

July 24, 2017

West Des Moines City Council Proceedings
Monday, July 24, 2017

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, July 24, 2017 at 5:30 PM. Council members present were: R. Messerschmidt, J. Mickelson, J. Sandager, K. Trevillyan, and R. Trimble.

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

Vote 17-406: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 2. Public Forum

Mark Rocha, 495 South 51st Street, expressed concerns that there are no streetlights on the west side of recently reconstructed South 50th Street, between EP True Parkway and Mills Civic Parkway.

Brian Hemesath, Interim City Engineer, responded the City has a contract in place with MidAmerican Energy to have those streetlights installed for all areas along that roadway except for a few undeveloped parcels.

Ed Engler, 128 11th Street, expressed concerns that the West Des Moines Community School District is considering spending \$29 million to relocate its sixth grade students out of the elementary schools to alleviate overcrowding.

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

Council member Sandager reported he attended a meeting of the Development and Planning Subcommittee, where discussion was held on a proposed ordinance to amend regulations pertaining to single family residential uses in non-single family residential designated areas.

Council member Trimble commended the Parks and Recreation Department for its two ice cream social events held this summer, which were very well attended.

Council member Messerschmidt reported he attended a meeting of the Public Services Subcommittee, where discussion was held on a request to waive sidewalk requirements for a property that has had concrete pavers in place for many years. The subcommittee also held discussion on the possibility of discontinuing the printing of paper maps. He also attended a meeting of the West Des Moines Water Works Board of Trustees, where it was reported that the new well in Holiday Park is now operational and discussion was held on an agreement with Des

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Moines Water Works regarding water service for West Des Moines properties south of the Raccoon River. He noted the conversations among metro-area water utilities regarding potential regionalization are ongoing. He also attended a meeting of the Library Board of Trustees, where it was reported that a fundraiser at Whole Foods raised \$2,314 for the West Des Moines Library, and he reported discussion was held on the library's strategic plan study.

City Manager Tom Hadden reported the City recently had its bond rating reviewed by Standard & Poor's, and the City maintained its AAA bond rating. He also introduced Susanne Gerlach from Public Financial Management, who will give a report on the five bond issuances sold today.

Susanne Gerlach, Public Financial Management, 801 Grand Avenue, Des Moines, presented the tabulations of bids for the five bond issuances. Series 2017A received six bids, which included 44 bidders that went in as syndicates. The low bid, submitted by R.W. Baird & Co., came in at a true interest rate of 1.96 percent. Series 2017B received six bids, which included 44 bidders that went in as syndicates. The low bid, submitted by R.W. Baird & Co., came in at a true interest rate of 1.37 percent. Series 2017C received five bids, which included 43 bidders that went in as syndicates. The low bid, submitted by Morgan Stanley & Co., came in at a true interest rate of 2.35 percent. Series 2017D received seven bids, which included 45 bidders that went in as syndicates. The low bid, submitted by Piper Jaffray, came in at a true interest rate of 2.68 percent. Series 2017E received five bids, which included 43 bidders that went in as syndicates. The low bid, submitted by Morgan Stanley & Co., came in at a true interest rate of 1.96 percent.

On Item 4. Consent Agenda.

It was moved by Messerschmidt, second by Sandager to approve the consent agenda as presented.

- a. Approval of Minutes of July 10, 2017 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
 1. Historic Valley Junction Foundation d/b/a Historic Valley Junction Foundation, 137 5th Street - Transfer Location Temporarily to 217 5th Street (Valley Junction Activity Center) - August 5-7, 2017
 2. Historic Valley Junction Foundation d/b/a Historic Valley Junction Foundation, 137 5th Street - Transfer Location Temporarily to 217 5th Street (Valley Junction Activity Center) - August 11-13, 2017
 3. Historic Valley Junction Foundation d/b/a Historic Valley Junction Foundation, 137 5th Street - Transfer Location Temporarily to 217 5th Street (Valley Junction Activity Center) - September 9-11, 2017
 4. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe #2, 1990 Grand Avenue (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal
 5. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe #3, 1725 Jordan Creek Parkway (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal

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6. Hy-Vee, Inc. d/b/a Hy-Vee Solheim Cup Golf Event, 1600 Jordan Creek Parkway (Hy-Vee Pavilion area) - 14-Day Class LC Liquor License with Sunday Sales - Effective August 14-27, 2017
 7. Richman Enterprises, LLC, d/b/a Krueger BP, 1272 8th Street - Class BC Beer Permit - Renewal
 8. Blue Monday, LLC d/b/a Me So Hungry, 1907 EP True Parkway, Suite 101 - Class LC Liquor License with Sunday Sales and Outdoor Service - New
 9. Walnut Brewery, Inc., d/b/a Rock Bottom Brewery - Class LC Liquor License with Sunday Sales, Brew Pub, High Proof Brew Pub, Catering and Outdoor Service Privileges - Renewal
 10. Scotty's Pub 1, LLC d/b/a Scotty's Pub & Grill, 3781 EP True Parkway - Class LC Liquor License with Sunday Sales - New
 11. Twin Restaurant Des Moines, LLC d/b/a Twin Peaks, 4570 University Avenue - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 12. Tea Time Two, LLC, d/b/a Wines of Iowa, 234 5th Street - Class B Native Wine Permit with Sunday Sales - Renewal
- d. Approval of Extended Sound Permit - Solheim Cup
 - e. Approval of Contract - Sidewalk and Trail Snow Removal/Ice Control Services
 - f. Approval of Professional Services Agreement - Sugar Creek Trail, Phase 1 Conceptual Design
 - g. Order Construction:
 1. Holiday Aquatic Center Play Structure Refurbishment
 2. Holiday and Valley View Aquatic Center Water Slide Structure Refurbishment
 - h. Accept Work - Sugar Creek Sewer Extension
 - i. Approval of Proposal from MidAmerican Energy Company - Alluvion Water Booster Station Electrical Service Extension
 - j. Approval and Acceptance of Permanent Pedestrian Easement - Aspen Valley, 978 84th Street
 - k. Establish Consultation Meeting and Public Hearing - Midtown Urban Renewal Area
 - l. Approval of Economic Development Action Plan
 - m. Approval and Acceptance of Property Interests - South Grand Prairie Parkway Improvements

Vote 17-407: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 5(a) Amendment to City Code - Title 7 (Public Ways and Property), Chapter 8 (Sewer Regulations) - Quail Park/Thornwood and Ashworth Road Grinder Pump Service, initiated by the City of West Des Moines

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

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Council member Trevillyan expressed concerns about the City taking responsibility for the maintenance of these grinder pumps, because the residents in these areas requested the pumps, knowing it would be their responsibility to maintain them when issues arise. He also expressed concerns that residents will put materials into their sewer that could cause the grinder pumps to fail, and he does not believe failed pumps will be disassembled for inspection to identify if the cause was gross negligence.

Council member Trimble noted there are plans to provide informational materials to these residents about the appropriate use and maintenance of grinder pumps.

Council member Trevillyan stated he doesn't believe the information will be passed on to new owners when these properties are sold.

Council member Sandager stated he had previously shared similar concerns, but after doing further research, he learned that some of these residents are having trouble selling their homes because of the uncertainty surrounding the responsibility of the grinder pumps. He does not believe such an issue should stand in the way of these homes being sold, therefore he supports the City taking responsibility for the maintenance of these grinder pumps. He also noted the annual cost for the City to maintain the grinder pumps will be fairly minimal.

Council member Trevillyan expressed concerns about other areas of the city requesting low pressure sewers with grinder pumps, because the costs could be lower and the City would maintain the grinder pumps.

Council member Trimble stated, given what has been learned from this case, it should not be a choice for the residents going forward, and he would only support a low pressure sewer with grinder pumps in cases where there is no other choice.

Vote 17-408: Messerschmidt, Mickelson, Sandager, Trimble ... 4 yes
Trevillyan ... 1 no

Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 17-409: Messerschmidt, Mickelson, Sandager, Trimble ... 4 yes
Trevillyan ... 1 no

Motion carried.

It was moved by Trimble, second by Messerschmidt to waive the third reading and adopt the ordinance in final form.

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Vote 17-410: Messerschmidt, Mickelson, Sandager, Trimble ... 4 yes
Trevillyan ... 1 no

Motion carried.

On Item 5(b) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 7 (U-Turn Prohibited) - Mills Civic Parkway and South Prairie View Drive (westbound), initiated by the City of West Des Moines

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

Vote 17-411: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 17-412: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

It was moved by Messerschmidt, second by Trimble to waive the third reading and adopt the ordinance in final form.

Vote 17-413: 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 Microsoft DSM09 (Osmium), generally located west of I-35 at the intersection of 110th Street and 10th Avenue in Madison and Warren County - Amend Comprehensive Plan Land Use Map and Amend Zoning Map for Light Industrial for Construction of a Data Center, 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 July 7, 2017 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 Comprehensive Plan Amendment and Rezoning Request.

Mayor Gaer asked if there were any public comments.

Nancy Deimerly, 1136 North 60th Street, Cumming, expressed concerns that City staff had previously promised that the road in front of her home would be paved in conjunction with Microsoft's Osmium development, and she was recently told that is no longer the case. She also

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expressed concerns about possible impacts to the propane tank on her property that sits 30 feet from the property line adjacent to the Microsoft property. She also expressed concerns about the Microsoft property adjacent to hers being rezoned from agricultural to light-duty industrial, and she stated she would never support a rezoning on her property.

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

Clyde Evans, Community and Economic Development Director, reported that Ms. Deimerly's property is located in the corporate limits of the City of Cumming, and the Microsoft property to the north is in the corporate limits of West Des Moines. He stated at the time staff met with Ms. Deimerly about a year ago, staff informed her that the City was considering having 60th Street paved, but no decisions had been made yet, so that would be subject to change. At that time, no engineers had been hired to design the project. He also noted that roadway, which is in the corporate limits of Cumming, is maintained by Madison County, therefore any improvements to it would not be done by the City of West Des Moines. There have been discussions about Microsoft contributing economic development grants to Madison County to help fund the paving project, but staff does not know the current status of that possibility.

Brian Hemesath, Interim City Engineer, reported on June 26th the City Council awarded a contract for the SW 60th Street, SE 50th Street, and SE Adams Street public improvements project. This roadway was chosen to serve as a paved access to the Osmium site, as opposed to the roadway south of the site, which runs by Ms. Deimerly's property. When Microsoft submits a site plan for the Osmium site, staff will initiate the process to design another roadway project to provide a second paved access from Microsoft's south property line to connect to Veterans Parkway.

Mr. Evans responded to questions from the Council, stating the option of paving South 60th Street to the south was ruled out because of the higher cost to construct that project due to topography and the disruption it would create for traffic and existing homeowner access in that area.

Mayor Gaer noted that this proposed rezoning would have no impact on Ms. Deimerly's property.

It was moved by Trimble, second by Messerschmidt to adopt Resolution - Approval of Comprehensive Plan Amendment.

Vote 17-414: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

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

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Vote 17-415: 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 Messerschmidt to approve the first reading of the ordinance.

Vote 17-416: 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 Cedar Ridge Lots 3-8, north side of intersection of Mills Civic Parkway and South 91st Street - Amend the Comprehensive Plan Land Use Map to Change the Land Use Designation for approx. 0.82 acres from Office to Single Family Residential and Consistency Zone approx. 9 acres from 'Unzoned' to Residential Estate, 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 July 7, 2017 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 Comprehensive Plan Amendment and Rezoning Request.

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

It was moved by Trimble, second by Messerschmidt to adopt Resolution - Approval of Comprehensive Plan Amendment.

Vote 17-417: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

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

Vote 17-418: 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 Messerschmidt to approve the first reading of the ordinance.

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Vote 17-419: 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 Boston Property, 9975 Booneville Road - Designate Residential Medium Density Zoning on approx. 11.68 acres, initiated by Chayse Holding, LLC. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 7, 2017 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 4-1, with two members absent, the Plan and Zoning Commission recommended City Council approval of the Rezoning Request.

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

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

Vote 17-420: 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 Messerschmidt to approve the first reading of the ordinance.

Vote 17-421: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Villas on Ashworth, generally located at 8585 Ashworth Road - Amend Comprehensive Plan Land Use Map from Office to High Density Residential and Community Commercial and Designate Residential High Density Zoning and Community Commercial Zoning on approx. 36 acres, initiated by Fink Enterprises, LC. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 7, 2017 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 4-0, with three members absent, the Plan and Zoning Commission recommended City Council approval of the Comprehensive Plan Amendment and Rezoning Request.

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 Comprehensive Plan Amendment.

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Council member Trimble expressed a desire for staff to review the comprehensive plan to determine the appropriate land use designations for this area, so that it can be adjusted accordingly all at once, as opposed to addressing individual requests like this and doing it piecemeal.

Council member Mickelson stated the Development and Planning Subcommittee discussed this development and determined that it is a good fit for the site, given it sits between Ashworth Road and I-80. However, he noted another request has been made for a multi-family housing development on the south side of Ashworth Road, and there are concerns among the residents in this area about these developments increasing traffic volume along Ashworth Road, which they feel is already too busy. He agreed that the comprehensive plan needs to be reviewed to determine the appropriate land use designations for this area.

Council member Trevillyan agreed that the comprehensive plan needs to be reviewed to determine the appropriate land use designations for this area, and he also suggested the City should consider imposing a moratorium on apartment development.

The Council held discussion on the appropriate balance of housing types in light of the continuously high demand for apartments.

Ed Arp, represent the applicant, explained that this proposed development is expected to be two-story townhomes units that would be rented, and the maximum density given the proposed zoning classification would be 15 units per acre; therefore it would not be a typical apartment complex.

Mayor Gaer suggested staff could review the comprehensive plan for only the Ashworth Road corridor at this time, because that is where most of the development activity is.

Lynne Twedt, Development Services Director, reported staff is reviewing the comprehensive plan land use designations across the whole city. She acknowledged staff is aware of the concerns about too many apartments, and they are keeping that in mind as they consider appropriate land use designations for undeveloped areas. She also stated staff will seek input from the community, via the quality of life council and social media, on what they think would be the appropriate balance between single-family and multi-family housing.

Further discussion was held on the appropriate balance of housing types across the city and the need for an updated comprehensive plan, particularly for the Ashworth Road corridor. Staff was asked to provide information on the recommended land use designations for the Ashworth Road corridor.

Council member Messerschmidt suggested this item be continued two weeks to allow the Council to review the staff recommendations for land use designations for the Ashworth Road corridor.

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Mr. Arp stated it would not be an issue for the applicant to continue this item two weeks.

Council member Trevillyan rescinded his original motion, and Council member Messerschmidt rescinded his second to the original motion.

It was moved by Trevillyan, second by Trimble to continue Item 6(d) Villas on Ashworth to August 7, 2017.

Vote 17-422: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(e) Mayor Gaer indicated this was the time and place for a public hearing to consider Phenix, northeast corner of 7th Street between Walnut Street and Locust Street - Amend the Planned Unit Development (PUD) to Remove Allowances for Development of Single Family Homes, 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 July 7, 2017 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 PUD Amendment, and a petition was received tonight before the start of the meeting.

Mayor Gaer asked if there were any public comments.

Vicki Long Hill, 136 10th Street, expressed support for maintaining the current zoning of PUD Parcels B and C for single-family housing, as she believes there is a need for more affordable housing in West Des Moines.

Rena Johanningmeier, 612 Walnut Street, expressed support for the staff recommendation to rezone PUD Parcels B and C for greenspace and retain the playgrounds for public use.

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 Sandager stated the Community Housing Initiatives apartment project will add 17 affordable housing units to the community. He also explained how retaining the playground on this site is a way for the City Council to make peace with the neighborhood residents who were opposed to the CHI development. He also noted any home built on those lots would likely be priced around \$200,000, which he would not consider to be affordable housing.

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Council member Trimble stated the Council did listen to both sides, and he feels this solution is the best possible compromise in the end. He also expressed an interest in seeking more affordable housing opportunities in West Des Moines.

Council member Messerschmidt inquired about the timeline for a housing needs assessment study.

Clyde Evans, Community and Economic Development Director, responded the City has issued an RFP for the housing needs assessment study, and those proposals are due later this week. He anticipates the entire process of the study will take approximately three months.

Vote 17-423: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

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

Vote 17-424: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(f) Agreement for Private Development, initiated by IMT Insurance

It was moved by Sandager, second by Trevillyan to continue Public Hearing to August 7, 2017.

Vote 17-425: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(g) Mayor Gaer indicated this was the time and place for a public hearing to consider Ashworth Road Improvements - Jordan Creek Parkway to 81st Street, 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 July 14, 2017 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 Sandager, second by Messerschmidt to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Alliance Construction Group.

Vote 17-426: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

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On Item 6(h) Mayor Gaer indicated this was the time and place for a public hearing to consider Raccoon River Park Softball Irrigation Modifications, 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 July 14, 2017 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 Trimble, second by Messerschmidt to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Landscapes Unlimited, LLC.

Council member Trevillyan stated he will abstain on this item due to a potential conflict of interest.

Vote 17-427: Messerschmidt, Mickelson, Sandager, Trimble...4 yes
Trevillyan... 1 abstain due to potential conflict of interest
Motion carried.

On Item 6(i) Mayor Gaer indicated this was the time and place for a public hearing to consider 2016 Sidewalk Improvement Program, 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 July 14, 2017 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 Trimble, second by Messerschmidt to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Hill Contracting.

Vote 17-428: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(a) Mill Ridge Plat 3, southeast corner of South 91st Street and Nelle Lane - Plat Property into One Lot for a Community Clubhouse and Pool, initiated by Mill Ridge Homes, LLC

It was moved by Trimble, second by Messerschmidt to adopt Resolution - Approval and Release of Final Plat, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

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Vote 17-429: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(b) Mill Ridge Clubhouse, southeast corner of South 91st Street and Nelle Lane -
Approval of a Site Plan for a Clubhouse and Pool for the Mill Ridge Development, initiated by
Hubbell Realty Company

It was moved by Messerschmidt, second by Trimble to adopt Resolution - Approval of Site Plan,
subject to the applicant complying with all applicable City Code requirements and the conditions
of approval listed in the Resolution.

Vote 17-430: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(c) Issuance of \$7,650,000 General Obligation Bonds, Series 2017A, initiated by the
City of West Des Moines

It was moved by Trevillyan, second by Messerschmidt to adopt Motion - Receive and File
Report of Bids and Resolution - Award Sale.

Vote 17-431: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(d) Issuance of \$5,070,000 General Obligation Urban Renewal Bonds, Series 2017B,
initiated by the City of West Des Moines

It was moved by Trevillyan, second by Messerschmidt to adopt Motion - Receive and File
Report of Bids and Resolution - Award Sale.

Vote 17-432: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(e) Issuance of \$9,975,000 General Obligation Urban Renewal Bonds, Series 2017C,
initiated by the City of West Des Moines

It was moved by Trevillyan, second by Messerschmidt to adopt Motion - Receive and File
Report of Bids and Resolution - Award Sale.

Vote 17-433: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(f) Issuance of \$25,555,000 General Obligation Urban Renewal Bonds, Series 2017D,
initiated by the City of West Des Moines

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It was moved by Trevillyan, second by Messerschmidt to adopt Motion - Receive and File Report of Bids and Resolution - Award Sale.

Vote 17-434: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(g) Issuance of \$3,780,000 General Obligation Refunding Bonds, Series 2017E, initiated by the City of West Des Moines

It was moved by Trevillyan, second by Messerschmidt to adopt Motion - Receive and File Report of Bids and Resolution - Award Sale.

Vote 17-435: Messerschmidt, Mickelson, Sandager, Trevillyan, Trimble...5 yes
Motion carried.

On Item 8(a) Amend City Code - Title 9 (Zoning) - Establish Regulations for the Allowance of One Single Family Home in Non-Single Family Residential Areas under Specific Circumstances - City Initiated - Referred to Plan and Zoning

On Item 9 - Other Matters

Council member Sandager requested that the West Des Moines Library's strategic plan summary be distributed to the Mayor and City Council.

Council member Trimble stated he has heard from residents who are concerned about the house at 5000 Westwood Drive, which had been acquired the City, and he inquired about the plans for that house.

Council member Trevillyan responded there are plans for a resident to move the house to a vacant lot in the Valley Junction area, but it is awaiting a setback variance from the Board of Adjustment.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Ryan T. Jacobson, CMC
City Clerk

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ATTEST:

Steven K. Gaer, Mayor