

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: May 20, 2019

time: 5:30 P.M.

MAYOR STEVEN K. GAER
COUNCILMEMBER AT LARGE RENEE HARDMAN
COUNCILMEMBER AT LARGE JIM SANDAGER
COUNCILMEMBER 1ST WARD KEVIN L. TREVILLYAN
COUNCILMEMBER 2ND WARD JOHN MICKELSON
COUNCILMEMBER 3RD WARD RUSS TRIMBLE

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

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. Recognition of Deputy Fire Chief Matt Sonnenburg - Chief Fire Officer Designation
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of May 6, 2019 and May 9, 2019 Meetings
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Biaggi's Ristorante Italiano, LLC d/b/a Biaggi's Ristorante Italiano, 5990 University Avenue - Class LC Liquor License with Carryout Wine, Sunday Sales and Catering Privileges - Renewal
 2. On The Rise West Des Moines, LLC d/b/a Blaze Pizza, 6305 Mills Civic Parkway, Suite 4100 - Class BW Permit with Sunday Sales - Renewal
 3. Drury Development Corporation d/b/a Drury Inn & Suites, 5505 Mills Civic Parkway - Class LB Liquor License with Sunday Sales - Renewal
 4. Dino Investment, Corp. d/b/a The Filling Station, 305 Grand Avenue - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 5. BBMG Mills Civic Parkway, LLC d/b/a Grumpy Goat Tavern, 6420 Mills Civic Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 6. Hy-Vee, Inc. d/b/a Hy-Vee Food Store #1, 1700 Valley West Drive - Class LE Liquor License with Carryout Wine, Carryout Beer and Sunday Sales - Renewal

7. OTB Acquisition, LLC d/b/a On The Border, 140 South Jordan Creek Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 8. The Operating Room, LLC d/b/a The Operating Room, 5515 Mills Civic Parkway, Suites 130 and 135 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 9. RTI Holdings, LLC d/b/a R Taco, 9500 University Avenue, Suite 2109 - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 10. Pool IV TRS, LLC d/b/a Sheraton West Des Moines, 1800 50th Street - Class LB Liquor License with Carryout Wine, Sunday Sales, Outdoor Service and Catering Privileges - Renewal
 11. Vino 209, LLC d/b/a Vino 209, 209 5th Street - Class BW Permit with Carryout Wine, Sunday Sales, and Outdoor Service - Renewal
 12. Walgreen Co. d/b/a Walgreens #6623, 1660 22nd Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 13. Walgreen Co. d/b/a Walgreens #6677, 4900 Mills Civic Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 14. Walgreen Co. d/b/a Walgreens #6678, 1999 Grand Avenue - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 15. West Des Moines Hotel Associates, LLC d/b/a West Des Moines Marriott, 1250 Jordan Creek Parkway - Class LB Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
 16. Des Moines Wine Festival Foundation, d/b/a Winefest Des Moines, 951 South 35th Street - 5-Day Class BW Permit with Outdoor Service - Effective June 6-10, 2019
 17. Des Moines Wine Festival Foundation, d/b/a Winefest Des Moines, 5710 Chestnut Lane - 5-Day Class BW Permit with Outdoor Service - Effective June 6-10, 2019
- d. Motion - Approval of Tobacco Permit
- e. Motion - Approval of Extended Sound Permit - Smash Park, 6625 Coachlight Drive - May 25, 2019
- f. Motion - Approval of Amendment No. 1 to Professional Services Agreement - South Area Lift Station Improvements
- g. Motion - Approval of Change Order #1 - 27th and Vine Culvert Reconstruction
- h. Motion - Approval of Agreement - Union Pacific Rail Crossing Review
- i. Resolution - Approval of 2019-20 FY Non-Union Pay Plan
- j. Resolution - Approval of Assignment of Registrar and Paying Agent Agreement from Bankers Trust Company to UMB Bank

- k. Resolution - Direct Advertisement for Sale, Approval of Electronic Bidding Procedures and Approval of Official Statement:
 - 1. \$7,225,000 General Obligation Urban Renewal Bonds, Series 2019A
 - 2. \$5,820,000 General Obligation Urban Renewal Bonds, Series 2019B
 - 3. \$5,105,000 General Obligation Urban Renewal Bonds, Series 2019C
 - 4. \$6,090,000 General Obligation Urban Renewal Bonds, Series 2019D
- l. Resolution - Order Construction:
 - 1. MidAmerican Energy RecPlex - Grading and Site Utilities
 - 2. Raccoon River Park Boathouse
- m. Resolution - Accept Work:
 - 1. 2017 Asphalt Trail Renovation Project
 - 2. 2018 Concrete Trail Renovation Project
 - 3. Raccoon River Park Softball Complex, Drainage and Dugout Repairs
- n. Resolution - Accept Public Improvements:
 - 1. Chateau 88
 - 2. Greenway Crossing Plat 1, Lot 1
- o. Resolution - Establish Public Hearing Regarding the Final Design, Site Selection and Consideration of Acquiring Agricultural Property - Grand Avenue Reconstruction East of I-35 and Trail West of I-35
- p. Resolution - Approval of Indemnification and Hold Harmless Agreements and Authorize Payment of Driveway Reimbursement Claims - Ashworth Road Improvements, Phase 1
- q. Resolution - Approval of 28E Agreement - Ashworth Road Reconstruction, I-80 Bridge to 98th Street
- r. Resolution - Approval to Add Grand Avenue Estates Plat 1 to the City's Solid Waste Collection Program and Approval and Acceptance of Hold Harmless Agreement
- s. Resolution - Approval and Acceptance of Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement - Kum & Go #3035, 7265 Vista Drive
- t. Resolution - Establish Public Hearing - Amendment #1 to 8300 Mills Civic Parkway Urban Renewal Area
- u. Resolution - Approval to Initiate Development Agreement - JARCOR, LLC
- v. Resolution - Approval of State Economic Development Financial Incentives Assistance - Wright Service Corp. (Project Leaf)
- w. Resolution - Approval of Agreement with Hy-Vee, Inc. for MidAmerican Energy RecPlex Fieldhouse Naming Rights
- x. Resolution - Approval and Acceptance of Property Interests:
 - 1. Cedar Ridge Sewer Extension
 - 2. South 81st Street and Cascade Avenue Project
 - 3. South 85th Street Project, Cascade Avenue to Mills Civic Parkway
 - 4. South 88th Street and Mills Civic Parkway Reconstruction

5. Old Business

- a. West Grand Business Park-MidAmerican Energy RecPlex, southeast corner of South Jordan Creek Parkway and Grand Avenue - Amend the Planned Unit Development (PUD) to Allow for the Development of an Indoor and Outdoor Recreational Facility - W & G McKinney Farms, LC
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

- b. Bridgewood PUD, northwest corner of South Jordan Creek Parkway and Bridgewood Boulevard - Amend the Planned Unit Development (PUD) to Modify Wall Sign Regulations for Parcel M (a.k.a. Bridgewood Square) - Bridgewood Commercial, LLC
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Stark Drive Vacation - Vacation of approx. 145 feet of Stark Drive west of the intersection with South 100th Street - Kings Grove, LLC (Continued from March 18, 2019, April 1, 2019, April 15, 2019, and May 6, 2019)
 - 1. Motion - Continue Public Hearing to June 17, 2019

- b. Ashworth Road West of I-80, generally located north and south of Ashworth Road west of Interstate 80 to 98th Street - Amend the Comprehensive Plan Land Use Map and Amend Zoning Map to Designate and Zone Property to High Density Residential, Medium Density Residential, Single Family Residential, and Business Park - City Initiated
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading

- c. Ashworth Road North, generally located along the north side of Ashworth Road between approx. 76th Street and 84th Street - Amend the Comprehensive Plan Land Use Map and Amend Zoning Map to Designate and Zone Property to Office - City Initiated
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading

- d. Amendment to City Code - Title 3 (Business and Licensing), Chapter 2 (Beer and Liquor Control) and Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office and Industrial Zoning District) and Chapter 10 (Performance Standards) - Modify Certain Regulations Pertaining to Restaurants, Bars and Outdoor Service Areas - City Initiated
 - 1. Ordinance - Approval of First Reading

- e. Amendment #5 to Westown V Urban Renewal Area - City Initiated
 - 1. Resolution - Approval of Urban Renewal Plan Amendment
 - 2. Ordinance - Approval of First Reading

- f. Iowa Clinic Urban Renewal Area Urban Renewal - City Initiated
 - 1. Resolution - Approval of Urban Renewal Plan
 - 2. Ordinance - Approval of First Reading
- g. Agreement for Private Development - Fore Right, LC and Ferguson Property Management Services, LC (Continued from May 6, 2019)
 - 1. Motion - Continue Public Hearing to June 3, 2019
- h. Agreement for Private Development - RB WDM Grand, LLC and Mercy Clinics, Inc.
 - 1. Resolution - Approval of Agreement
- i. 2018-19 FY Operating and Capital Budget - Amendment #4 - City Initiated
 - 1. Resolution - Approval of Budget Amendment #4
- j. Cedar Ridge Sewer Extension - City Initiated (Continued from May 6, 2019)
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

7. New Business

- a. Continental Plaza Plat 3, 1625 Jordan Creek Parkway - Subdivide Property into Two Commercial Lots - VJB Management
 - 1. Resolution - Approval of Preliminary Plat
- b. Mill Ridge Townhomes Phase 2 and Mill Ridge Plat 4, southwest corner of Stagecoach Drive and South 88th Street - Approval of a Site Plan and Preliminary Plat to Allow Construction of a 79-unit Townhome Development - Hubbell Realty Company
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
- c. MidAmerican Energy RecPlex, 6500 Grand Avenue - Approval of a Preliminary Plat to Subdivide Property into Two Lots for Development and Four Outlots and Approval of a Site Plan for Construction of an Indoor/Outdoor Recreation Facility - City of West Des Moines
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
- d. Continental Plaza Coffee Shop, 7350 Westown Parkway - Approval of a Site Plan to Construct a 2,000 sq. ft. Drive-Thru Coffee Shop with a 600 sq. ft. Patio - Penta Partners, LLC
 - 1. Resolution - Approval of Site Plan
- e. 4800 Corporate Drive Plat of Survey, 4800 Corporate Drive - Subdivide Property into Two Lots for Transfer of Ownership and One Street Lot - Hurd Realty, LLC
 - 1. Resolution - Approval and Release of Plat of Survey

- f. Des Moines University Plat of Survey, northwest corner of South Jordan Creek Parkway and Grand Avenue - Approval of Plat of Survey for Transfer of Ownership - W & G McKinney Farms, LC
 - 1. Resolution - Approval and Release of Plat of Survey
 - g. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 3 (Special Stops Required) - 56th Street and Corner Street - City Initiated
 - 1. Ordinance - Approval of First Reading
 - h. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 5 (No Parking Zones) - 44th Street, Ashworth Road to 75 feet south of Ashworth Road on the west side - City Initiated
 - 1. Ordinance - Approval of First Reading
- 8. Receive, File and/or Refer**
- 9. Other Matters**
- 10. Executive Session**
- a. Performance Evaluation
 - b. Pending/Threatened Litigation

CITY COUNCIL WORKSHOP

(immediately follows Council meeting)

- 1. Poverty Simulation
- 2. 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.