

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** October 21, 2019

**time:** 5:30 P.M.

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

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

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- 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**
- 4. Consent Agenda**
  - a. Motion - Approval of Minutes of October 7, 2019 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Aldi, Inc. d/b/a Aldi, Inc. #40, 6050 Mills Civic Parkway - Class BC Beer Permit with Carryout Wine and Sunday Sales - Renewal
    2. Firebirds of West Des Moines, LLC d/b/a Firebirds Wood Fired Grill, 440 South 68<sup>th</sup> Street, Suite 101 - Class LC Liquor License with Sunday Sales - Renewal
    3. Hy-Vee, Inc., d/b/a Hy-Vee Gas, 7280 University Avenue - Class BC Beer Permit with Carryout Wine and Sunday Sales - Renewal
    4. Tap This Concessions, LLC d/b/a Iowa Craft Beer Tent, 101 Jordan Creek Parkway, Suite 12350 - Class BC Beer Permit with Sunday Sales - New
    5. 52 Gracedieu DBA Memory Lane Antiques, LLC d/b/a Memory Lane Antiques Collectibles & Gifts, 208 5<sup>th</sup> Street - Class B Native Wine Permit with Sunday Sales - Renewal
    6. Pho Shobu, LLC d/b/a Pho Shobu, 8950 University Avenue, Suite 103 - Class LC Liquor License with Sunday Sales - Renewal
  - d. Motion - Approval of Appointments:
    1. Human Rights Commission
    2. Human Services Advisory Board
  - e. Motion - Approval to Purchase Heavy Duty Vehicle Lifts

- f. Motion - Approval of Change Orders:
  - 1. MidAmerican Energy RecPlex - Grading and Site Utilities, #2
  - 2. City Hall Renovations, #11
- g. Motion - Acknowledgement and Acceptance of Recently Re-Established Administrative Policies
- h. Motion - Approval to Purchase Building Materials - MidAmerican Energy RecPlex
- i. Resolution - Approval of Revised Petty Cash Levels
- j. Resolution - Approval of Interfund Transfers
- k. Resolution - Approval to Waive Building Permit Fees - MidAmerican Energy RecPlex
- l. Resolution - Order Construction - 2019 Sanitary Sewer Cleaning and Televising Program
- m. Resolution - Approval of Professional Services Agreement - Commerce Area Drainage Study
- n. Resolution - Accept Public Improvements:
  - 1. Elevate at Jordan Creek
  - 2. Campiello Point
  - 3. Westown Parkway Plaza Lot 2 - Unity Point Sanitary Sewer
- o. Resolution - Approval and Acceptance of Easements and Agreements and Conveyance of Temporary Construction and Grading Easement - Grand Living, 540 South 51<sup>st</sup> Street
- p. Resolution - Approval of Claim for Reimbursement for Driveway at 1105 South 60<sup>th</sup> Street - South 60<sup>th</sup> Street Improvements, Phase 2 - Pheasant Ridge Drive to Mills Civic Parkway
- q. Resolution - Approval of Agreement Regarding the Construction of Public Roadway Improvements at South 88<sup>th</sup> Street and Mills Civic Parkway - MidWestOne
- r. Resolution - Approval and Acceptance of Property Interests - City Entrance Enhancements Project
- s. Proclamation - Extra Mile Day - November 1, 2019

**5. Old Business**

- a. The Preserve, generally south of Raccoon River adjacent to the future extension of SW Grand Prairie Parkway - Establish The Preserve Planned Unit Development (PUD) and Agricultural/Open Space Zoning - Raccoon River Land Company, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption (Zoning Change)
  - 2. Ordinance - Approval of Second, Third Readings and Final Adoption (PUD)

- b. Jordan West, southwest corner of EP True Parkway and Jordan Creek Parkway - Amend the Specific Plan Ordinance by Rezoning the Southern Portion of PUD Parcel 7 from Support Commercial to Regional Commercial to Allow for Construction of an Indoor Family Entertainment Venue - Ryan Companies US, Inc.
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- c. Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District), Section 5 (Use Codes) - Modify Certain Regulations as They Pertain to Physical Fitness Facilities - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- d. Amendment to City Code - Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations) - Update Regulations Pertaining to Rear Yard Setback Requirements for Accessory Structures in Residential Zoning Districts - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Midtown Redevelopment, east side of 8<sup>th</sup> Street (1221 to 1261) - Establish a Planned Unit Development (PUD) to Allow Development of a Vertical Commercial and Residential Mixed-Use Development - Jarcor, LLC
  - 1. Motion - Continue Public Hearing to November 4, 2019
  
- b. Agreement for Private Development - The Iowa Clinic West Lakes I, LLC and The Iowa Clinic, P.C. (Continued from September 3, 2019, September 16, 2019, and October 7, 2019)
  - 1. Resolution - Approval of Agreement
  
- c. Agreement for Private Development - High Water Investments, LLC and Nan's Nummies, LLC
  - 1. Resolution - Approval of Agreement
  
- d. Nature Lodge HVAC Replacement, Roof Repairs and Exterior Improvements - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract

**7. New Business**

- a. Mill Ridge Plat 4, northwest corner of South 88<sup>th</sup> Street and Sugar Creek Drive - Subdivide the Property into 70 Lots and Seven Outlots for a Townhome Development - Mill Ridge Homes, LLC
  - 1. Resolution - Approval and Release of Final Plat
- b. 214 5<sup>th</sup> Street Facade - Approval of Building Remodel for an Office Use - Legacy Capital Partners
  - 1. Resolution - Approval of Minor Modification

**8. Receive, File and/or Refer**

- a. Mark Hillenbrand Resignation - Human Rights Commission
- b. Chris Aldinger Resignation - Human Services Advisory Board
- c. Jered Rogers Resignation - Human Services Advisory Board

**9. 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.