

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: July 20, 2020

time: 5:30 P.M.

MAYOR STEVEN K. GAER
COUNCILMEMBER AT LARGE RENEE HARDMAN
COUNCILMEMBER AT LARGE MATTHEW MCKINNEY
COUNCILMEMBER 1ST WARD KEVIN L. TREVILLYAN
COUNCILMEMBER 2ND WARD GREG HUDSON
COUNCILMEMBER 3RD WARD RUSS TRIMBLE

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

Due to the State Public Health Emergency Declaration regarding COVID-19, this meeting will offer two options for public participation. Members of the public wishing to attend the meeting in person may do so in the Council Chambers at West Des Moines City Hall, where seats will be arranged to allow for social distancing. Members of the public wishing to participate telephonically, may do so by calling: 515-207-8241, Enter Conference ID: 732 726 775#

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 July 6, 2020 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. 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
 2. Hana Ramen Sushi, Inc. d/b/a Hana Ramen Sushi, 7450 Bridgewood Boulevard, #205 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 3. Miranda Family Corporation d/b/a Mi Patria, 1410 22nd Street - Class LC Liquor License - Renewal
 4. New York Style Pizza d/b/a OPA! Italian & Greek Dining, 2800 University Avenue, Suite 450 - Class LC Liquor License with Sunday Sales - New
 5. Cinderella Story, LLC, d/b/a Shotgun Betty's - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 6. Tea Time Two, LLC, d/b/a Wines of Iowa, 234 5th Street - Class B Native Wine Permit with Sunday Sales - Renewal

- d. Motion - Approval of Waiver of City Code Requirement Regarding a Special Event Lane Closure - School of Rock End of Season Concert, August 1, 2020
- e. Motion - Approval of Appointment - Due Diligence Committee
- f. Motion - Approval of Cartegraph Software and Support Agreement
- g. Motion - Approval of Professional Services Agreement - Fox Creek Greenway Trail, Schematic Design
- h. Motion - Approval of Purchase of Stream Credits - Grand Technology Gateway Environmental
- i. Motion - Approval of Amendment No. 1 to Professional Services Agreement - Walnut Creek Floodgates Repair
- j. Motion - Approval of Change Order #1 - Park Restrooms/Shelters, Phase 2 - Miscellaneous Repairs
- k. Resolution - Direct Advertisement for Sale, Approval of Electronic Bidding Procedures and Approval of Official Statement - \$13,805,000 General Obligation Refunding Capital Loan Notes, Series 2020A; \$5,100,000 General Obligation Urban Renewal Capital Loan Notes, Series 2020B; \$13,565,000 General Obligation Urban Renewal Capital Loan Notes, Taxable Series 2020C
- l. Resolution - Approval of Amendment No. 1 to Professional Services Agreement - West Des Moines Digital Enterprise - Dave Lyons, The Iowa Institute
- m. Resolution - Order Preparation of Plans and Specifications - Valley View Aquatic Center Lap Pool One-Meter Diving Stand and Three-Meter Diving Platform
- n. Resolution - Accept Work:
 - 1. Ashworth Road Reconstruction, 88th Street to 98th Street
 - 2. Valley Junction Activity Center, Phase 3 Remodel
 - 3. Sheraton Lift Station Generator Replacement
 - 4. Whisper Point Park Improvements
- o. Resolution - Approval of Professional Services Agreements:
 - 1. ArcFlash Study - Various Facilities
 - 2. City Hall Pond Dredging
 - 3. City Hall Pond Observatory Repairs Study
 - 4. Facility Assessment, Phase 2
 - 5. HAWK Beacon - South 41st Street and Mills Civic Parkway
 - 6. High Street Storm Sewer Improvements
 - 7. SE Salix Street, Veterans Parkway to 1st Street
 - 8. South 35th Street and Grand Valley Culverts
- p. Resolution - Accept Public Improvements:
 - 1. Sammons Financial Group
 - 2. Willow Creek Villas Plat 1
- q. Resolution - Establish Consultation Meeting and Public Hearing - Amendment #9 to the Amended and Restated Mills Parkway Urban Renewal Area (Subdistrict 9)
- r. Resolution - Approval and Acceptance of Easements - Kindercare Childcare Center, 865 South 51st Street
- s. Resolution - Approval of Amendment to the Conditions of Approval for a Phased Site Plan - Allied Construction, 2825 SE 1st Street
- t. Resolution - Approval and Acceptance of Agreement for Architectural Services for the MidAmerican Energy RecPlex

- u. Resolution - Approval and Acceptance of Purchase Agreements and Property Interests - Grand Avenue Reconstruction, 1st Street to 4th Street
- v. Resolution - Approval and Acceptance of Property Interests – Memorial Park Cemetery (Nazarene Camp)

5. Old Business

- a. Village on Jordan Creek, southwest corner of Jordan Creek Parkway and Ashworth Road - Establish the Village on Jordan Creek Planned Unit Development (PUD) - Czech Mate, LLC (Continued from July 6, 2020)
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. The Wilder Pines, 1000 and 1100 South 60th Street - Approve a Comprehensive Plan Land Use Map Amendment and Establish a Planned Unit Development (PUD) for Single Family Residential Development - The Pines, LLC (Continued from July 6, 2020)
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading
- b. Fox Ridge, west of Fox Valley and south of Veterans Parkway and SE Adams Street - Amend Comprehensive Plan Land Use Map and Zoning Map to Enable Single-Family Residential, Medium-Density Residential, and Park Land Uses – Charles I. and Ruth Colby National Trust
 - 1. Motion - Continue Public Hearing to August 3, 2020
- c. Tallyn's Reach, northwest and southwest corner of Stagecoach Drive and 88th Street - Amend the Planned Unit Development (PUD) to Change Residential Setback Standards for Parcel G - Mill Ridge Homes, LLC
 - 1. Ordinance - Approval of First Reading
- d. Amendment #8 to Amended and Restated Mills Parkway Urban Renewal Area (Subdistrict 8) - City Initiated (Continued from June 15, 2020)
 - 1. Resolution - Approval of Urban Renewal Plan Amendment
 - 2. Ordinance - Approval of First Reading
- e. Ponderosa Urban Renewal Area - City Initiated (Continued from June 15, 2020)
 - 1. Motion - Continue Public Hearing to August 17, 2020
- f. Vacation of a Portion of SE Maffitt Lake Road Right of Way - City Initiated
 - 1. Ordinance - Approval of First Reading
- g. Conveyance of Property to West Lakes Properties, L.C. - Portion of Former SE Maffitt Lake Road Right of Way - City Initiated
 - 1. Motion - Continue Public Hearing to August 3, 2020

- h. Conveyance of Permanent Multi-Purpose Trail Easement to Polk County Conservation Board - Portion of Former SE Maffitt Lake Road Right of Way - City Initiated
 - 1. Motion - Continue Public Hearing to August 3, 2020
- i. South Service Area Segment 4 and 10 Sewers - City Initiated
 - 1. Resolution - Approval of Acquisition of Agricultural Property
- j. Veterans Parkway Enhancements, Phase 1 - Gateway and Median Features - 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. Browns Woods Hollow Plat 1, Veterans Parkway at SE Hollow Court - Subdivide Property into 42 Lots for Single Family Development, One Lot for Park Use, One Outlot for Detention, and Three Public Street Lots - Browns Woods Hollow, LLC
 - 1. Resolution - Approval and Release of Final Plat
- b. The Wilder Pines Plat 1, 1000 and 1100 South 60th Street - Subdivide Property into Eleven Lots for Single Family Development - The Pines, LLC
 - 1. Resolution - Approval of Preliminary Plat
- c. Midtown Redevelopment, 1221 through 1261 8th Street - Approval of a Preliminary Plat and Site Plan to Allow Development of a Commercial and Residential Vertical Mixed-Use Development - JGC Holdings, LLC
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
- d. Jordan House, 2296 Fuller Road - Create One Parcel for Transfer of Ownership and Approve Accept a Lot Tie Agreement - West Des Moines Historical Society, Inc.
 - 1. Resolution - Approval and Release of Plat of Survey

8. Receive, File and/or Refer

9. Other Matters

- a. Comprehensive Plan Land Use Map Update