

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: August 3, 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: 498 876 196#

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 20, 2020 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. 515 bar&grill, LLC d/b/a 165 Bar & Grill, 165 South Jordan Creek Parkway, Suite 120 & 125 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 2. Revenge is a Dish, LLC d/b/a Blue Moon Events Center, 5485 Mills Civic Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - New
 3. Bradley's Pub, Inc., d/b/a Bradley's Pub, 1300 50th Street, Suite 203 - Class LC Liquor License with Sunday Sales - Renewal
 4. Casey's Marketing Company d/b/a Casey's General Store #2150, 2125 Grand Avenue - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - New
 5. Casey's Marketing Company d/b/a Casey's General Store #2297 108 8th Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - New

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6. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe #2, 1990 Grand Avenue (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal
 7. 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
 8. Jethro's Bacon Bacon, Inc., d/b/a Jethro's BBQ n'Bacon Bacon, 1480 22nd Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
- d. Motion - Approval of Extended Sound Permit - Larson Wedding Reception, 2320 SE 11th Street
- e. Motion - Approval of Special Event Lane Closure:
1. 58th Street Block Party, August 15, 2020
 2. Giles Street Block Party, August 29, 2020
- f. Motion - Approval of Purchase and Implementation of IT Equipment:
1. Physical Server Refresh
 2. Qumulo Storage System
- g. Motion - Approval of Professional Services Agreement - School Crossing Guard Services
- h. Motion - Approval of Purchase and Implementation of Network and Wi-Fi Equipment - West Public Services Facility
- i. Motion - Approval of Railroad Crossing Improvements Agreement with the Iowa Department of Transportation and Iowa Interstate Railroad - South 88th Street and Iowa Interstate Railroad
- j. Motion - Approval of Change Orders:
1. MidAmerican Energy RecPlex - General Construction, #2
 2. MidAmerican Energy RecPlex - Grading and Site Utilities, #5
 3. MidAmerican Energy RecPlex - Grading and Site Utilities, #6
- k. Motion - Approval of Amendments to Professional Services Agreements:
1. 12th Street and Vine Street Regional Stormwater Management Facility
 2. Sugar Creek Greenway Trail, Phase 1
- l. Resolution - Approval of Compensation - City Manager
- m. Resolution - Accept Work:
1. 2018 Channel Repair Program
 2. 2018 FEMA Repairs
 3. 2019 PCC Reconstruction Program
 4. South 81st Street and Cascade Avenue Widening
 5. Walnut Creek Outfall, Phase 1
- n. Resolution - Approval of Professional Services Agreement
1. 2020 Vertical Control Program
 2. 8th Street Reconstruction, I-235 to Clegg Road
 3. 88th Street Reconstruction, Ashworth Road to Abram Drive
 4. Holiday Park Access Road, 9th Street to 11th Street
 5. Prairie View Drive and Ashworth Road Intersection Improvements
 6. Public Services Facility Fueling Facility Updates
 7. Southeast Basin - 8th Street RCB Study

- 8. Southeast Basin - 14th Street and Mountain Avenue Storm Sewer Improvements
- 9. Traffic Signal - 88th Street and Ashworth Road
- 10. West Des Moines Digital Enterprise Design
- o. Resolution - Approval of Proposal from MidAmerican Energy Company to Extend Electrical Service - South 88th Street and Mills Civic Parkway Reconstruction
- p. Resolution - Approval of Installation of a 60-Foot Pole in the Right of Way at the Intersection of 1st Street and Elm Street - Valley Junction Wi-Fi Pilot Program
- q. Resolution - Approval of Recommendation for Funding - Upper Story Housing Program
- r. Resolution - Approval of Resolution Encouraging COVID-19 Public Health Practices

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
 - 1. Motion - Continue Item 5(a) to August 17, 2020
- b. The Wilder Pines, 1000 and 1100 South 60th Street - Establish a Planned Unit Development (PUD) for Single Family Residential Development - The Pines, LLC
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- 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 Second, Third Readings and Final Adoption
- d. Amendment #8 to Amended and Restated Mills Parkway Urban Renewal Area (Subdistrict 8) - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- e. Vacation of a Portion of SE Maffitt Lake Road Right of Way - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. 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 (Continued from July 20, 2020)
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading

- b. Trailside Apartments, 485 South 19th Street - Amend the Comprehensive Plan Land Use Map to Designate Medium Density Residential and Rezoning to Residential Medium Density - Anawim Housing
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading
- c. Amendment #2 to the Midtown Urban Renewal Area - City Initiated
 - 1. Resolution - Approval of Urban Renewal Plan Amendment
- d. Agreement for Private Development - Four Over Five, LLC and Melee, LLC
 - 1. Resolution - Approval of Agreement
- e. Agreement for Private Development - Brooks Holdings, LLC and Capital Financial Partners, Inc.
 - 1. Resolution - Approval of Agreement
- f. Conveyance of Property to West Lakes Properties, L.C. - Portion of Former SE Maffitt Lake Road Right of Way - City Initiated (Continued from July 20, 2020)
 - 1. Resolution - Approval of Conveyance of Property
- g. Conveyance of Permanent Multi-Purpose Trail Easement to Polk County Conservation Board - Portion of Former SE Maffitt Lake Road Right of Way - City Initiated (Continued from July 20, 2020)
 - 1. Motion - Continue Public Hearing to August 17, 2020
- h. Vacation of a Portion of Linnwill Place Right of Way - City Initiated
 - 1. Ordinance - Approval of First Reading
 - 2. Resolution - Approval of Conveyance of Property
- i. Sale and Conveyance of Property Interests and Ingress/Egress Access Easement to First Street Limited Partnership - Part of Lot E, Linnwill; Lot 1, Linnwill; Part of Lots 2 and 3, Linnwill Plat 2 - City Initiated
 - 1. Resolution - Approval of Conveyance of Property Interests and Ingress/Egress Easement and Approval of Reservation of Permanent Public Utility Easements
- j. South Area Trunk Sewer Western Extension - City Initiated
 - 1. Resolution - Approval of Acquisition of Agricultural Property
- k. Fiber Conduit Inter-Connect (Teal Route) - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- l. Sugar Creek Greenway Trail, Phase 1 - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

- m. Raccoon River Park Exterior Lighting 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. Sammons Financial Group, 8300 Mills Civic Parkway - Combine Property into One Lot for Commercial Development - Midland National Life Insurance Company
 - 1. Resolution - Approval and Release of Final Plat
- b. Spring Crest Townhomes, southwest corner of Westtown Parkway and Sedona Drive - Subdivide Property into 48 Footprint Lots and One Outlot for the Construction of Townhomes - Spring Crest Townhomes WDM, LLC
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
- c. Microsoft Osmium, 5855 SW Kerry Street - Approval to Allow Five Additional Temporary Tents - Turner Construction Company and Tri-City Electric Company
 - 1. Resolution - Approval of Major Modification
- d. Issuance of \$13,805,000 General Obligation Refunding Capital Loan Notes, Series 2020A - City Initiated
 - 1. Motion - Receive and File Report of Bids
 - 2. Resolution - Authorizing and Approval of a Loan Agreement, Providing for the Sale and Issuance of Bonds, and Providing for the Levy of Taxes to Pay Said Bonds
 - 3. Resolution - Authorizing Redemption of Outstanding General Obligation Bonds, Series 2012D
- e. Issuance of \$5,100,000 General Obligation Urban Renewal Capital Loan Notes, Series 2020B - City Initiated
 - 1. Motion - Receive and File Report of Bids
 - 2. Resolution - Authorizing and Approval of a Loan Agreement, Providing for the Sale and Issuance of Bonds, and Providing for the Levy of Taxes to Pay Said Bonds
- f. Issuance of \$13,565,000 General Obligation Urban Renewal Capital Loan Notes, Taxable Series 2020C - City Initiated
 - 1. Motion - Receive and File Report of Bids
 - 2. Resolution - Authorizing and Approval of a Loan Agreement, Providing for the Sale and Issuance of Bonds, and Providing for the Levy of Taxes to Pay Said Bonds
- g. Amendment to City Code - Title 5 (Police Regulations), Chapter 3 (Animal Control) - Clarify Definitions and Procedures with Dangerous and Vicious Animals - City Initiated
 - 1. Ordinance - Approval of First Reading

- h. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 2 (Through Streets Stop Required) - Booneville Road (South 88th Street to western terminus) and Cascade Avenue (Jordan Creek Parkway to western terminus) - City Initiated
 - 1. Ordinance - Approval of First Reading

- i. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 3 (Special Stops Required) - South 88th Street and Cascade Avenue - City Initiated
 - 1. Ordinance - Approval of First Reading

- j. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 10 (Special Speed Zones) - Stagecoach Drive (Mills Civic Parkway to western terminus), Stagecoach Drive School Speed Zone (140 feet east of South 93rd Street to 200 feet west of South 95th Street), and Booneville Road (South 88th Street to western terminus) - City Initiated
 - 1. Ordinance - Approval of First Reading

- k. Low Pressure Sanitary Service/Grinder Pump Retainer Contract - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

8. Receive, File and/or Refer

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.