that are less than six inches (6") in diameter. All work shall be performed in accordance with the "City Forestry Standards of Practice and Specifications". The City shall be exempt from acquiring ~~individual job~~ permits to perform necessary maintenance to public trees/ and shrubs ~~or to remove public trees and shrubs as part of a City-initiated public improvement project; however, city departments or agencies shall operate under an annual permit to perform various work pursuant to this chapter.~~ Property owners shall be exempt from acquiring permits for planting, removing, or otherwise disturbing a public tree or shrub if the work is being performed as part of a development agreement approved by the City. If being performed as part of a development agreement, the City Forester shall be notified a minimum of forty-eight (48) business hours in advance of the time the work shall begin.

A. Required Permits and Ensuing Conditions of Issuance: The following permits with the ensuing conditions of issuance shall be obtained before any private person or entity performs any work on public trees/ and shrubs:

1. Planting: A permit shall be issued for planting within the public right of way or on public property when the City Forester finds that the new planting is desirable and the method of workmanship will be satisfactory and that the new planting(s) will conform to with the "City Forestry Standards of Practice and Specifications". A permit shall be denied if the planting(s) will likely create a future public nuisance or danger. Any tree planted within the public right of way or on public property pursuant to this Chapter shall become the property of the City.

2. Removal: A permit shall be issued for ~~any removal/replacement~~ of a public tree/ or shrub, including where the City Forester finds the tree/ or shrub interferes with performing public improvements within the public right of way or on public property, or the tree/ or shrub creates a public nuisance or danger to public safety. All public tree/ or shrub removal shall conform to with the "City Forestry Standards of Practice and Specifications".

No person shall close any street, alley, boulevard/ or parkway, highway, sidewalk, or trail to remove a public tree/ or shrub or private tree, or any portion thereof, without first obtaining the approval for such closing from the City in writing.

3. Treatment: A permit shall be issued for the treatment of any tree located within the public right of way for disease or insect infestation. A permit will only be issued when the tree has been designated by the City Forester as a candidate for possible treatment. When required by law, treatment shall be performed by a commercial pesticide applicator licensed to perform work in the State of Iowa and shall consist of chemical treatments approved by the City Forester.



B. Permits; Contents of Permit Application: The application shall be made on a form supplied by the City. A fee ~~should~~ may be assessed for the permit to cover the cost of administration. Fees will be established by resolution of the City Council. Fees will not be required from public agencies or franchised utilities ~~to~~ that operate within the City. The applicant shall, at the time of making the application, agree in writing to, in all respects, save the City harmless, indemnify the City, and protect the City and the public at all times in connection with work done under such permit.

C. Inspection of Location Designated by the Permit: The City Forester shall inspect the location designated by the permit, and if in his/ or her opinion it will be desirable that such tree or shrub be planted, removed, treated, or otherwise disturbed, ~~he/she~~ the City Forester shall issue a permit.

D. Improper Planting: Trees and shrubs planted within the public right of way or on public property without authorization or in accordance with an issued permit, and public trees/ and shrubs found growing in violation of the "City Forestry Standards of Practice and Specifications", are subject to removal by the City Forester following the appropriate notification notices. ~~If the trees or shrubs are not in violation other than a permit was not acquired, the person shall acquire a permit at double the cost.~~

E. Utility Requirements: All public utilities, their agents, employees, and subcontractors shall operate under an annual permit to prune public trees/ and shrubs for the purpose of eliminating potential hazards to public safety, to maintain their facilities, and to install or replace existing utilities. The annual permit requirement shall not apply to City-initiated public improvement projects. The utility company shall provide to the City Forester a copy of its work specifications and work schedule a minimum of forty eight (48) business hours prior to the commencement of any work. In cases of emergency, notification shall be given a maximum of forty eight (48) hours after the commencement of work. All work must comply with the "City Forestry Standards of Practice and Specifications".

#### **7-10-6 7: GENERAL STANDARDS:**

Any person growing a tree, shrub, garden, or other vegetative growth, or installing landscaping, structures, or other objects located within private property which encroaches upon the public right of way or that interferes with the vision triangle as provided in this code, or any person growing a public tree or shrub, shall comply with the following standards:

A. Maintenance: Public trees or shrubs located within the public right of way shall be maintained by the owners of abutting property in accordance with this Section and the "City Forestry Standards of Practice and Specifications" at the cost of the property owner. Maintenance includes but is not limited to watering, fertilizing, insect and disease control, treatment, and pruning. The City may perform maintenance of trees and shrubs located within the public right of way at the discretion of the City Forester.

**A. ~~B.~~ Pruning:** Trees or shrubs in the public right of way shall be properly pruned by the abutting property owner and trees or shrubs on private property shall be properly pruned by the property owner for the purpose of preventing the following potentially hazardous situations: the obstruction of traffic signs; the obstruction of a clear view of street and alley intersections; the obstruction of the proper lighting of public streets and places; and the obstruction of public walks, ~~pathways (bike) trails,~~ or streets. The minimum vertical clearance of trees and shrubs shall ~~have be~~ be fourteen feet (14') between the surface of a street and the lowest branch. ~~Branches~~ The minimum vertical clearance shall have be a minimum of eight feet (8') between the surface of a sidewalk, trail, or other pedestrian way and the lowest branch. All pruning shall be done in accordance with the "City Forestry Standards of Practice and Specifications". The City may perform pruning of public trees or shrubs at the discretion of the City Forester.

**~~B.~~ Maintenance:** ~~Public trees or shrubs shall be maintained by the owners of abutting property in accordance with this section and the "City Forestry Standards Of Practice And Specifications". Maintenance shall include watering, fertilizing, insect and disease control, and pruning.~~

**C. Avoid Damage or Nuisance:** The planting of trees, shrubs, gardens, or other vegetative growth, or the installation of landscaping, structures, or other objects on private property which would cause a public danger or nuisance shall be prohibited.

**D. Street or Alley Intersection:** The planting of trees, shrubs, gardens, or other vegetative growth, or the installation of landscaping, structures, or other objects on corner lots or lots adjacent to an alley within the area bounded by street or alley lines of such lots and a line joining points along said street or alley lines twenty five feet (25') from the point of intersection of the public right of way lines, defined in this code as the "vision triangle", shall be limited to trees, shrubs, gardens, and other vegetative growth, and landscaping, structures, and other objects located within this area that shall not exceed two feet (2') in height, and the lowest branches of any trees planted outside of this area, but the branches of such trees that extend within this area, must be a minimum of ten feet (10') in height. Height shall be measured from the curb elevation and trees, shrubs, gardens, and other vegetative growth must be pruned or maintained to comply with these height restrictions to create an unobstructed view of the intersection between heights of two feet (2') and ten feet (10') above the curb elevation. Notwithstanding these height restrictions, no trees, shrubs, gardens, or other vegetative growth shall be planted within the vision triangle that create or constitute a vision obstruction to vehicular, bicycle, or pedestrian traffic. Similarly, no landscaping, structures, or other objects shall be placed within the vision triangle that create or constitute a vision obstruction to vehicular, bicycle, or pedestrian traffic. The city shall have sole discretion to determine whether a vision obstruction exists for vehicular, bicycle, and pedestrian traffic. There shall be no compensation by the city to the affected property owner for any damage to or removal of any trees, shrubs, gardens, or other vegetative growth, or any damage to or removal of landscaping, structures, or other objects, encroaching upon the public right of way or that interferes with the "vision triangle" as defined in this code.

**E. ~~Dead, Or Diseased, or Insect Ridden~~ Trees or Shrubs:** ~~Dead, or diseased, or insect ridden~~ trees or shrubs shall be subject to the following conditions:

1. Public Trees or Shrubs: The Ceity Fforester shall coordinate treatment or removal of any public tree or shrub which is so hazardous, diseased or insect ridden as to be deemed a nuisance and constitutes a hazard to other trees or shrubs or the public safety. Public trees that are at risk of becoming diseased or insect ridden may be treated or pre-emptively removed by the City as part of a management plan approved by the City Council. Trees in the public right of way not identified for treatment by the City and not deemed a nuisance or a hazard may be treated by the abutting property owner with an approved permit.

2. Trees or Shrubs Located within Private Property: ~~The city forester~~ Code Enforcement Officer shall provide written notice to be served on a property owner by personal service, or by certified mail with return receipt requested and regular mail, requiring the treatment or removal within fourteen (14) calendar days of notification of any trees or shrubs located within private property which are ~~either~~ dead, diseased or insect ridden so as to be deemed a nuisance and constitute a hazard to public trees or shrubs, other trees or shrubs on private property, or public safety. Such removal, pruning, or treatment as required by provisions of this section shall be subject to the applicable "City Forestry Standards of Practice and Specifications".

F. Prohibited Trees: Trees prohibited from being planted within public property shall be identified by the City Forester and included on an official list. Copies of this list shall be made available at City offices and on the City website. The following trees shall be prohibited within a public right of way: black locust, box elder, Bradford pear, catalpa, cottonwood, cotton bearing poplars, Lombardy poplar, mulberry, Siberian elm, silver maple, tree of heaven, weeping birch, white poplar, willows, conifers, or thorn trees.

G. Appropriate Trees: Trees appropriate to be planted within the public right of way ~~or other public places~~ are those listed in the ~~latest~~ most recent edition of Iowa State University's extension bulletin Pm-1429e "Street Trees" and Pm-1429d "Low-Growing Trees for Urban and Rural Iowa". Copies of these lists are available at Ceity offices and through the Polk County extension office. Other trees or shrubs not listed within these publications, but not prohibited, may be reviewed and approved at the discretion of the Ceity Fforester.

#### **7-10-7 8: UNAUTHORIZED INTERFERENCE WITH PUBLIC TREES/ AND SHRUBS:**

~~Authorization must be obtained from the city forester before any of T~~the following actions ~~may be performed~~ are prohibited on public trees/ and shrubs unless authorized by the City Forester:

A. Damage: Damageing, cutting, carveing, transplanting, or removeing any ~~sueh~~ public tree/ or shrub.

B. Attachments: Attaching any rope, wire, nails, or other contrivance to any ~~sueh~~ public tree or /shrub.

C. Electric Wire: Causeing or permiting any wire charged with electricity to come in contact with any ~~sueh~~ public tree/ or shrub.

D. Harmful Substance: Allowing any gaseous, liquid, or solid substance which is harmful to any public tree/ or shrub to come in contact with ~~it them~~ or the soil supporting the sustenance of any ~~sueh~~ public tree/ or shrub.

E. Fire: Setting fire or permitting any fire to burn when such fire or the heat thereof will injure any portion of any ~~sueh~~ public tree/ or shrub.

F. Exception: Fastening holiday or ornamental lighting from November 1 to January 15 is allowed.

**7-10-8 9: INSURANCE AND BOND AND LICENSE FOR BUSINESSES ENGAGED IN WORKING WITH TRIMMING TREES/ AND SHRUBS:**

~~A. License: It is unlawful for any such person to engage in the business of trimming, pruning, spraying, or otherwise treating trees or shrubs on public or private property within the city without first securing a license from the city.~~

B. A. Insurance: The contractor Any person or entity engaging in the business of trimming, pruning, spraying, or otherwise treating trees or shrubs on private property within the City shall be sufficiently insured and bonded at all times the person or entity performs these services. Any person or entity engaging in the business of trimming, pruning, spraying, or otherwise treating trees or shrubs on public property within the City shall acquire, and continuously maintain during the period in which the contractor person or entity is performing services, and shall provide the Ceity with acceptable proof of the following types and amounts of liability insurance coverage that satisfies the City's requirements.:

~~1. Workers' Compensation Insurance: Consisting of statutory compensation benefits and one hundred thousand dollars (\$100,000.00) of employer liability.~~

~~2. Comprehensive General Liability Insurance: With separate limits of not less than five hundred thousand dollars (\$500,000.00) per accident for bodily injury and five hundred thousand dollars (\$500,000.00) per accident for property damage of not less than one million dollars (\$1,000,000.00) per occurrence. This coverage shall include a contractual liability endorsement.~~

~~3. Comprehensive Owned And Nonowned Automobile Liability Insurance: With the same minimum limits of coverage as that required for the comprehensive general liability insurance.~~

~~4. Professional Liability Insurance: Coverage with an annual aggregate limit of not less than one million dollars (\$1,000,000.00).~~

For the trimming, pruning, spraying, or otherwise treating trees or shrubs on public property by others, tThe Ceity shall be named as an additional insured by endorsement to the comprehensive general liability insurance policy. Certificates of insurance evidencing that the contractor person or entity has secured all of the required foregoing liability insurance must be provided to the

Ceity prior to the commencement of any work. A minimum of thirty (30) calendar days' notice to the Ceity prior to the cancellation of or change in any such insurance shall be endorsed on each policy and noted on each certificate.

C. B. Bond: A bond or cash deposit in the amount of five thousand dollars (\$5,000.00) shall be deposited with the City eity-forester to assure adequate cleanup of activities.

#### **7-10-9 10: VIOLATION NOTICE AND ASSESSMENT:**

If the abutting a person or property owner is in violation of any regulations of this Chapter, fails to prune or treat trees as required, the eity Code Enforcement Officer or City Forester may serve written notice on the responsible person by personal service, or by certified mail with return receipt requested and regular mail; or if the certified mail is returned undelivered, then by posting a copy of said notice at the address of the responsible person. The notice shall include a sufficiently detailed description of the violation and shall allow a reasonable time for the performance of any required remedial actions or order to cease and desist all work regulated by this Chapter requiring them to do so within thirty (30) days. If said the responsible person or property owner fails to prune or treat said trees undertake the remedial actions specified in the notice within the allowable such time, the Code Enforcement Officer or Ceity Fforester may take steps to effect compliance with the violation, to revoke any applicable permit, to perform the required action, and to assess the reasonable costs against to the responsible person or property owner and against the private property for collection in the same manner as property tax.

#### **7-10-10 11: APPEAL:**

A. Any appeal of a decision of the Code Enforcement Officer or Ceity Fforester shall be submitted in writing to the Code Enforcement Officer or Ceity Fforester within ten (10) calendar days of the date the City personally served or mailed the notice. Fees for appeal shall be established by resolution of the Ceity Ceouncil. The subject matter of an appeal may be the issuance of permits under this Chapter, the concurrence of the City Forester in permits required under other ordinances or policies, violation notices issued by the Code Enforcement Officer or City Forester, or other relevant matters involving the interpretation and enforcement of this Chapter.

B. The appeal shall be considered heard by the shade tree commission City Manager or designee within thirty (30) calendar days of receiving the appeal. Action by the Code Enforcement Officer or Ceity Fforester shall be stayed until the decision of the commission City Manager or designee is rendered, unless the Code Enforcement Officer or Ceity Fforester certifies to the commission City Manager or designee, after notice of appeal shall have been filed with him/ or her, that by reason of the facts stated in the petition, a stay would, in his/ or her opinion, cause imminent peril to life or property. In such a case, proceedings shall not be stayed unless otherwise than by an injunction restraining order has been obtained which may be granted by the commission or by from a court of record on application on notice to the city forester and on due cause shown.

C. The ~~commission~~ City Manager or designee may reverse, affirm, modify, or waive, wholly or partially, any decision of the Code Enforcement Officer or Ceity Fforester, or the ~~commission~~ City Manager or designee may grant, deny, or revoke any permit or license. The decision of the ~~commission~~ City Manager or designee shall be final.

#### **7-10-11 12: PROTECTION OF TREES:**

All public trees/ and shrubs deemed to be saved during construction or reconstruction activities shall be protected by the developer/ or property owner from damages or disturbances, including their root systems. Protective fences shall be placed and maintained at or beyond the drip line of public trees/ and shrubs that are unaffected by approved excavation or construction activities, but are subject to damage during said activities. Any disturbance of any kind within the fenced area shall be prohibited. Cutting, boring, and filling soil within the drip line of a public tree/ or shrub to be preserved shall be prohibited unless otherwise approved by the Ceity Fforester. Soil compaction caused by any type of equipment shall not be allowed to occur over the protected area of the root zone of any public tree/ or shrub unless approved by the Ceity Fforester.

#### **7-10-12 13: INTERFERENCE WITH THE CITY FORESTER, CODE ENFORCEMENT OFFICER, OR CITY EMPLOYEES ENFORCING THIS CHAPTER:**

It is unlawful for any person or property owner to hinder, obstruct, or otherwise interfere with the Ceity Fforester, Code Enforcement Officer, or employees of the Ceity while engaged in carrying out the provisions of this chapter.

#### **7-10-13: VIOLATION NOTICE:**

~~A notice of violation of any provision of this chapter shall:~~

~~A. Be in writing;~~

~~B. Include a sufficiently detailed description of the violation;~~

~~C. Allow a reasonable time for the performance of any required remedial actions or order to cease and desist all work regulated by this chapter;~~

~~D. Be served personally, or by certified mail with return receipt requested; or if the certified letter with receipt is returned undelivered, then by posting a copy of said notice at the address of the responsible person.~~

~~If the responsible person fails to undertake the remedial actions specified in the notice within the allowable time, the city forester may take steps to effect compliance with the violation, to revoke any applicable permit, and assess reasonable costs to the responsible person.~~

#### **7-10-14: PENALTIES:**

The following penalties shall be imposed upon any person or property owner who violates any provision of this chapter:

A. Any person or property owner who violates the provisions of this chapter, upon conviction, shall be punished as set forth in Title 1, Chapter 4 of this code.

B. In addition to the penalties provided above, aAny person or property owner found guilty of violating the provisions of this chapter ~~shall~~ may be required to pay the cost of repair or replacement of such public tree/ or shrub. The replacement costs shall be determined in accordance with the latest version of "A Guide for Plant Appraisal" as published by the International Society of Arboriculture and authored by the Council of Tree and Landscape Appraisers.

C. The Ceity reserves the right to collect costs in addition to penalties. The imposition of any penalty of a violation of this chapter shall not be construed as a waiver of the right of the Ceity to collect the costs of removal or treatment of any tree or shrub in accordance with the provisions of this Chapter section.

D. Public utilities ~~shall~~ may be held responsible for the replacement of any public tree/ or shrub which has been severely damaged or died in the opinion of the Ceity Fforester as a result of the ~~normal~~ maintenance ~~and/or~~ new installation of utilities. The Ceity Fforester shall coordinate with the public utility appropriate and reasonable replacement of said severely damaged or dead public tree/ or shrub in accordance with the "City Forestry Standards of Practice and Specifications".

E. ~~Public utilities shall be exempt from paying the cost of repair or replacement of any public tree/shrub which has not been severely damaged or died in the opinion of the city forester as a result of normal maintenance and/or new installation of public utilities.~~ Property owners abutting the area on which adjoining the public tree/ or shrub is located shall be notified by the utility company forty eight (48) hours prior to the commencement of any utility repair, maintenance, or replacement activities which will affect or harm the public trees/ or shrubs. In cases of emergency repair, the Ceity Fforester will shall have the option to waive of a waiver for said notification actions.

**SECTION 2. REPEALER.** All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

**SECTION 3. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part hereof not adjudged invalid or unconstitutional.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan T. Jacobson,  
City Clerk



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: February 9, 2015

**ITEM:** Ordinance Amendment – Amend Title 9 (Zoning), to define and establish regulations for brewery tap rooms – City Initiated – AO-002599-2014

**MOTION:** Refer to Plan and Zoning Commission

**FINANCIAL IMPACT:** Undetermined.

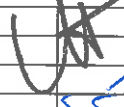

**BACKGROUND:** Brain Fox, Fox Brewery, has requested that a tap room be allowed in conjunction with a brewery. Currently tap rooms are not allowed in the city except under a bar classification (SIC 5813). Beverage manufacturing (SIC 208) is a Permitted (P) use in the General Industrial district of the City, and Permitted Conditionally (Pc) in the Business Park and Light Industrial zoning districts; however, bars are not permitted in any of these districts. This ordinance would allow retail tap rooms, to be allowed in conjunction with a brewery.

At this time staff is requesting the City Council initiate the rezoning request and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the ordinance amendment by the City Council does not indicate support or opposition to the request. The initiation of the request responds to the due process rights of the petitioner.

**RECOMMENDATION:** Staff recommends initiation of the ordinance amendment and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: Kara Tragesser, AICP 

**Staff Reviews:**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

**PUBLICATION(S) (if applicable)**

Published In	n/a
Date(s) Published	n/a
Letter sent to surrounding property owners	n/a

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development and Planning Council Subcommittee		
Date Reviewed	January 29, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>