

MEETING MINUTES
PUBLIC SERVICES COUNCIL COMMITTEE

Monday, October 26, 2020

Via Microsoft Teams

This meeting was held electronically because of the State Public Health Emergency Declaration regarding Covid-19 and will be conducted pursuant to Iowa Code 21.8 and the Proclamation of Governor Kim Reynolds dated March 19, 2020.

In Attendance via Microsoft Teams:

Council Member – Matthew McKinney
City Manager – Tom Hadden
Assistant City Attorney – Greta Truman
Finance Director – Tim Stiles
Community & Econ Dev Director – Clyde Evans
Transportation Engineer- Jim Dickinson
Principal Engineer – Jeff Nash

City Engineer – Brian Hemesath
Public Services Director – Bret Hodne
Public Services Deputy Director – Joe Cory
Public Services Superintendent – Kevin Hensley
Principal Engineer – Jason Schlickbernd
Principal Engineer – Ben McAlister

Guests in Attendance:

None.

Meeting was called to order at 11:30 AM by City Engineer, Brian Hemesath.

1. Ginger West Update (JMS/BJH)

Issue Summary:

Microsoft announced on October 6, 2020 that they have plans to build two new data centers in West Des Moines. Ginger West is located just west of South Grand Prairie Parkway in between Booneville Road and Raccoon River Drive. Ginger East is located in between IA-5 and SE County Line Road from Veterans Parkway to SE Soteria Avenue near Microsoft’s existing Alluvion data center.

City Staff are currently making plans to complete the projects identified on the Ginger West and Ginger East exhibits. These improvements include various bridges and culverts including an overpass on South Grand Prairie Parkway over Raccoon River Drive and the Iowa Interstate Railroad. Conveyance Improvements along Johnson Creek (the western of the two major drainageways) and Sugar Creek (the eastern of the two major drainageways) near Ginger West are also being considered as sources of fill material for roadway construction.

Microsoft plans to break ground on their new sites in Fall 2021. Paving Booneville Road, constructing a looped water system, and extending sanitary sewer are of primary importance in 2021. This will involve a lot of mass grading to ensure that utilities are not initially installed too deep. This will be immediately followed up with commencement of construction of several of the bridges identified, most likely mid to late 2021. Paving of several of the major roadways will most likely take place in 2022, again along with mass grading. Paving of some of the minor roadways will tail into 2023.

Direction: Information only.

2. Raccoon River Sanitary Sewer Fee District (BJH)

Issue Summary:

City Staff was asked to review the fees for the Raccoon River Sanitary Sewer Fee District located south of the Raccoon River and west of I-35. The per acre fee is much higher than others in the City. Staff engaged Veenstra & Kimm (V&K) to review the area and see if there were ways to expand the area to lower the cost.

The proposal from the V&K analysis included adding acreage to the Raccoon River Sanitary Sewer Fee District to the south and included additional infrastructure to serve the expanded area. Since the number of developable acres increases significantly, the fee was lowered about 32%. The expansion of the infrastructure extends into area of future Cumming jurisdiction so coordination with City of Cumming will need to occur prior to the fee district being amended. Staff recommended moving forward with a new fee structure for the Raccoon River Sanitary Sewer Fee District.

There are a few lots in Maffitt Estates, located within this fee district, where the sanitary sewer fees have already been paid. City Staff has been collecting the fee based on the current ordinance and discussed the possibility of refunding the difference to those homeowners who have paid the higher sanitary sewer fee.

The final plat for The Preserve Estates development by Knapp is planned on going to the 11/16 City Council meeting for approval. As part of that approval, Knapp is required to pay their sanitary sewer fee district fee. Staff recommended that Knapp pay the current fee and when the fee district amendment is approved by City Council, the difference can be refunded at that time or be applied to a future Knapp development in that district.

Direction: Committee members were supportive of Staff moving forward with expanding the Raccoon River Sanitary Sewer Fee District per the V&K analysis. The Committee was supportive of Staff recommendation of Knapp paying the current fee district fee with a future refund. Engineering Services and Legal will determine the best way to make this happen.

3. Review of Items for Council Meeting (November 2nd, 2020)

ENGINEERING COUNCIL AGENDA ITEMS:

CONSENT AGENDA

Motion – Approving Change Order #7

- **MidAmerican Energy RecPlex – General Construction BP#4**
(0510-055-2018) 692.400.700.5250.490 ATO Builders *General Obligation Bonds backed by Local Option Sales Taxes*

Resolution – Approving Professional Services Agreement

- **Booneville Road, South 100th Street to South 115th Street**
(0510-005-2021) 500.000.000.5250.495 JEO Consulting *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **Grand Avenue West Segment 5B Sewer**
(0510-006-2021) 640.000.000.5250.495 Veenstra & Kimm, Inc. *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **Grand Avenue West Segment 7A Sewer**
(0510-007-2021) 640.000.000.5250.495 Veenstra & Kimm, Inc. *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **Grand Avenue West Segment 5BA Sewer**
(0510-008-2021) 640.000.000.5250.495 Veenstra & Kimm, Inc. *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **Grand Avenue, South 88th Street to South Grand Prairie Parkway**
(0510-009-2021) 500.000.000.5250.495 McClure Engineering *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **Grand Avenue, South Grand Prairie Parkway to South 115th Street**
(0510-010-2021) 500.000.000.5250.495 Snyder & Associates *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **South Grand Prairie Parkway, Stagecoach Drive to Booneville Road**
(0510-011-2021) 500.000.000.5250.495 Shive-Hattery, Inc. *TIF bond proceeds*

Resolution – Approving Professional Services Agreement

- **South Grand Prairie Parkway, Booneville Road to Grand Avenue**
(0510-012-2021) 500.000.000.5250.495 HR *Green TIF bond proceeds*

Resolution – Accepting Work

- **Veterans Parkway, SE Maffitt Lake Road to SE Adams Street**
(0510-007-2017) 500.000.000.5250.495 McAninch Corporation *Alluvion Urban Renewal Area TIF*

Resolution – Accepting Work

- **City Entrance Enhancement Signs Phase 1A**
(0510-00-20)500.000.000.5250.490 Graphic House *General Obligation Bonds*

PUBLIC HEARINGS

Resolution – Awarding Contract

- **Grand Avenue West Segment 3 & 4 Sewers**
(0510-028-2016) 640.000.000.5250.495 Vanderpool Construction *Sewer Revenue*

Resolution – Awarding Contract

- **Sugar Creek Conveyance Improvements, Phase 2**
(0510-021-2016) 660.000.000.5250.490 Peterson Contractors *Stormwater Revenue or Ginger West TIF*

PUBLIC SERVICES COUNCIL AGENDA ITEMS:
CONSENT AGENDA

Motion – Approving Service Agreement

- ClearPath Weather Services, DTN, LLC

Resolution – Approving Purchase of Controllers for Traffic System

4. Staff Updates:

- Bret Hodne, Public Services Director mentioned that Staff has been dealing with a few minor winter events and have been monitoring bridges due to possible ice building up, but overall ground temperatures are still up. Staff has been getting their equipment ready and salt has been delivered for the winter.
- Brian Hemesath, City Engineer provided a status update on the West Des Moines conduit project showing the number of people that have signed up and/or been contacted. So far there has been a generally positive reception from the Community.
- Council Member Matt McKinney inquired about the status of the new Public Services facility and when Staff would be moving into the building. Public Services Director, Bret Hodne stated the building is substantially complete but there are a few close-out items remaining. Staff intends to move into the new facility within a few weeks.

5. Other Matters:

None.

The meeting adjourned at 12:44 pm. The next Public Services Council Committee meeting is scheduled for November 9, 2020.

A recording was made. Respectfully submitted by Juanita Greer, Secretary.

Ginger West Improvements

Item 1

**South Grand Prairie Parkway
Mills Civic Pkwy to Stagecoach Dr
w/ Water Main
Project# 0510-030-2016
Est Completion 2022**

**South Grand Prairie Parkway
Stagecoach Dr to Booneville Rd
w/ Water Main
Project# 0510-011-2021
Est Completion 2022**

**Booneville Road
S 100th St to S 115th St
w/ Water Main
Project# 0510-005-2021
Est Completion 2021**

**South 115th Street
Booneville Rd to Grand Ave
w/ Water Main
Project# 0510-013-2021
Est Completion 2023**

**South Grand Prairie Parkway
Booneville Rd to Grand Ave
w/ Water Main
Project# 0510-012-2021
Est Completion 2022**

**Grand Avenue West
Segment 7A Sewer
Project# 0510-007-2021
Est Completion 2021**

**Grand Avenue
S 88th to S Grand Prairie
Pkwy w/ Water Main
Project# 0510-009-2021
Est Completion 2023**

**Grand Avenue West
Segment 5B Sewer
Project# 0510-006-2021
Est Completion 2021**

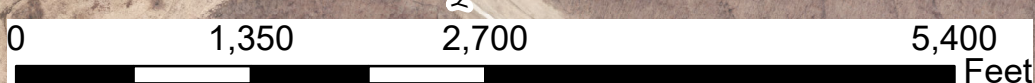
**Grand Avenue West
Segment 5BA Sewer
Project# 0510-008-2021
Est Completion 2022**

**Grand Avenue
S Grand Prairie Pkwy to
S 115th w/ Water Main
Project# 0510-010-2021
Est Completion 2023**

**South Grand Prairie Parkway
South of Raccoon River Dr
to Grand Ave w/ Water Main
Project# 0510-014-2021
Est Completion 2023**

Legend

-  Ginger West
-  Streets
-  Sewers
-  Watermain



JDR, 10/13/2020

Ginger East Improvements

SE MAFFITT LAKE CT

SE PINE AVE

RAMP

RAMP

IA 5

VETERANS PKWY

SE WHITE CRANE RD

SE MAFFITT LAKE RD

SE SOTERIA AVE

SE COUNTY LINE RD

45TH LN

50TH AVE

JDR, 10/21/2020



Legend

-  Ginger East
-  Streets
-  Sewers
-  Watermain

**SE County Line Rd - Veterans Pkwy to SE Soteria Ave
Includes Trail Underpass
w/ Water Main
Project# 0510-015-2021
Est Completion 2022**

