

MEETING MINUTES
PUBLIC WORKS COUNCIL COMMITTEE
West Des Moines City Hall Training Room
Monday, August 3, 2015

Attending:

Council Member – Rick Messerschmidt
Council Member – Kevin Trevillyan
City Manager – Tom Hadden
Finance Director – Tim Stiles
Assistant City Attorney – Greta Truman
Public Works Director – Bret Hodne
Public Works Deputy Director – Joe Cory

Traffic Engineer – Jim Dickinson
Principal Engineer – Brian Hemesath
Principal Engineer – Ben McAlister
Principal Engineer – Jason Schlickbernd
Development Services Planner – Linda Schemmel
Communications Specialist – Lucinda Stephenson
Guest Bill Lowry - Hidden Creek LLC
Guest Marc Abels - Simpson, Jensen, Abels, Fisher,
Bouslog, P.C.

Meeting called to order at 11:32 AM.

1. **Barnes Heights Sewer Request** – Deferred to a future PWCC meeting.

2. **Coachlight Drive Special Assessment**

Issue Summary:

Principal Engineer Brian Hemesath introduced guests Bill Lowry from Hidden Creek LLC and Marc Abels from Simpson, Jensen, Abels, Fisher, Bouslog, P.C. to discuss an amendment to the special assessment for Coachlight Drive. Mr. Lowry and Mr. Abels have worked extensively with the property owners in the Hickory Knolls development to obtain a verbal agreement for the ROW necessary to pave Coachlight Drive from S. 91st Street to S. 88th Street. At the July 27, 2015, Council Committee meeting, Council approved the preliminary assessment plat for the Coachlight Drive street improvements and a public hearing was set for September 8, 2015. Since that Council meeting, staff has received a question as to why the watermain wasn't included in the assessment. Mr. Lowry has provided a cost estimate of \$60,000 for Hidden Creek LLC to install the watermain. This is what it would cost for the watermain to be installed privately. Installing the watermain as part of the assessment project could be higher. If the watermain were to be installed after the paving of the road by the developer, the costs incurred could also be higher than \$60,000. Hidden Creek LLC has agreed to pay any conditional deficiency (amount of the project the City would have to pay in excess of 25% of the valuation of the property as set by City Council) related to the watermain for assessment associated to their property. With regard to the watermain the City may have to incur the cost of installing the watermain on the south side. Staff reached out to Water Works to determine if they would pay for the remainder of the watermain if the Sandahl development didn't get developed and the conditional deficiency were to occur. Water Works has stated the watermain installation is a developer cost and they would not be responsible for the cost of the remainder of the watermain if the Sandahl development didn't get developed.

Discussion occurred about why the watermain wasn't included as part of the original development of Whisper Ridge along Coachlight. Lack of right-of-way ownership along the Coachlight Drive extension and deferment of construction of Coachlight Drive paving delayed the watermain installation.

City Manager Tom Hadden stated he would be willing to coordinate a meeting between staff, Water Works, Mr. Abels and Mr. Lowry. Mr. Abels and Mr. Lowry are requesting an amendment to the assessment to include the cost of the watermain installation for the Coachlight Drive street improvement.

Direction: Council Members Messerschmidt and Trevillyan are split on a recommendation. Council Member Messerschmidt recommends that Mr. Abels and Mr. Lowry continue discussions with West Des Moines Water Works to reconsider their position, however, Council Member Messerschmidt concurs to allow Whisper Ridge development to include the cost of watermain installation in the special assessment. Council Member Trevillyan does not recommend allowing the watermain installation be included in the special assessment.

3. Review of Public Works Items for Council Meeting (August 10, 2015)

A. Approval of Traffic Code Amendment, Official Traffic Controls – 65th Street & Ashworth Road

B. Approval of Traffic Safety Improvement Program (TSIP) Funds – Radar Technology Traffic Signal Vehicle Detection Units

Traffic Engineer Jim Dickinson reported that he is applying for TSIP funds in the amount of \$154,000 to fund new technology for radar units that can detect bicycles in addition to vehicles to be used in seven (7) intersections in the City that have sharrow designations.

C. Award Contract:

- i. Pine Avenue Improvements – South 8th Street to End of Pavement
- ii. Alluvion 1A2 Water Main Improvements Project

D. Accept Work – Ashworth Road Low Pressure Sewer (*Tentative*)

E. Amendment to Professional Services Agreement – Grand Prairie Parkway from Mills Civic Parkway to Wendover Road

F. Change Order – Frink Creek Sanitary Sewer – This change order is to install service risers for properties in the Frink Creek Sanitary Sewer district. The sewer is at a depth of about 20-25 feet. The risers would bring the pipe to a more typical depth of 10-12 feet so property owners would not incur excessive costs at the time of connection to the sewer.

G. Professional Services Agreement

- i. Public Safety Station 17 HVAC Commissioning
- ii. Miscellaneous Land Surveying Services

H. Order Construction:

- i. Public Safety Station 17 HVAC Improvements – Development Services Planner Linda Schemmel reported that previously the direction for staff based on the system options recommended by the engineer was to pursue a ground source (geo thermal) system. The engineer and staff met several times with the DNR and after discussions on clearance requirements with Water Works wells, gas pumps at the Parks maintenance site and storm water detention, there is not sufficient area to install enough wells to service the building. Staff

recommends moving forward with a water source system instead. The interior of the building will be set up as a heat pump system. A ground source heat pump system can be implemented at a later date. The water source system has two small boilers for heating and uses a chiller for cooling. Staff reviewed the water source system with the maintenance staff and they are comfortable with this type of system.

- ii. South 8th Street from County Line to White Crane Road
- iii. Maffitt Lake Road Pedestrian Box at Great Western Trail Crossing (*Tentative*)

I. Establish Public Hearing - Sugar Creek Stormwater Fee District

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

4. **Staff Updates**

- A. LEC & Library HVAC Improvements – Possible Liquidated Damages – Ms. Schemmel reported that as a part of a change order for additional construction for the chiller enclosure, a completion date was set for July 10th for the contract. The contractor did not complete the enclosure by that date due to running short on materials. The contractor completed the enclosure about two and a half weeks past the contract date, however, the delay in installation of the chiller enclosure did not have impact on the function of the new equipment which has been operating for several months. Staff is seeking direction on how to move forward with liquidated damages.

Assistant City Attorney Greta Truman stated liquidated damages must have a reasonable relation to actual damages incurred. Ms. Truman does not recommend asking for liquidated damages since there are no actual damages.

Direction: The PWCC concurs with Legal's recommendation.

5. **Other Matters**

A. Jordan Creek and Fuller Road

Principal Engineer Ben McAlister reported that staff met with Clark Jacobsen last week to review the erosion in the greenway at Jordan Creek and Fuller Road. Mr. Jacobson is aware the project is progressing. The design consultant is anticipating a fall letting. Discussion included additional erosion that has occurred in the greenway since last fall at the site and how the property owner could potentially handle the erosion if it were to reach private property.

Direction: Information Only.

B. Grand Ave Under I-35

It was reported that Grand Avenue under I-35 was opened by the DOT late last week. A project is planned for July 2016 to redo the ROW fencing from the south west mix-master to Raccoon River, which will also include fencing on EP True Parkway under I-35. Public Works Director Bret Hodne stated that he will be talking with the DOT about the timeline for the fencing on EP True Parkway since it is a high traffic pedestrian and bicycling area.

Direction: Information Only.

C. Maintenance for Private Lake

Mr. McAlister reported that staff has been approached by a development in Waukee that owns a private lake north of University Avenue. A portion of West Des Moines drains into the pond. The development is claiming that sediment from Greenway Crossing, Hawthorne Plaza, and areas west of Des Moines Golf & Country Club, south of University Avenue, and north of Bishop Drive have filled their sediment pond which needs cleaned out. They've requested that the City increase enforcement of construction erosion control measures, however, the DNR has been on the sites and hasn't found any violations. There are 32 home owners responsible for the maintenance of their private lake, but they are requesting that the Cities of Waukee and West Des Moines pay for the maintenance of the private lake. The lake is on private property and City policy regarding private property retention ponds/lake is that the responsibility for maintenance is on the ownership within the development.

Direction: Information Only.

Meeting adjourned at 12:51 PM. The next Public Works City Council Subcommittee meeting is scheduled for August 17, 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, August 3, 2015 – 11:30 AM

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

1. Barnes Heights Sewer Request
2. Coachlight Drive Special Assessments
3. Review of Public Works Items for Council Meeting (August 10, 2015)
 - A. Approval of Traffic Code Amendment, Official Traffic Controls – 65th Street & Ashworth Road
 - B. Approval of Traffic Safety Improvement Program (TSIP) Funds – Radar Technology Traffic Signal Vehicle Detection Units
 - C. Award Contract:
 - i. Pine Avenue Improvements – South 8th Street to End of Pavement
 - ii. Alluvion 1A2 Water Main Improvements Project
 - D. Accept Work – Ashworth Road Low Pressure Sewer
 - E. Professional Services Agreement – Public Safety Station 17 HVAC Commissioning
 - F. Order Construction – Public Safety Station 17 HVAC Improvements
4. Staff Updates
 - A. LEC & Library HVAC Improvements – Possible Liquidated Damages
5. 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.

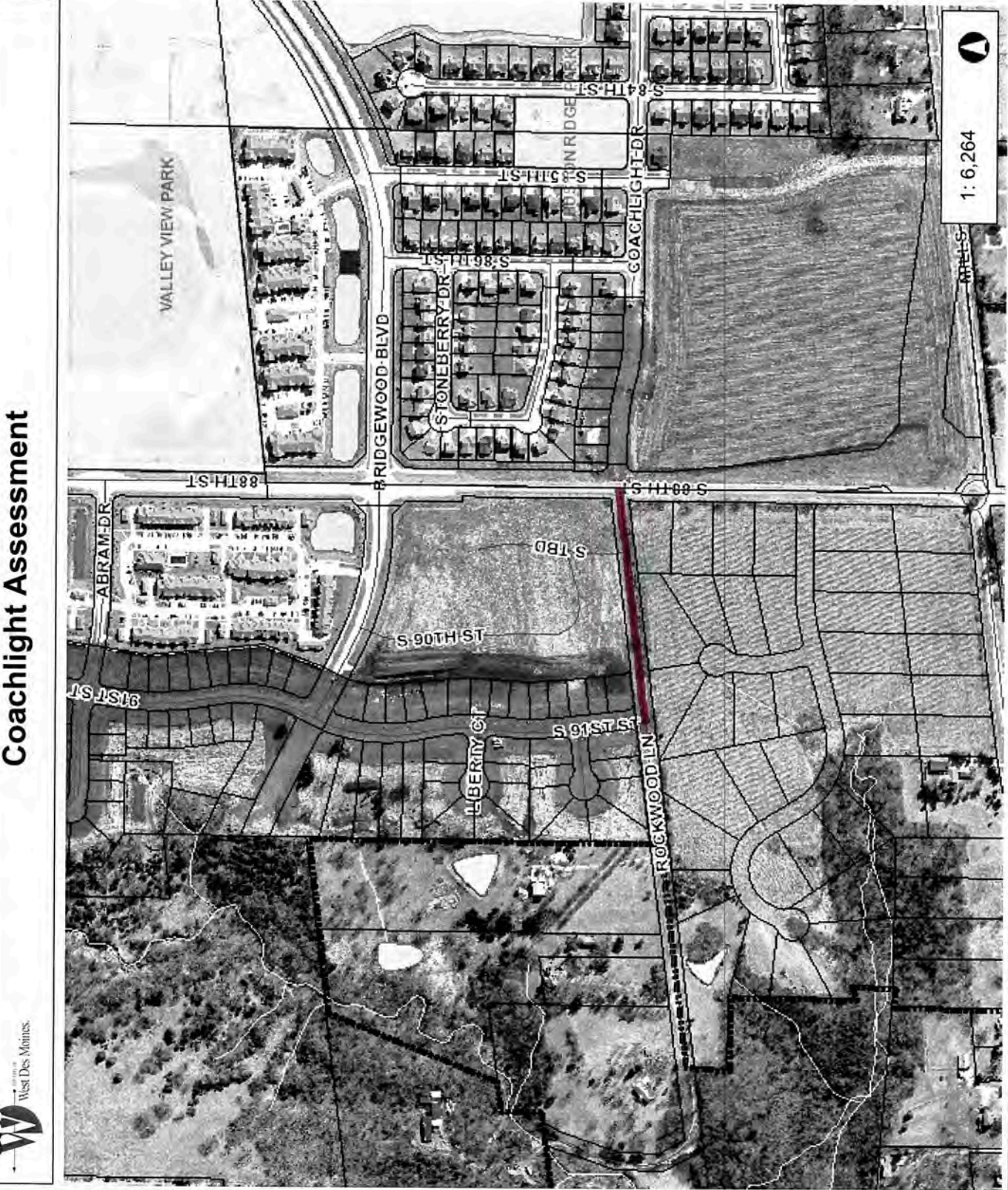
Thank you!

**PUBLIC WORKS COUNCIL COMMITTEE MEETING
GUEST ATTENDANCE**

Date:

Printed Name & Organization	Address / E-mail	Day time phone #	Topic
<p><i>Bill Lourey Hidden Creek - LLC "Whisper Ridge"</i></p>	<p><i>wk-lourey@Acr.com</i></p>	<p><i>515 491 0127</i></p>	<p><i>Coachlight special assessment - add water main</i></p>
<p><i>Marc Abeles</i></p>	<p><i>mabelsclowatim.com</i></p>	<p><i>515 288-5000</i></p>	<p><i>Coachlight assessment</i></p>

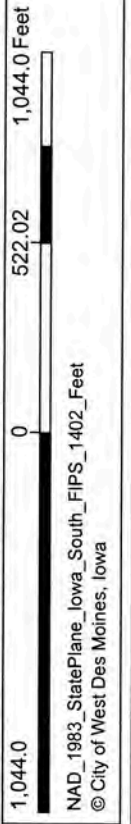
Coachlight Assessment



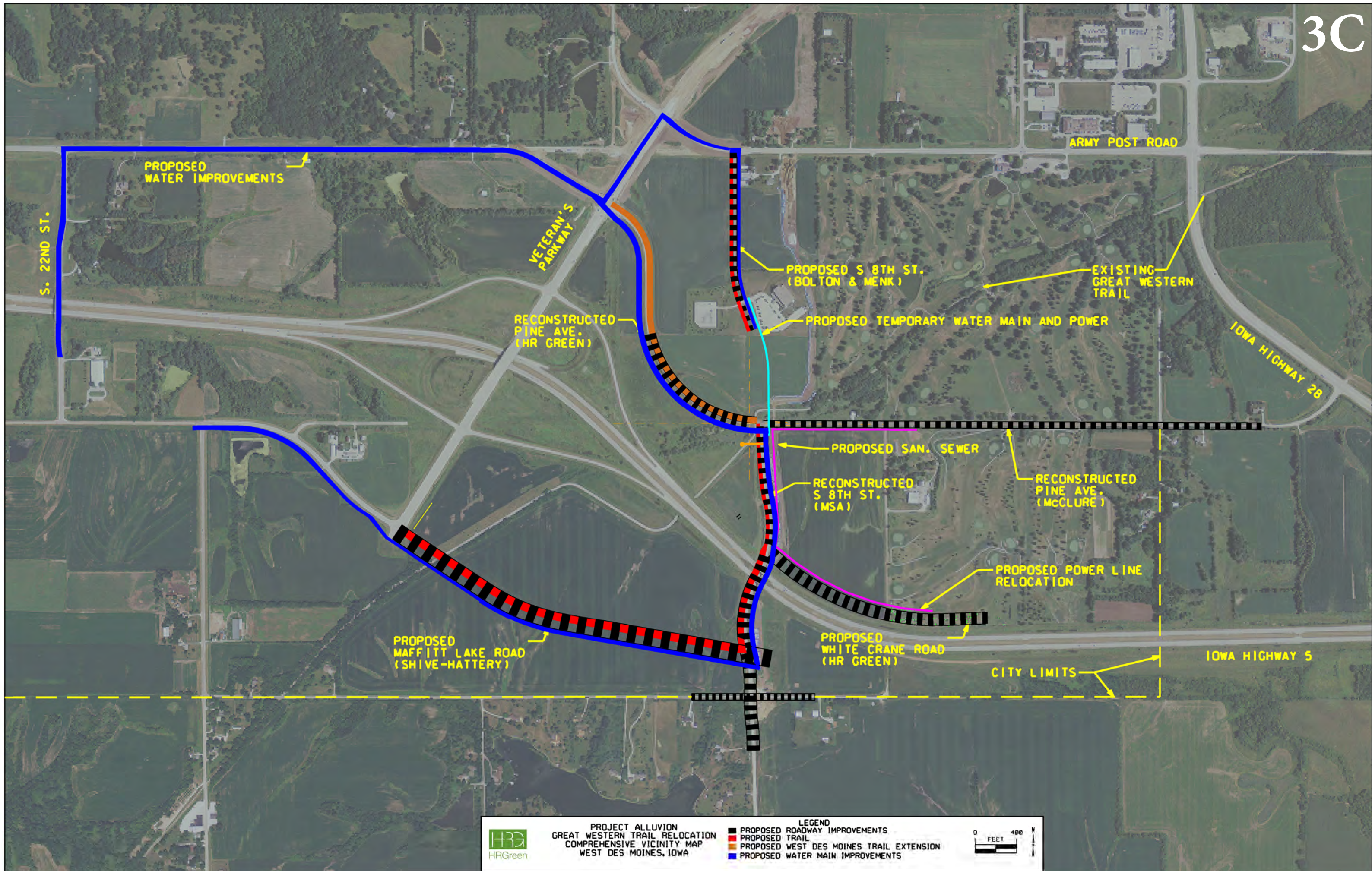
- Legend**
- Parcels
 - Parks
 - Greenways



1 : 6,264



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



HRGreen

**PROJECT ALLUVION
GREAT WESTERN TRAIL RELOCATION
COMPREHENSIVE VICINITY MAP
WEST DES MOINES, IOWA**

LEGEND

- PROPOSED ROADWAY IMPROVEMENTS
- PROPOSED TRAIL
- PROPOSED WEST DES MOINES TRAIL EXTENSION
- PROPOSED WATER MAIN IMPROVEMENTS

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FEET

Pinegar, Kimberly

From: West Des Moines, IA <webmaster@wdm.iowa.gov>
Sent: Friday, July 31, 2015 1:12 PM
To: Pinegar, Kimberly
Subject: West Des Moines, IA: Public Works Council Committee Meeting

Public Works Council Committee Meeting

- **Date:** 08/03/2015 11:30 AM - 1:30 PM
- **Location:** West Des Moines City Hall - Training Room
[4200 Mills Civic Parkway](#)
[West Des Moines, Iowa 50265](#)
- **Agenda:** [8.3.15 PWCC Agenda](#)

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