

AGENDA
DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Training Room, City Hall, 4200 Mills Civic Parkway
Monday, October 5, 2020 @ 8:00 a.m.

The Public can attend in person or electronically

While electronic participation is preferred, in-person participation will be allowed in accordance with current state health guidelines for social distancing. Individuals wishing to participate in-person may do so at the respective time and day of the meeting from within the Training Room, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

Electronic public input to the meeting can be provided by logging into Zoom (<https://zoom.us/>) or joining via phone: **312-626-6799 or 301-715-8592
Meeting ID: 865 8968 8996 - Password: 1005 2020**

OPEN SESSION

1. Wells Fargo Headquarters Solar Array, Storm Water Improvements
2. Upcoming Projects – None

Welcome to the October 5th WDM Development and Planning Council Subcommittee

Here are a few housekeeping items before we get started:

- Guests joining the meeting are muted by default when you enter the meeting. Please wait until the Subcommittee Chair asks for comment on the item you are here for, then you may raise your hand to speak. The chair will then call on you and you may un-mute
- When the meeting is in session, please write in the chat box (which is the speech bubble icon in the bottom bar) and let us know if you can't see or hear something or are experiencing a problem.



Raise Hand:

Location - Click participants in your bottom Zoom toolbar, you will see this at the bottom of the participants box:

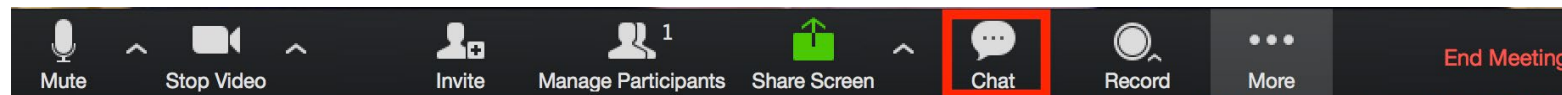


If you are participating by phone, dial *9 to raise/unraise your hand, dial *6 to mute/unmute



Chat:

Location - Click on the speech bubble in your bottom Zoom toolbar



Discussion Item #1: Wells Fargo Headquarters Solar Array, Storm Water Improvements - Applicant's request

This project will be installed on open ground space at the Wells Fargo West Des Moines Campus; 800 S Jordan Creek Pkwy and includes the construction of an 8 acre, 2.5MW solar energy system on a 157ac property. Following construction, the proposed system will be unmanned and fixed in place. This includes solar modules on a ground-mounted racking system and necessary electrical work to connect the system to the existing campus's electric service

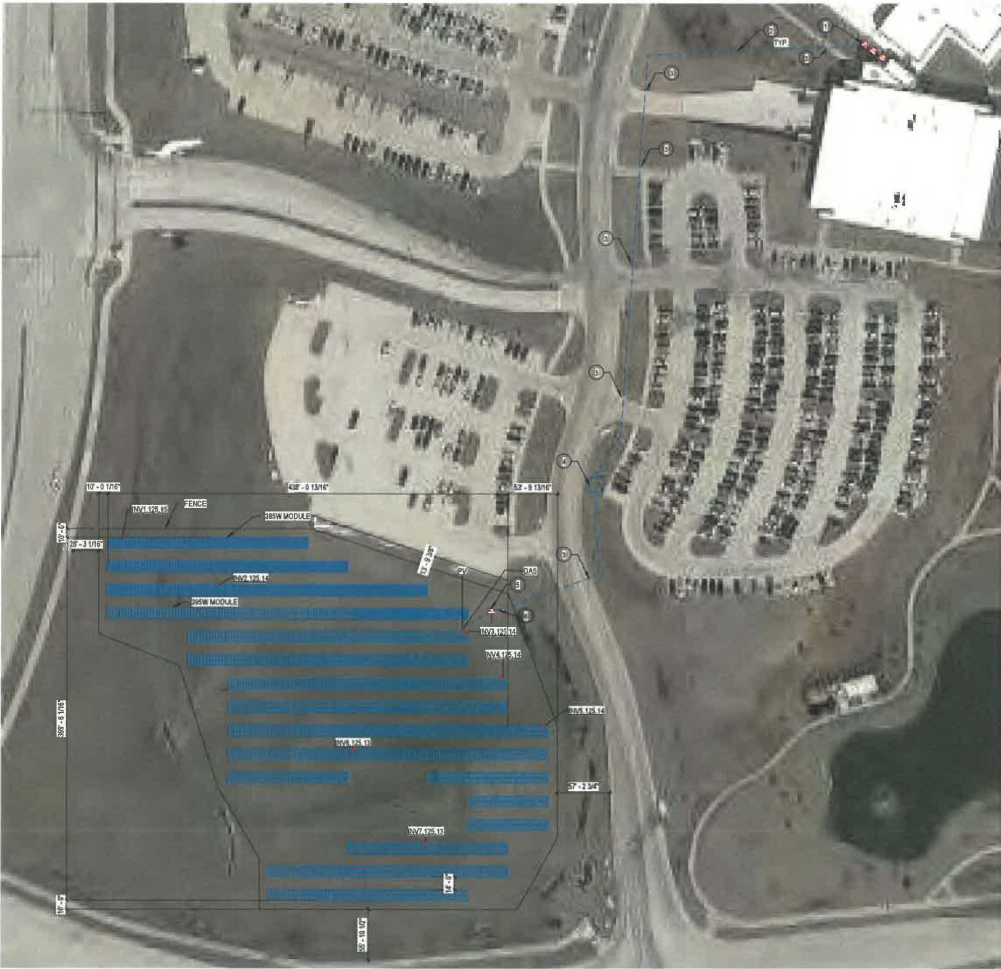
The main topic we will discuss is a request for more time, i.e. a deferral, to implement improvements to the existing stormwater retention basins that we recently learned that the City will require when we implement the solar project because the solar system is to be installed in areas that drain to these retention basins. Specifically, we acknowledge that the City has observed overtopping of the East basin and are seeking a maximum 2 year deferral beyond the solar project final completion in order to correct this. The specific corrections will be outlined in the SWMP to be submitted for the project. We are requesting the deferral because the solar project itself does not impact the water runoff to this basin.

We are seeking this deferral in order to complete required funding, permitting and implementation of the retention basin improvements without delaying the final completion of the solar project. Wells Fargo and Ameresco are currently in early stage development for this retention basin improvements and intend to complete and implement the retention basin improvements that meet current City requirements.

We are hoping that the improvements can be implemented within the same time frame as the solar project but seek this deferral in case the retention basin improvements take longer to implement. Specifically, we are concerned with the time to complete all late-stage development steps, contracting, permitting and financing required for these improvements.

Discussion Item #1: Wells Fargo Headquarters Solar Array, Storm Water Improvements

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SW GROUND MOUNT OVERALL

SCALE: 1/8" = 1'-0"

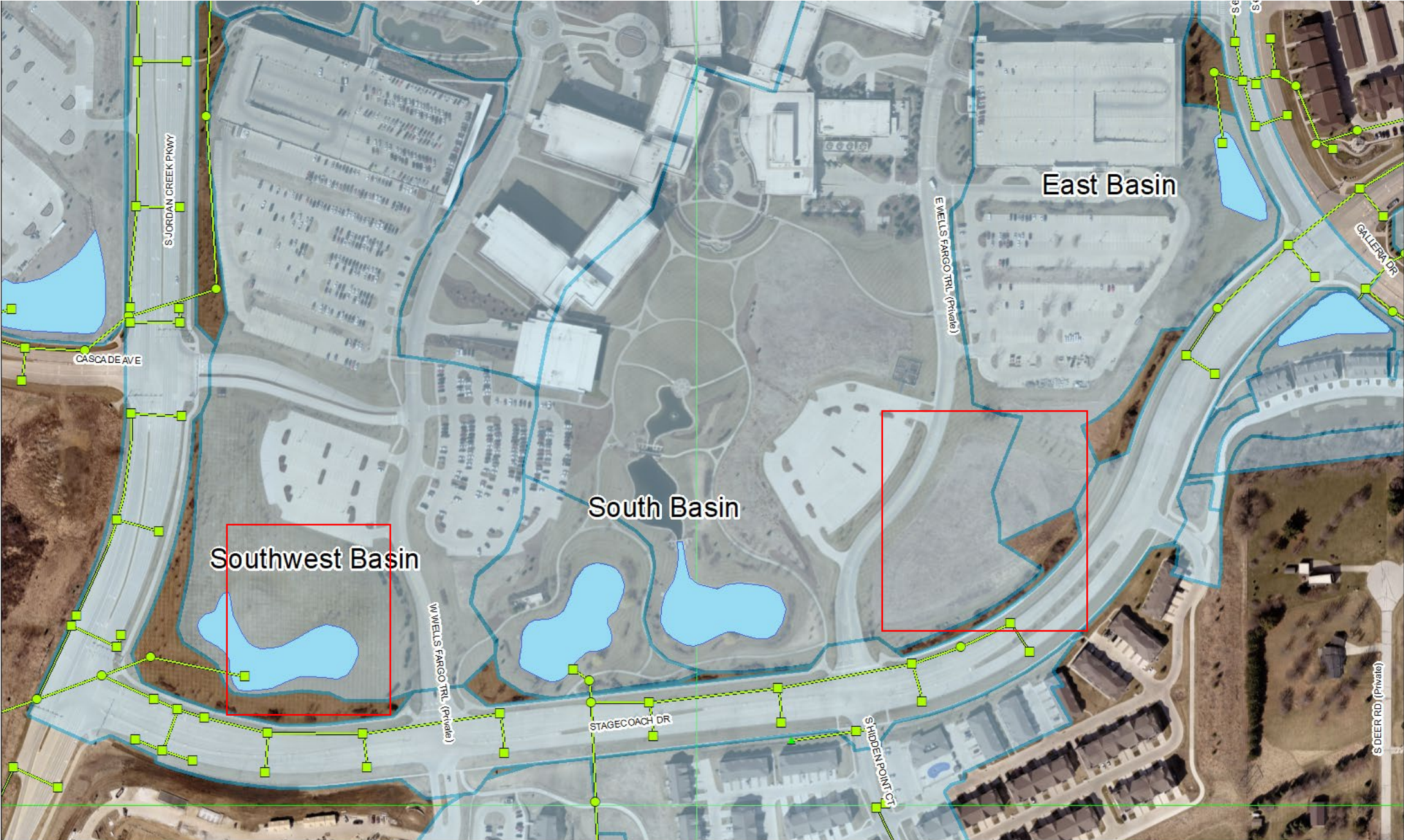


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Discussion Item #1: Wells Fargo Headquarters Solar Array, Storm Water Improvements



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