

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: August 17, 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: 878 296 695#

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. Westcom Strategic Plan Presentation
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of August 3, 2020 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Five K Enterprises, LLC d/b/a Brazil Terra Grill, 2800 University Avenue, Suite 405 - Class LC Liquor License with Outdoor Service and Catering Privileges - Renewal
 2. Chipotle Mexican Grill of Colorado d/b/a Chipotle Mexican Grill, 490 South 68th Street, Suite 110 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 3. KRC Partners, LLP, d/b/a Cooper's on 5th, 227 5th Street - Class LC Liquor License with Sunday Sales - Renewal
 4. Embassy Club West, LLC, d/b/a Embassy West - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
 5. Fox Brewing, LLC d/b/a Fox Brewing, 103 South 11th Street - Class B Beer Permit with Sunday Sales, Brew Pub, High Proof Brew Pub, and Outdoor Service Privileges - Renewal

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6. G.O.C.C. Investments, LLC, d/b/a Glen Oaks Country Club, 1401 Glen Oaks Drive - Class LC Liquor License with Carryout Wine, Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
 7. Fall Foods, Inc., d/b/a Godfathers Pizza, 5919 Ashworth Road - Class B Beer Permit with Sunday Sales - Renewal
 8. Hy-Vee, Inc. d/b/a Hy-Vee Gas #4, 665 South 51st Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 9. KRG JCS, LLC d/b/a Joe's Crab Shack #10739, 130 South Jordan Creek Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 10. Richman Enterprises, LLC, d/b/a Krueger BP, 1272 8th Street - Class BC Beer Permit - Renewal
 11. Ohana Inc. d/b/a Ohana Steakhouse, 2900 University Avenue, Suite A - Class LC Liquor License with Sunday Sales - Renewal
 12. Sakura Sushi, Inc., d/b/a Sakura Sushi, 1960 Grand Avenue, Suite 11 - Class LC Liquor License with Sunday Sales - Renewal
 13. Trader Joe's East, Inc. d/b/a Trader Joe's #721, 6305 Mills Civic Parkway - Class BC Beer Permit with Carryout Wine and Sunday Sales - Renewal
- d. Motion - Approval of Cigarette/Tobacco Permit
 - e. Motion - Approval of Extended Sound Permit - Nature Lodge Wedding, September 4, 2020
 - f. Motion - Acceptance of 2020 Emergency Solutions Grant - Iowa Finance Authority
 - g. Motion - Approval of Concession Agreement - Holiday Park Baseball Complex
 - h. Motion - Approval of Contract Agreement - Holiday Park Aquatic Center Lap Pool Repainting
 - i. Motion - Approval of Change Order #3 - MidAmerican Energy RecPlex, General Construction
 - j. Resolution - Order Construction - SE 1st Street and SE Willow Creek Drive Water Main
 - k. Resolution - Award Contract - MidAmerican Energy RecPlex Ice Arena Dasher Boards, Rubber Flooring, Benching and Ice Arena Supplies
 - l. Resolution - Accept Work:
 1. Human Services Building Improvements, Phase 2
 2. Veterans Parkway, SW 60th Street to SW Wild Rose Lane
 3. Veterans Parkway, SW Wild Rose Lane to SW Grand Prairie Parkway
 - m. Resolution - Approval of Professional Services Agreement
 1. EP True Parkway Reconstruction Study - 52nd Street to Prairie View Drive
 2. Valley View and Holiday Park Aquatic Centers - Pump Pit Repairs
 - n. Resolution - Approval of Agreement for Surface Transportation Block Grant Funding - Grand Avenue Improvements, 1st Street to 6th Street
 - o. Resolution - Approval of Proposal for Access Control Equipment - West Public Services Facility

- p. Resolution - Approval of Proposal for Access Control Labor and Materials – West Public Services Facility
- q. Resolution - Approval of Proposal to Relocate Fiber - Grand Avenue Reconstruction, 1st Street to 4th Street
- r. Resolution - Establish Just Compensation and Approve Acquisition of Property - 2019 Channel Repair Program
- s. Resolution - Approval and Acceptance of Warranty Deed - Kindercare Child Care, 865 South 51st Street
- t. Proclamation - Approval of 2020-2024 “Beggars Night”

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 August 3, 2020)
 - 1. Motion - Continue Item 5(a) Indefinitely
- b. Fox Ridge, west of Fox Valley and south of Veterans Parkway and SE Adams Street - Amend Zoning Map to Enable Single-Family Residential, Medium-Density Residential, and Park Land Uses - Charles I. and Ruth Colby National Trust
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Trailside Apartments, 485 South 19th Street - Rezoning to Residential Medium Density - Anawim Housing
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- d. Vacation of a Portion of Linnwill Place Right of Way - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- e. 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 Second, Third Readings and Final Adoption
- f. 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 Second, Third Readings and Final Adoption

- g. 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 Second, Third Readings and Final Adoption

- h. 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 Second, Third Readings and Final Adoption

- i. Issuance of \$13,805,000 General Obligation Refunding Capital Loan Notes, Series 2020A - City Initiated
 - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
 - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Tax Exemption Certificate and Continuing Disclosure Certificate

- j. Issuance of \$5,100,000 General Obligation Urban Renewal Capital Loan Notes, Series 2020B - City Initiated
 - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
 - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Tax Exemption Certificate and Continuing Disclosure Certificate

- k. Issuance of \$13,565,000 General Obligation Urban Renewal Capital Loan Notes, Taxable Series 2020C - City Initiated
 - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
 - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Continuing Disclosure Certificate

- 6. Public Hearings (5:35 p.m.)**
 - a. 1st Street Redevelopment, southwest corner of 1st Street and Grand Avenue - Amend the Comprehensive Plan Land Use Map to Change approx. 4,000 sq. ft. from Single Family Residential to Community Commercial and Amend the Planned Unit Development (PUD) to Add Property and Amend Buffering and Access Requirements - First Street Limited Partnership
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading

- b. Panera Bread, 6740 University Avenue - Amend Comprehensive Plan Land Use Map from Professional Commerce Park to Support Commercial and Amend the West Lakes Planned Unit Development (PUD) to Accommodate the Addition of a Drive-Thru to an Existing Restaurant - SLB of Iowa
 - 1. Resolution - Approval of Comprehensive Plan Amendment
 - 2. Ordinance - Approval of First Reading
- c. Ponderosa Urban Renewal Area - City Initiated (Continued from June 15, 2020 and July 20, 2020)
 - 1. Motion - Continue Public Hearing Indefinitely
- d. Amendment #9 to the Amended and Restated Mills Parkway Urban Renewal Area (Subdistrict 9) - City Initiated
 - 1. Resolution - Approval of Urban Renewal Plan Amendment
 - 2. Ordinance - Approval of First Reading
- e. 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 and August 3, 2020)
 - 1. Motion - Acceptance of Withdrawal

7. New Business

- a. Maffitt Ridge Plat 2, generally located at the intersection of SW Maffitt Lake Road and SW 56th Street - Replat to Change Access Easements for Five Lots on the West Side of the Plat - Maffitt Ridge, LLC
 - 1. Resolution - Approval of Preliminary Plat
- b. Allied Construction, 2825 SE 1st Street - Approval of a Site Plan for the Construction of a 37,500 sq. ft. Warehouse and a 5,000 sq. ft. Future Office Addition and Three Buildings for Storage Totaling 14,880 sq. ft. - Allied Construction Services, Inc.
 - 1. Resolution - Approval of Site Plan
- c. Microsoft Osmium, 5855 SW Kerry Street - Approval to Allow Construction of Accessory Modular Electrical Structures - Microsoft Corporation
 - 1. Resolution - Approval of Major Modification
- d. Amendment to City Code - Title 7 (Public Ways and Property), Chapter 11 (Park Regulations) - Clarify the Purpose and Rules and Regulations within City Parks and Parks and Recreation Facilities - City Initiated
 - 1. Ordinance - Approval of First Reading
- e. Amendment to City Code - Title 8 (Building Regulations), Chapter 2 Building Codes - Updates to the City's Regulations for Building Construction - City Initiated
 - 1. Ordinance - Approval of First Reading

8. Receive, File and/or Refer

9. Other Matters

CITY COUNCIL WORKSHOP

(immediately follows Council meeting)

1. Comprehensive Plan Land Use Map Update

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.