

MEETING MINUTES
PUBLIC WORKS COUNCIL COMMITTEE
West Des Moines City Hall Training Room
July 20, 2015

Attending:

Council Member – Rick Messerschmidt	Public Works Director – Bret Hodne
Council Member – Kevin Trevillyan	Principal Engineer – Brian Hemesath
City Manager – Tom Hadden	Development Services Planner – Linda Schemmel
Assistant City Attorney – Greta Truman	Communications Specialist – Lucinda Stephenson
Parks & Recreation Director – Gary Scott	Mid-American Energy – Eric Heikes
City Engineer – Duane Wittstock	Mid-American Energy – Ryan Martinson

Meeting called to order at 11:32 am.

1. **Electric Overhead to Underground Conversion on University Avenue**

Issue Summary:

Principal Engineer Brian Hemesath reported on the project to convert overhead electric utilities to underground by Mid-American Energy (MAE) on the University Avenue corridor. This project is being funded through one of the TIF districts. During construction, a utility conflict was discovered. A handout was provided which included a copy of a letter from MAE explaining the alterations of the original approved plans and the additional cost of the alterations. A map was also included showing approximately where the utility conflicts are located. The alterations are an additional \$45,900 of unanticipated costs.

Eric Heikes from MAE stated when the original plans were approved, the estimated cost was \$758,000. The design for the project was completed by CEC with a survey of all utilities. The design indicated that a portion of the underground utilities would be installed under the sidewalk and another portion installed closer to the sewer line between the curb and the sidewalk. The City requested the underground utilities not be installed under the sidewalk and be further from the sidewalk, so a new design was provided by MAE with an alternate location. The new location is 8 feet deep, whereas underground utilities are generally between 42-60 inches deep, therefore the increased depth and distance from the sidewalk added additional costs. The total additional cost for the altered design is estimated at \$45,900.

Discussion included the City's practice historically on installing underground utilities in cross-sections and the reasons for this corridor to be at such a greater depth than is typical. There was also discussion regarding the option of installing a joint trench. Staff recommends accepting the altered design provided by MAE reflecting the new estimated cost of the project to be \$803,900.

Direction: The PWCC concurs with staff recommendation.

2. **Streetlights – Lighting Level Design**

Issue Summary:

Mr. Hemesath reported that staff periodically reviews in-fill projects in commercial areas of the City. Current City policy is for every commercial development, regardless of size, to conduct a lighting

analysis of the area and install street lights adjacent to their development if needed. On projects where only one or two street lights are needed, the cost of the analysis isn't much different than the cost to do an analysis for 10-12 streetlights. Mr. Hemesath stated that staff is proposing a solution to economize the street light analysis studies. A handout was provided showing a map of the areas within the City corporate limits that staff is proposing to complete the analysis. Once the analysis is complete, a design of the location of the street lights would be available to developers. In order to recover the cost of the analysis, staff is proposing to review the total cost of the project, divide that by the total number of street lights and charge that amount back to the developer. The cost of a one-time analysis could be significantly less than having an analysis done individually for each development. The funding source for the project would come from the street light fund, which is approximately \$75,000. Staff proposes to use the street light funding for one year to complete the project. Staff does not know what the total cost of the analysis would be at this time.

Direction: The PWCC recommends to obtain a cost estimate for the analysis and upon staff review, present the project with a cost estimate at a future PWCC meeting for approval.

3. **Enhanced Medians – EP True Parkway**

Issue Summary:

Mr. Hemesath reported on an issue that arose during planning for the Jordan West development, which is located at the south west intersection of EP True Parkway and Jordan Creek Parkway. As part of the Jordan West development, widening of EP True Parkway will occur. Staff received inquiries about where the curb line should be located once EP True was widened and additional questions arose about the type of median to be installed. A handout was provided with a map indicating areas with existing concrete medians, existing enhanced medians (which have some sort of landscaping element), and future enhanced “green” and “hardscape” medians. Parks and Recreation Director Gary Scott explained that the map was created in 2008 as a planning tool for future street development to know which streets would have enhanced medians.

EP True Parkway is a minor arterial street and requires 120 feet of right-of-way (ROW). Generally an enhanced median with landscaping typically requires 150 feet of ROW. In order for the City to get an additional 30 feet of ROW on EP True Parkway from Jordan Creek Parkway to 88th Street, the City would have to obtain 15 feet of ROW on both the north and south of EP True to continue the enhanced median. There is a school, church, single family housing, and apartment buildings along EP True Parkway from Jordan Creek Parkway to 88th Street, causing potential difficulty in obtaining the required additional ROW. Page 2 of the handout provided shows the Jordan Creek Parkway/EP True Parkway intersection with the current enhanced medians. The median to the west of Jordan Creek Parkway is currently a grass median and staff proposes to keep that section green and incorporate landscaping consistent with the medians at the other three legs of the intersection. Beyond that, the median will need to extend further west to where the first full access driveway to the south is located. The necessary ROW for the enhanced median adjacent to Jordan West is already in place. The proposal for EP True from Jordan Creek Parkway to 88th Street is to widen the street to 65 feet wide, having 5 lanes and a 4 foot wide concrete median. There is a section where there are culverts and/or parks on either side of the road where the road would narrow to be just 4 lanes wide with no median. Staff is seeking approval from the PWCC to proceed with this proposal so the consultants can be advised of where curb lines should be located.

Direction: The PWCC concurs with staff recommendation.

4. Review of Public Works Items for Council Meeting (July 27, 2015)

- A. Approval of Special Assessment Procedure & Order Construction – 2014 Sidewalk Improvement Program Phase I
- B. Approval of Special Assessments:
 - i. Coachlight Extension
- C. Order Construction:
 - i. Pine Avenue
 - ii. Alluvion 1A2 Watermain Project
- D. Approval of Agreement – Underground Power Lines Installation-University Avenue, 60th Street to west of 68th Street
- E. Approval of Professional Services
 - i. Sugar Creek Conveyance Improvements
 - ii. Miscellaneous Survey - Benchmarks for Project South of the River
 - iii. Agreement with Iowa State University – Concrete Testing Services for Alluvion
- F. Award Contract:
 - i. Intersection of 92nd Street & University Avenue
 - ii. Intersection of Jordan Creek Parkway & Westown Parkway
 - iii. Community Center Interior Renovations
 - iv. Law Enforcement Center Roof Replacement

Direction: The PWCC concurs with staff recommendations on the Council Agenda items.

5. Other Matters

- A. Sidewalks - 39th Street North of Railroad Tracks & S 35th Street Property South of Southwoods Park

Council Member Trevillyan asked about the status of sidewalk installation on 39th Street north of the rail road tracks as well as at the property south of Southwoods Park. City Manager Tom Hadden stated he has personally spoken with the residents at the property on S. 35th Street south of Southwoods Park and at this time there is no resolution. Discussion included criteria for a waiver based on income guidelines and if a deadline should be set for installation of the sidewalk on S. 35th Street. Public Works Director Bret Hodne explained the process utilized currently for sidewalk assessments. If ordered to put in the sidewalk, the property owner would have the opportunity to appeal the process to the elected body.

The property owner on 39th Street has until the end of August to install sidewalk. If the sidewalk is not constructed by the allotted time, the property will be added to the 2015 Sidewalk Program.

Direction: The PWCC concurs to have the property on S. 35th Street move through the sidewalk installation process in the next program.

B. Resurfacing on Ashworth Road

Council Member Rick Messerschmidt inquired about the status of the resurfacing project on Ashworth Road, west of 50th Street to the interstate bridge. Staff will review the status of the project and provide follow up to Council Member Messerschmidt.

C. 2015 Sewer Lining Project

City Engineer Duane Wittstock stated that Municipal Pipe and Tool Company is the contractor for the 2015 Sewer Lining project, which includes the area south of EP True Parkway, generally west of I-35, east of 60th Street, and north of Mills Civic Parkway. The contractor is requesting permission to do preliminary setup work Saturday and Sunday, July 25th and 26th. Staff recommends allowing the contractor to proceed with the preliminary setup.

Direction: The PWCC concurs with staff recommendation.

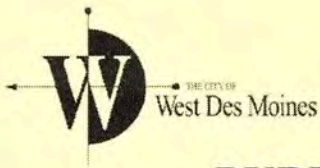
D. Thornwood Pump Failures

Mr. Wittstock reported that there have been two pump failures in the Thornwood area over the last couple of weeks. The Electric Pump Company that was contacted to complete the repairs for one of the pumps provided a loaner pump and provided the property owner the option to overhaul the pump for approximately \$1200 or buy a new pump for approximately \$2900. The resident did not like either option. The second pump failure has warning lights but they are unsure what is causing the failure. Staff is in the process of checking but believe all the warranties have expired. Mr. Wittstock stated a possible petition could be forthcoming from residents in the Thornwood area to request the City assume the responsibility to maintain the system.

Direction: Information Only.

Meeting adjourned at 12:31pm. The next Public Works City Council Subcommittee meeting is scheduled for August 3, 2015.

Copies of handouts are available at Public Works upon request. A recording was made. Respectfully submitted by Kim Pinegar, Secretary.



PUBLIC WORKS COUNCIL COMMITTEE MEETING AGENDA

Monday, July 20, 2015 – 11:30 AM

Location: West Des Moines City Hall – Training Room
4200 Mills Civic Parkway

1. Overhead Electric to Underground – University Avenue (Guest Eric Heikes from Mid-American Energy)
2. Streetlights – Lighting Level Design
3. Enhanced Medians – EP True Parkway
4. Review of Public Works Items for Council Meeting (July 27, 2015)
 - A. Approval of Special Assessment Procedure & Order Construction – 2014 Sidewalk Improvement Program Phase I
 - B. Award Contract:
 - i. Intersection of 92nd Street & University Avenue
 - ii. Intersection of Jordan Creek Parkway & Westtown Parkway
 - iii. Community Center Interior Renovations
 - iv. Law Enforcement Center Roof Replacement
5. Staff Updates
6. Other Matters

This agenda is created for planning purposes and is subject to change.

Any discussion, feedback or recommendation by Sub-committee member(s) should not be construed or understood to be an action or decision by or for the West Des Moines City Council.

All visitors to the Public Works Council Committee meetings are asked to sign in.

Thank you!

**PUBLIC WORKS COUNCIL COMMITTEE MEETING
GUEST ATTENDANCE**

Date:

Printed Name & Organization	Address / E-mail	Day time phone #	Topic
Eric Heikes Mid American Energy	10510 Douglas Avenue echeikes@midamerican.com	252-6497	University
Ryan Martinson MidAm	10510 Douglas Ave R.Martinson@midamerican.com	281-2453	University 8/4 to 46



MidAmerican Energy Company
10510 Douglas Avenue
Urbandale, Iowa 50377

7/8/2015

City of West Des Moines
Attention: Bob Gordon
4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, IA 50265

Dear Mr. Gordon:

RE: University Avenue Electric Overhead to Underground Conversion Cost Adjustment

The City of West Des Moines city council approved our estimated bid of \$758,000 on November 3, 2014. Due to limited space along University Avenue, 60th to 68th Street, MidAmerican Energy has been requested, by West Des Moines Engineering to alter our original approved plans. The cost to make this change is \$45,900.00.

The cost breakdown for this change is as follow;

- Additional mobilization to and from the job site for potholing of existing fiber within the drill path = \$3,125.00;
- Potholing of existing fiber to accurately capture depth and location measurements = \$25,305.00;
- Backfill and compaction of additional potholes per City requirements = \$7,150.00;
- Additional excavation time to excavate splice pits and protect existing fiber within the drill path = \$10,320.00;

TOTAL QUOTATION: \$45,900

The new estimated cost to relocate our electric overhead is now \$803,900.00.

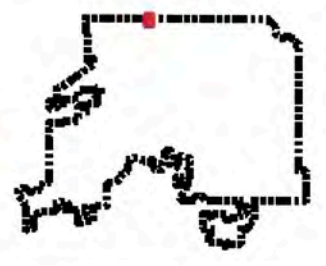
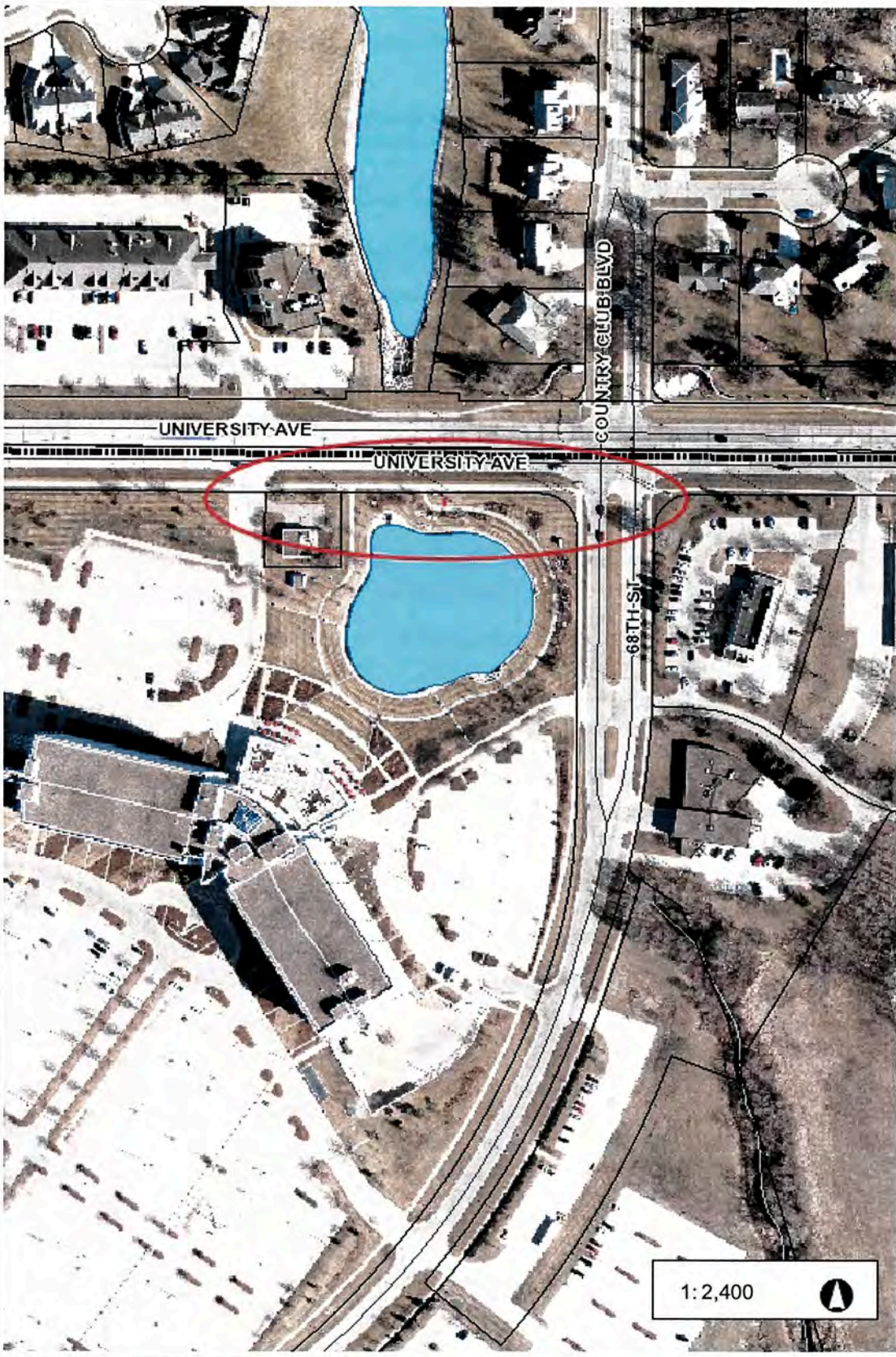
Please notify MidAmerican Energy if they approve this change order.

Sincerely,
MidAmerican Energy Company

Gail D. Davis
Customer Technician



Utility Conflict Area



Legend

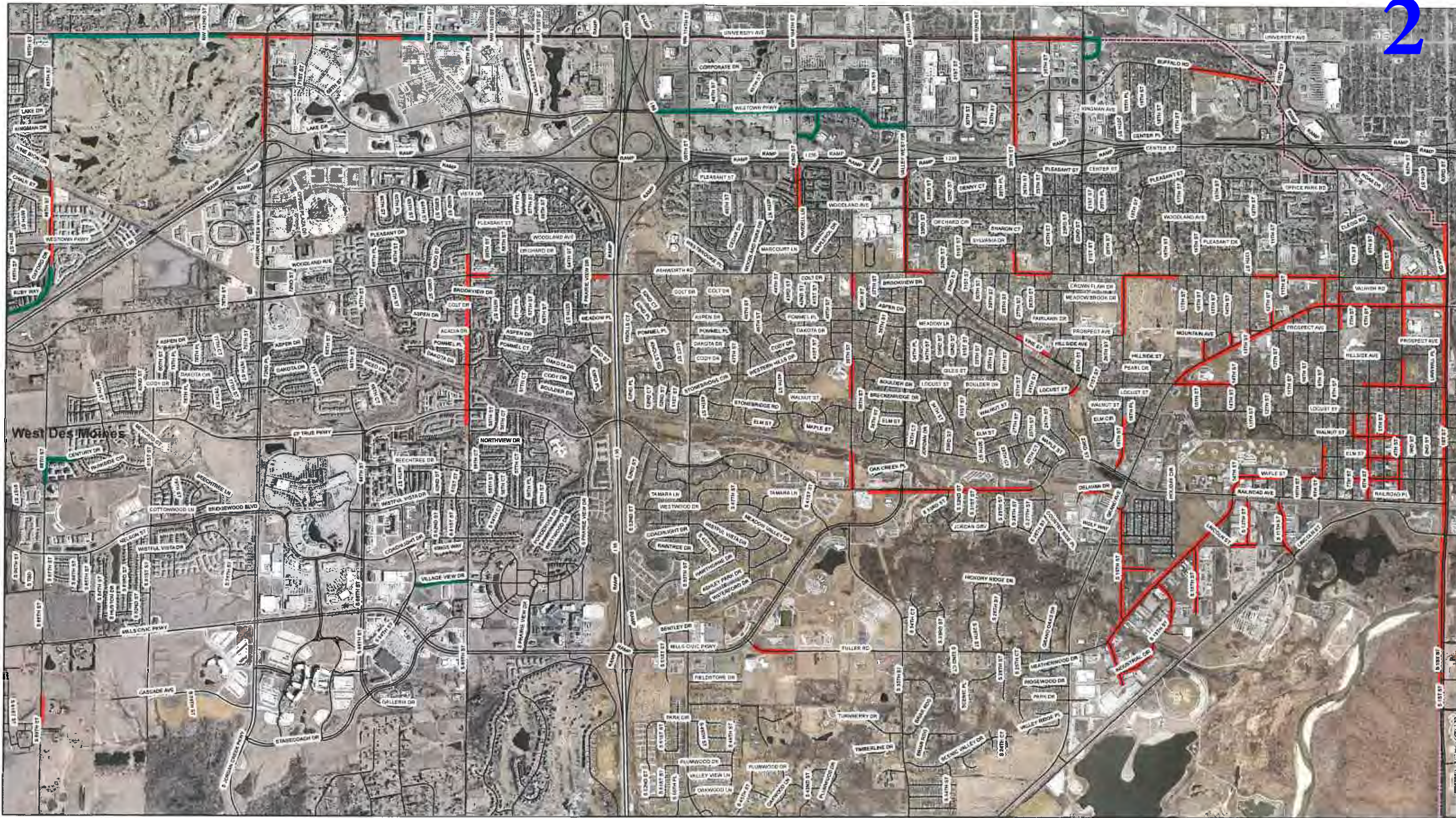
- Parcels



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



Please note: To the best of our knowledge, the information included in this communication is correct. However, the City makes no warranty as to the accuracy of the information.



CITY OF
West Des Moines.






In-Fill Street Light Project

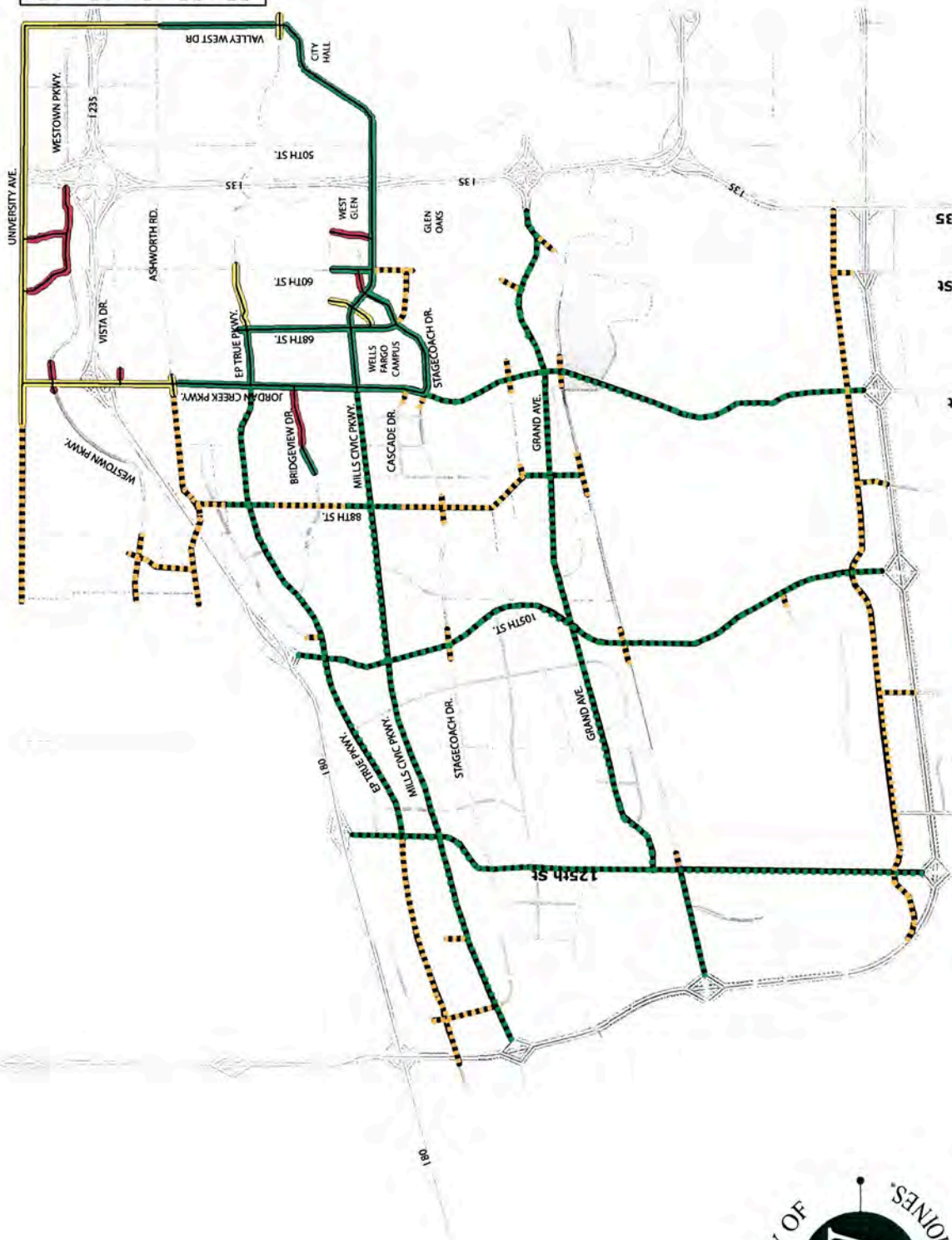
Legend

- Streets_IS_WDM
- No_Poles
- CorporateLimit_CED_WDM
- Wood_Pole_streetlights



RAISED MEDIANS CURRENT & FUTURE LOCATION MAP

	EXISTING ENHANCED MEDIANS (CITY MAINTAINED)
	EXISTING ENHANCED MEDIANS (PRIVATELY MAINTAINED)
	EXISTING CONCRETE MEDIANS
	FUTURE ENHANCED "GREEN" MEDIANS
	FUTURE ENHANCED "HARDSCAPE" MEDIANS

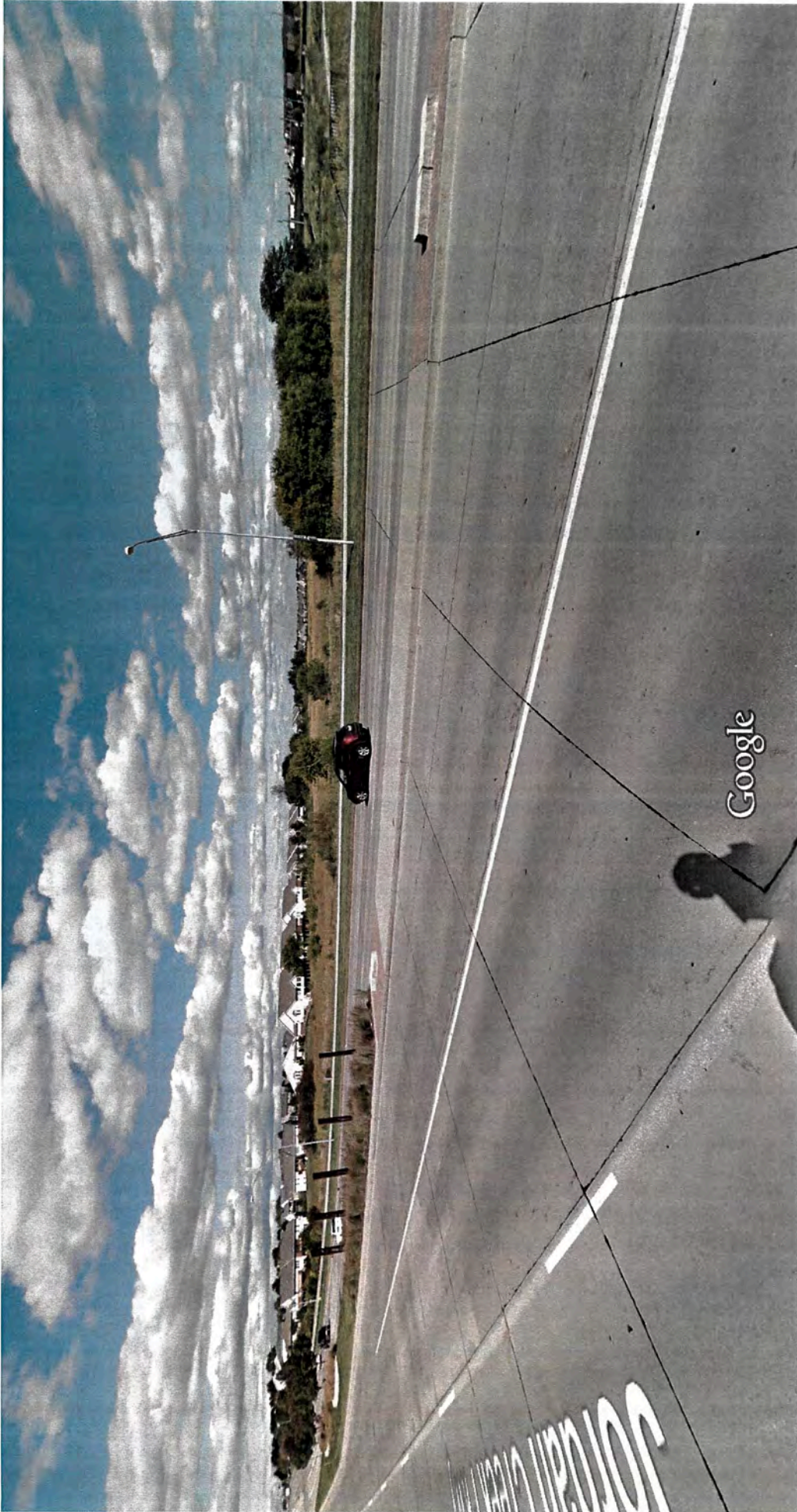




Google Google Maps



3



West Des Moines, Iowa
Street View - Sep 2011

71st St
72nd F
Jord
76th St

Pinegar, Kimberly

From: West Des Moines, IA <webmaster@wdm.iowa.gov>
Sent: Friday, July 17, 2015 8:30 AM
To: Pinegar, Kimberly
Subject: West Des Moines, IA: Public Works Council Committee Meeting

Public Works Council Committee Meeting

- **Date:** 07/20/2015 11:30 AM - 1:30 PM
- **Location:** West Des Moines City Hall - Training Room
[4200 Mills Civic Parkway](#)
[West Des Moines, Iowa 50265](#)
- **Agenda:** [7/20/15 PWCC Agenda](#)

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