July 1, 2019

West Des Moines City Council Proceedings
Monday, July 1, 2019

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 1, 2019 at 5:30 PM. Council members present were: R. Hardman and J. Mickelson. Council member J. Sandager participated via telephone.

City Clerk Ryan Jacobson stated staff recommends one amendment to the agenda, as changes were made to the conditions of approval for Item 7(a) Sammons Financial Group Preliminary Plat and Site Plan.

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

Vote 19-339: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 2. Public Forum

Bob Saxton, 220 South 27th Street, expressed concerns about car vs. bicycle collisions where the trail along EP True Parkway crosses residential streets such as South 26th Street and South 29th Street. He suggested the City install stop signs for the bicyclists on the trail, requiring them to stop at each crossing.

Mayor Gaer requested that staff add this issue to the agenda for discussion at the next meeting of the Public Safety Subcommittee.

Jan Fleming, 1800 Grand Avenue, reiterated concerns about the current mosquito problem and the fact that the City is not spraying for mosquitoes citywide. She stated she is working on obtaining petition signatures from other residents in support of spraying. She also reported the City of Urbandale has informed her there is now a mosquito spray that is not harmful to animals.

City Manager Tom Hadden stated staff is working on a survey of the usage of mosquito spray among other cities, and this information will be presented at the next meeting of the Public Services Subcommittee, where the issue will be discussed and a recommendation will be made to the City Council.

Rachelle Long, 106 11th Street, stated she is the president and founder of Taste of the Junction. She reported the seventh annual Taste of the Junction festival will be held on Saturday, August 31st in Railroad Park, and everyone is invited to attend. She also thanked the City for its support of the event.

Jim Miller, Executive Director of the Historic Valley Junction Foundation, reported the book "Our Towns" by James and Deborah Fallows describes one of the signs of success for a downtown district is having occupied second and third floor apartments and condos above restaurants and retail shops. He also reported the Historic Valley Junction Foundation has been re-designated as an "Iowa Great Place" and has been re-certified as a cultural and entertainment district. He expressed appreciation to the City for its support for the Valley Junction district.

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

Council member Mickelson reported he attended a luncheon hosted by the West Des Moines Chamber of Commerce where Mayor Gaer spoke. He also reported he spoke to the city staff participating in the "WDM 101" class.

Council member Hardman reported she spoke at a World Refugee Day event in West Des Moines, and she also attended a groundbreaking ceremony for Sammons Financial Group.

City Manager Tom Hadden reported the Greater Des Moines Convention and Visitors Bureau announced that Des Moines was selected to host the 2020 Ironman 70.3 North American Championship triathlon event, and it is anticipated the bicycle course will use West Des Moines streets.

On Item 4. Consent Agenda.

It was moved by Mickelson, second by Hardman to approve the consent agenda as presented.

a. Approval of Minutes of June 17, 2019 Meeting
b. Approval of Bill Lists
c. Approval of Liquor Licenses:
    1. Tasting Station Restaurant Group, LLC d/b/a BeerStyles Gastropub & Taproom/SALT of the Hearth, 5513 Mills Civic Parkway - Class LC Liquor License Extension of Outdoor Service - August 23-24, 2019
    2. The Cheesecake Factory Restaurants, Inc., d/b/a The Cheesecake Factory, 101 Jordan Creek Parkway #12550 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
    3. Crazy Chicken, LLC, d/b/a Chicken Coop Sports Bar & Grill, 1960 Grand Avenue, Suite 23 - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
    4. Foundry Distilling Company, LLC d/b/a Foundry Distilling Company, 111 South 11th Street - Class C Native Wine Permit with Sunday Sales - New
    5. 50th Street Sports, LLC d/b/a Grumpy Goat Tavern, 1300 50th Street, Suite 206 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
    6. Hana Ramen Sushi, Inc. d/b/a Hana Ramen Sushi, 7450 Bridgewood Boulevard, #205 - Add Outdoor Service Privileges to Existing Class LC Liquor License

7. P. F. Chang's China Bistro, Inc., d/b/a P. F. Chang's China Bistro, 110 South Jordan Creek Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal

d. Approval of Cigarette/Tobacco Permit
e. Approval to Sell Surplus City Equipment
f. Approval of Grant Agreement - BRAVO Greater Des Moines Public Art Grant
g. Approval of Agreement Amendment - Raccoon River Park Boathouse
h. Order Construction:
   1. 2018 FEMA Repairs
   2. Raccoon River Basin Segment 5 Sewer - Lift Station
   3. Holiday Park Signage and Ancillary Improvements
i. Accept Work:
   1. West Public Services Facility - Site Development (Phase 1)
   2. Veterans Parkway Enhancements, Folded Flags
j. Approval of Contract for Office Furniture - City Hall Renovations, Phase 2
k. Establish Public Hearing Regarding the Final Design, Site Selection and Consideration of Acquiring Agricultural Property - Sugar Creek Conveyance, Phase 2
l. Approval and Acceptance of Quit Claim Deed Necessary for the Clearing of Title to the Vacated Part of Old Ashworth Road Right-of-Way

Vote 19-340: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 5(a) Grand Ridge, 1809 South 50th Place - Establish the Grand Ridge Planned Unit Development (PUD) to Preserve Trees and Adjust Bulk Standards, initiated by Lowry Company, LLC

It was moved by Mickelson, second by Hardman to consider the second reading of the ordinance.

Vote 19-341: Hardman, Mickelson, Sandager…3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Mickelson, second by Hardman to approve the second reading of the ordinance.

Vote 19-342: Hardman, Mickelson, Sandager…3 yes
Motion carried.

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

Vote 19-343: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 5(b) Jordan Creek Town Center, northwest corner of South 68th Street and Mills Civic Parkway - Amend the Planned Unit Development (PUD) to Allow SIC 7542 'Car Washes' as a Permitted Conditional Use, initiated by GGP Jordan Creek, LLC

It was moved by Mickelson, second by Hardman to consider the second reading of the ordinance.

Vote 19-344: Hardman, Mickelson, Sandager…3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Mickelson, second by Hardman to approve the second reading of the ordinance.

Vote 19-345: Hardman, Mickelson, Sandager…3 yes
Motion carried.

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

Vote 19-346: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 5(c) Sammons Financial Group, southwest corner of South 81st Street and Mills Civic Parkway - Establish the Sammons Financial Group Planned Unit Development (PUD) on 39.2 acres, initiated by Sammons Financial Group, LLC

It was moved by Mickelson, second by Hardman to consider the second reading of the ordinance.

Vote 19-347: Hardman, Mickelson, Sandager…3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Mickelson, second by Hardman to approve the second reading of the ordinance.

Vote 19-348: Hardman, Mickelson, Sandager…3 yes
Motion carried.

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

Vote 19-349: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 5(d) Amendment to City Code - Title 4 (Health and Safety Regulations), Chapter 5C (Solid Waste Control) - Modification of Fees and Charges, initiated by the City of West Des Moines

It was moved by Mickelson, second by Hardman to consider the second reading of the ordinance.

Vote 19-350: Hardman, Mickelson, Sandager…3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Mickelson, second by Hardman to approve the second reading of the ordinance.

Vote 19-351: Hardman, Mickelson, Sandager…3 yes
Motion carried.

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

Vote 19-352: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 6(a) Stark Drive Vacation - Vacation of approx. 145 feet of Stark Drive west of the intersection with South 100th Street, initiated by Kings Grove, LLC (Continued from March 18, 2019, April 1, 2019, April 15, 2019, May 6, 2019, May 20, 2019, and June 17, 2019)

It was moved by Mickelson, second by Hardman to adopt Motion - Accept Withdrawal of Vacation Request.

Vote 19-353: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 6(b) Cedar Ridge, southwest corner of Coachlight Drive and South 91st Street - Amend the Planned Unit Development (PUD) to Change Zoning in Parcel D from Medium-Density Residential to Single Family, initiated by Toby Torstenson

It was moved by Mickelson, second by Hardman to adopt Motion - Continue Public Hearing to July 15, 2019.

Vote 19-354: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 6(c) Sale and Conveyance of Property Located Near the Intersection of SE 11th Street and Veterans Parkway, initiated by Hurd Land Company, LLC (Continued from June 17, 2019)

It was moved by Mickelson, second by Hardman to adopt Motion - Continue Public Hearing Indefinitely.

Vote 19-355: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Issuance of Not to Exceed $2,935,000 General Obligation Corporate Purpose and Refunding Bonds, Series 2019E, 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 June 21, 2019 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.

On Item 6(e) Mayor Gaer indicated this was the time and place for a public hearing to consider Fiber Conduit Interconnect Project (Green Route), 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 June 21, 2019 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 Mickelson, second by Hardman to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Price Industrial Electric, Inc.

Vote 19-356: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 6(f) Mayor Gaer indicated this was the time and place for a public hearing to consider City Entrance Enhancements, Phase 1A, 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 June 21, 2019 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 Mickelson, second by Hardman to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Graphic House, Inc.

Vote 19-357: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 7(a) Sammons Financial Group, southwest corner of Mills Civic Parkway and South 81st Street - Approval of a Preliminary Plat and Site Plan for Office Development, initiated by Sammons Financial Group, LLC

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

Mayor Gaer noted that the revised conditions of approval will allow Sammons Financial Group to obtain building permits for the footings and foundation prior to all conditions of approval being met. He suggested that staff explore ways to allow such an arrangement on a more regular basis to avoid holding up major construction projects.

Vote 19-358: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 7(b) Unity Point Clinic, 4055 Westown Parkway - Approval of Site Plan for Two-Story, 28,000 sq. ft. Medical Clinic, initiated by Central Iowa Hospital Corporation

It was moved by Mickelson, second by Hardman 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 19-359: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 7(c) $12,935,000 General Obligation Bonds, Series 2019E, initiated by the City of West Des Moines

It was moved by Mickelson, second by Hardman to adopt Resolution - Approval of General Obligation Refunding Loan Agreement, Combining of Loan Agreements, Setting the Date of Sale, and Approving the Preliminary Official Statement.

Vote 19-360: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 7(d) $15,400,000 General Obligation Urban Renewal Bonds, Series 2019F, initiated by the City of West Des Moines

It was moved by Mickelson, second by Hardman to adopt Resolution - Approval of General Obligation Loan Agreement, Setting the Date of Sale, and Approving the Preliminary Official Statement.

Vote 19-361: Hardman, Mickelson, Sandager…3 yes
Motion carried.

On Item 8 - Receive, File and/or Refer: no items

On Item 9 - Other Matters

Council member Hardman noted the Finance Department has distributed the FY 2019-20 budget summary book, and she commended them for the work they put into producing that document.

Mayor Gaer reported he received a letter notifying him that the City of West Des Moines was again awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association.

Council member Mickelson also stated the Independence Day parade will be held on Wednesday, July 3rd, and he invited everyone to attend.

The meeting was adjourned at 6:02 p.m.

Respectfully submitted,

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Ryan T. Jacobson, CMC
City Clerk

ATTEST:

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Steven K. Gaer, Mayor