CITY OF WEST DES MOINES

COUNCIL AGENDA

date: November 2, 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: 416 748 960#

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. 2020 Community Needs Assessment - West Des Moines Community School District

4. Consent Agenda

a. Motion - Approval of Minutes of October 19, 2020 Meeting

b. Motion - Approval of Bill Lists

c. Motion - Approval of Liquor Licenses:

1. On The Rise Valley West, LLC, d/b/a Blaze Pizza, 1551 Valley West Drive, Suite 225 - Class BW Permit with Sunday Sales and Outdoor Service - Renewal
2. Lovely Food Mart, Inc. d/b/a Indian Grocery, 6630 Mills Civic Parkway, Suite 3110 - Class BC Permit with Sunday Sales - Renewal
3. Pad Thai Garden, LLC d/b/a Pad Thai Garden Restaurant, 1221 8th Street - Class BW Permit with Native Wine - Renewal
4. Target Corporation d/b/a Target Store T-0069, 1800 35th Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal

d. Motion - Withdraw Consideration of Bid - Valley View Aquatic Center Three Meter Diving Platform (Continued from October 19, 2020)

e. Motion - Approval to Purchase Traffic Signal Hardware - Traffic Signal System Update
f. Motion - Approval of Service Agreement - ClearPath Weather Services
g. Motion - Approval of Change Order #7 - MidAmerican Energy RecPlex, General Construction
h. Resolution - Accept Work:
   1. City Entrance Enhancement Signs, Phase 1A
   2. Veterans Parkway, SE Maffitt Lake Road to SE Adams Street
i. Resolution - Approval of Professional Services Agreement:
   1. Booneville Road, South 100th Street to South 115th Street
   2. Grand Avenue West Segment 5B Sewer
   3. Grand Avenue West Segment 7A Sewer
   4. Grand Avenue West Segment 5BA Sewer
   5. Grand Avenue, South 88th Street to South Grand Prairie Parkway
   6. Grand Avenue, South Grand Prairie Parkway to South 115th Street
   7. South Grand Prairie Parkway, Stagecoach Drive to Booneville Road
   8. South Grand Prairie Parkway, Booneville Road to Grand Avenue
j. Resolution - Approval of Deer Management Zone - 104 South 1st Street
k. Proclamation - Veterans Day - November 11, 2020

5. Old Business

a. Bridgewood, northeast and southeast corners of 81st Street and Bridgewood Boulevard - Amend Planned Unit Development (PUD) Setback Requirements - Bridgewood Association, Inc.
   1. Ordinance - Approval of Second, Third Readings and Final Adoption

b. Amendment to City Code - Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations) - Modify When the Average Front Yard Setback Requirement is Applied - City Initiated
   1. Ordinance - Approval of Second, Third Readings and Final Adoption

c. Amendment to City Code - Title 3 (Business and Licensing), Chapter 6 (Massage Establishments and Technicians) - Update Application Requirements for a Massage Therapy Business License - City Initiated
   1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

a. Glen Oaks PUD Parcel 'L', northwest corner of Raccoon River and Grand Avenue - Amend the Planned Unit Development (PUD) to Remove a Portion of Parcel 'L' from the PUD, Amend the Comprehensive Plan Land Use Map to Change the Property from Support Commercial to Office and Consistency Zone the Property to Office - JCG Equity, LLC

1. Ordinance - Approval of First Reading (PUD Amendment)
2. Resolution - Approval of Comprehensive Plan Amendment
3. Ordinance - Approval of First Reading (Consistency Zoning)

b. Glen Oaks, south of Mills Civic Parkway at Glen Oaks Drive - Amend the Planned Unit Development (PUD) to Remove PUD Parcels K and K1, Add Property to Parcel E and Change the Zoning from Open Space to Medium Density Residential, and Add Property to Parcel G and Change the Zoning from Open Space to Residential Single Family - GOCC Investments, LLC

1. Ordinance - Approval of First Reading

c. Purchase Agreement with Czech Mate, LLC and Hope K. Farms, LLC - Acquisition of Property Located at 7630 Ashworth Road - City Initiated

1. Resolution - Approval of Purchase Agreement

d. Conveyance of Excess Property to Warren County Conservation - Approximately 5.84 Acres Located at the Southwest Corner of Veterans Parkway and the Great Western Bike Trail - City Initiated

1. Motion - Continue Public Hearing to November 16, 2020

e. Sugar Creek Conveyance Improvements, Phase 2 - City Initiated

1. Resolution - Approval of Plans and Specifications
2. Motion - Receive and File Report of Bids
3. Resolution - Award Contract

f. Grand Avenue West Segment 3 and 4 Sewers - 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. Westport Plat 2, western terminus of Westport Drive - Subdivide Property into 36 Single Family Lots, Three Street Lots, One Outlot for Detention, and One Outlot for Future Development - Westport Development, LLC

1. Resolution - Approval and Release of Final Plat

b. Banks Landing Plat 1, northwest corner of South 88th Street and Booneville Road - Subdivide Property into 27 Lots for Single Family Development, One Public Street Lot, and Two Outlots - Banx Landing, LLC

1. Resolution - Approval of Preliminary Plat

c. Apex Dental, 725 South 51st Street - Approval of Site Plan to Construct a 10,551 sq. ft. Dental Office - Brad Richtsmeier
   1. Resolution - Approval of Site Plan

d. Parcel 20-83, southeast corner of South 115th Street and Booneville Road - Plat of Survey for Transfer of Ownership - W & G McKinney West Farm, L.C.
   1. Resolution - Approval and Release of Plat of Survey

8. Receive, File and/or Refer

9. Other Matters

10. Executive Session

a. Pending/Threatened Litigation
(with retained legal counsel Michelle Brott)

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.