

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: March 15, 2021

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: 797 975 720#

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 March 1, 2021 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. BDA3sons, LLC d/b/a 3 Sons Sports Bar & Grill, 5906 Ashworth Road - Class LC Liquor License with Sunday Sales - Renewal
 2. Montelongo, Inc. d/b/a Abelardo's Mexican Food, 5525 Mills Civic Parkway, Suite 130 - Class BB Beer Permit with Sunday Sales - Renewal
 3. Chipotle Mexican Grill of Colorado, LLC d/b/a Chipotle Mexican Grill, 1551 Valley West Drive, Suite #224 - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 4. El Rey Corporation d/b/a El Rey Burritos, 1310 Grand Avenue - Class LC Liquor License with Sunday Sales - Renewal
 5. Montes Corporation d/b/a El Toreado Mexican Bar & Grill, 3751 EP True Parkway - Addition of Outdoor Service Privileges to Existing Class LC Liquor License - New

6. Hy-Vee, Inc. d/b/a Hy-Vee Fast & Fresh, 425 South Jordan Creek Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 7. Hy-Vee, Inc. d/b/a Hy-Vee Food Store & Drug Center #2, 1990 Grand Avenue - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 8. BDF, Inc. d/b/a The Longest Yard, 122 5th Street - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 9. Quik Trip Corporation d/b/a Quik Trip #517, 1451 22nd Street - Class LE Liquor License with Carryout Wine, Carryout Beer and Sunday Sales - Renewal
 10. W West Investments, LLC d/b/a Wellman's West, 597 Market Street - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 11. W West Investments, LLC d/b/a Wellman's West Rooftop, 597 Market Street (Rooftop) - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
- d. Motion - Approval of Tobacco Permit
- e. Motion - Approval of Appointments:
1. Bicycle Advisory Commission
 2. Board of Adjustment
 3. Civil Service Commission
 4. Plan and Zoning Commission
 5. Public Art Advisory Commission
 6. Sister Cities Commission
 7. Human Services Advisory Board
- f. Motion - Approval of Artist Agreements - 2021 Art on the Campus
- g. Motion - Approval of Professional Services Agreement - Raccoon River Pedestrian Bridge Capital Campaign
- h. Motion - Approval of Change Order #15 - MidAmerican Energy RecPlex, General Construction
- i. Motion - Approval of Contract for Office Furniture - 318 5th Street Remodel
- j. Resolution - Approval of Wage Adjustments - Public Services Operator and Operations Specialist
- k. Resolution - Order Construction:
1. Digital Enterprise 2021 Single-Family Drop Conduit Installation
 2. 301 Grand Avenue Demolition
 3. East Public Services Facility - Fueling Facility Updates
 4. Gas Detection and Bay Heat System Upgrades
 5. Holiday Park Access Road, 9th Street to 11th Street
 6. South Grand Prairie Parkway, Stagecoach Drive to Mills Civic Parkway
- l. Resolution - Approval of Reimbursement Agreement with the West Des Moines Community School District - 2020 Channel Repair Program
- m. Resolution - Initiate Development Agreement - Junction Development Catalyst, LLC
- n. Resolution - Approval of Joint City/County Agreement with Dallas County Regarding the Grand Prairie Parkway Urban Renewal Area

- o. Resolution - Authorize Continuation of Relief for Development Agreement Partners Impacted by COVID-19
- p. Resolution - Approval and Acceptance of Property Interests:
 - 1. South Grand Prairie Parkway, Stagecoach Drive to Mills Civic Parkway
 - 2. Vine Street Reconstruction, 12th Street to 14th Street
- q. Resolution - Approval of Reservation by City of Permanent Sanitary Sewer Easement - 996 SE 11th Street

5. Old Business

- a. West Grand Business Park-MidAmerican Energy RecPlex, 6500 Grand Avenue - Amend the Planned Unit Development (PUD) to Modify Development and Signage Regulations for Parcel 10 - City of West Des Moines
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. University Avenue Corridor Urban Renewal Area - City Initiated
 - 1. Ordinance - Approval of Third Reading and Final Adoption
- c. MidAmerican Energy RecPlex Automated Online Broadcast Service - City Initiated (Continued from March 1, 2021)
 - 1. Motion - Approval of Agreement

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

- a. West Grand Business Park-Des Moines University, 8025 Grand Avenue - Amend the Planned Unit Development (PUD) Parcel 8 to Establish Regulations for Development of a College Campus - Des Moines University Osteopathic Medical Center (Continued from March 1, 2021)
 - 1. Ordinance - Approval of First Reading
- b. Vacation Request, 1800 Industrial Circle - Vacate a Portion of a Former Cul-de-Sac Right of Way - i2 Tech, LLC
 - 1. Ordinance - Approval of First Reading
- c. Amendment to City Code - Title 9 (Zoning) - Modify Regulations Pertaining to Fences and Walls - City Initiated
 - 1. Ordinance - Approval of First Reading
- d. 2021-22 FY Operating and Capital Budget - City Initiated
 - 1. Resolution - Approval of Budget
- e. Termination of Storm Sewer Easement and Conveyance of Property Interest to Underlying Fee Owner - Vine Street Reconstruction, 12th Street to 14th Street - City Initiated
 - 1. Resolution - Approval of Termination of Storm Sewer Easement and Conveyance of Property

- f. Brookview Elementary School, 8000 EP True Parkway - Conveyance of Easement for Stormwater Management Facility and Surface Water Flowage to the Waukee Community School District - City Initiated
 - 1. Resolution - Approval of Conveyance of Easement
- g. Conveyance of Property Adjacent to Veterans Parkway to James J. and Debra A. Nahas Revocable Trusts - City Initiated
 - 1. Resolution - Approval of Conveyance of Property
- h. 2021 HMA Resurfacing Program - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- i. Digital Enterprise Conduit Deployment Segment 5, Phase 2 - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- j. Holiday Park Little League Stormwater Pump Station Relocation - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- k. 2020 Channel Repair Program - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- l. South 41st Street and Mills Civic Parkway HAWK Beacon - 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. 88th Street Lofts, 520 88th Street - Approval of Preliminary Plat to Create One Lot for High Density Residential Development and One Street Lot and Approval of Site Plan for the Construction of a Three-Story, 49 Unit Apartment Building - TWG Development, LLC
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
 - b. 2021-22 FY Hotel/Motel Tax Allocations - City Initiated
 - 1. Motion - Approval of Subcommittee Recommendation
 - c. Lease Agreements for Use of City Walkway as Outdoor Service Area by Local Businesses - City Initiated
 - 1. Motion - Approval As To Form of Lease Agreements

8. **Receive, File and/or Refer**

9. **Other Matters**
 - a. Legislative Updates

CITY COUNCIL WORKSHOP

(immediately follows Council meeting)

1. University Avenue Corridor Plan (Joint Workshop with City of Clive)
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.