

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: May 17, 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: 727 840 343#

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 May 3, 2021 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Biaggi's Ristorante Italiano, LLC d/b/a Biaggi's Ristorante Italiano, 5990 University Avenue - Class LC Liquor License with Carryout Wine, Sunday Sales and Catering Privileges - Renewal
 2. Orilla Chicken Company, Inc. d/b/a The Chicken, 4221 SE Orilla Road - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 3. Wesley Retirement Services, Inc. d/b/a Edgewater, A Wesley Active Life Community, 9225 Cascade Avenue - Class LC Liquor License with Carryout Wine, Sunday Sales, Living Quarters, and Outdoor Services - Renewal
 4. VPC West Des Moines Pizza, LLC d/b/a Giordano's of West Des Moines, 120 Jordan Creek Parkway - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal

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5. HD on the Go Big Screen, LLC d/b/a HD on the Go Big Screen, 1551 Valley West Drive (South Parking Lot) - Six-Month Class B Beer Permit with Native Wine and Sunday Sales - New
 6. Hy-Vee, Inc., d/b/a Hy-Vee Clubroom, 555 South 51st Street, Clubroom Area - Class BW Permit with Sunday Sales - Renewal
 7. Hy-Vee, Inc. d/b/a Hy-Vee Food Store #1, 1700 Valley West Drive - Class LE Liquor License with Carryout Wine, Carryout Beer and Sunday Sales - Renewal
 8. Kelly Midwest Ventures LP d/b/a Staybridge Suites, 6905 Lake Drive - Class LB Liquor License with Sunday Sales - Renewal
 9. Boggs Properties, LLC d/b/a Sully's Irish Pub, 110 Grand Avenue - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 10. Walgreen Co. d/b/a Walgreens #6623, 1660 22nd Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 11. Walgreen Co. d/b/a Walgreens #6677, 4900 Mills Civic Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 12. Walgreen Co. d/b/a Walgreens #6678, 1999 Grand Avenue - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
 13. Wal-Mart Stores, Inc. d/b/a Wal-Mart Supercenter #3762, 6365 Stagecoach Drive - Class LE Liquor License with Carryout Beer, Carryout Wine and Sunday Sales - Renewal
 14. Whole Foods Market Group, Inc. d/b/a Whole Foods Market, 4100 University Avenue - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
 15. Willow Creek Golf Course, Inc. d/b/a Willow Creek Golf Course, 140 Army Post Road - Class LC Liquor License with Sunday Sales, Living Quarters, and Outdoor Service Privileges - Renewal
- d. Motion - Approval of Extended Sound Permit - Nature Lodge Wedding, June 19, 2021
- e. Motion - Approval of Special Event Lane Closure - 58th Street Block Party, June 5, 2021
- f. Motion - Approval of Contracts - Westcom Computer Aided Dispatch (CAD) System and 911 Emergency Telephone System
- g. Motion - Approval of Change Orders:
1. Digital Enterprise Conduit Deployment Segment 5, Phase 2, #1
 2. MidAmerican Energy RecPlex, General Construction, #19
 3. Raccoon River Park Exterior Lighting Improvements, #2
- h. Motion - Approval of Professional Services Agreements:
1. Police Department Marketing Video
 2. Railroad Park Restrooms

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- i. Motion - Approval of Amendments to Professional Services Agreements:
 - 1. Library Interior Renovations
 - 2. Valley View Park Central Site Grading, Utilities, and North Roadway
- j. Motion - Approval of Parental Leave Policy
- k. Resolution - Approval of Special Assessments - Nuisance Abatements (Sidewalks)
- l. Resolution - Order Construction:
 - 1. Digital Enterprise Conduit Deployment Segment 4, Phase 1
 - 2. High Street Storm Sewer Improvements
 - 3. South 35th Street and Grand Valley Drive Culverts
 - 4. 88th Street and Ashworth Road Traffic Signal
 - 5. Valley Junction Levee Trail Connection
- m. Resolution - Accept Work:
 - 1. 2020 PCC Reconstruction Program
 - 2. Raccoon River Basin Segment 5 Sewer - Lift Station and Forcemain
- n. Resolution - Accept Public Improvements:
 - 1. Des Moines University Sanitary Sewer
 - 2. Willow Creek Rowhomes
- o. Resolution - Approval of Professional Services Agreement - Upper/Lower 9th Street Drainage Basin Study
- p. Resolution - Approval of Proposals from MidAmerican Energy Company to Convert Overhead to Underground Electric:
 - 1. Booneville Road, South 100th Street to South 115th Street
 - 2. West Grand Business Park, Booneville Road to Grand Avenue
- q. Resolution - Approval of Proposal from MidAmerican Energy Company to Extend Underground Electrical Service - Holiday Park Little League Stormwater Pump Station Relocation
- r. Resolution - Approval to Utilize Community Development Block Grant (CDBG) COVID-19 Grant Funds to Promote Emergency Broadband Benefit Program
- s. Resolution - Approval of Extensions of Entitlement:
 - 1. Alameda Office Building, 6770 Vista Drive
 - 2. Waterbury Office Building, 7765 Office Plaza Drive North
 - 3. Office at the Galleria, 645 South 60th Street
- t. Resolution - Approval of Amendments to Conditions of Approval:
 - 1. Microsoft DSM40 Plat of Survey
 - 2. Oaks on Grand Plat of Survey
- u. Resolution - Approval and Acceptance of Property Interests:
 - 1. High Street Storm Sewer Improvements
 - 2. South Area Trunk Sewer Western Extension
 - 3. West Grand Business Park, Booneville Road to Grand Avenue
- v. Resolution - Approval of Continuation of a Temporary Moratorium on Certain Development Activities in the Historic Valley Junction Business District
- w. Proclamation - Approval of Proclamations:
 - 1. Asian Pacific American Heritage Month, May 2021
 - 2. Public Works Week, May 16-22, 2021

5. Old Business

- a. South Branch Business Park, southwest corner of SE Army Post Road and SE 42nd Street - Amend the Zoning Map to Designate 12 Acres of General Industrial Land Use and to Establish the South Brand Business Park Planned Unit Development (PUD) - SBBP JV21, LLC (Continued from April 19, 2021)
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

- b. 130 South 9th Street and City-Owned Parcels to the South of Lincoln Street Between the 600 and 900 Block - Amend Zoning Map to Establish Business Park Land Use and Zoning on a Portion of 130 9th Street and to Establish Open Space Land Use and Zoning on a City-Owned Property South of Lincoln Street - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

- c. Amendment to City Code - Title 2 (Boards and Commissions), Chapter 2 (Board of Adjustment) - Modify Regulations Pertaining to Zoning Exceptions for Accessory Structures in the Front Yard - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Amendment to City Code - Title 9 (Zoning), Chapter 16 (Temporary Use Permits) - Add Parameters for Temporary Drive-In Theatres - City Initiated
 - 1. Ordinance - Approval of First Reading

- b. Amendment to City Code - Title 9 (Zoning), Chapter 3 (General Zoning Provisions) - Modify Regulations Pertaining to the Use of Legal Non-Conforming Buildings or Structures - City Initiated
 - 1. Ordinance - Approval of First Reading

- c. Amendment #3 to the Historic West Des Moines Urban Renewal Area - City Initiated
 - 1. Resolution - Approval of Urban Renewal Plan Amendment

- d. Amendment #3 to the Fuller Road Urban Renewal Area - City Initiated
 - 1. Resolution - Approval of Urban Renewal Plan Amendment

- e. West Des Moines/Van Meter Annexation Moratorium and Subdivision Review Agreement - City Initiated
 - 1. Resolution - Approval of Agreement

- f. Agreement for Private Development - Claim Doc, LLC
 - 1. Resolution - Approval of Agreement

- g. Community Development Block Grant Program - 2021-22 Annual Action Plan - City Initiated
 - 1. Resolution - Approval of 2021-22 Annual Action Plan

- h. Amendment to the Raccoon River Basin Sanitary Sewer (Trunk) Connection Fee District, generally consisting of an area west of Interstate 35, south of the Raccoon River, north of 130th Street in Madison County, and east of Tabor Road (Dallas County)/Badger Creek Avenue (Madison County) - City Initiated (Continued from May 3, 2021)
 - 1. Motion - Continue Public Hearing to June 7, 2021
- i. Conveyance of Property Comprising approx. 0.404 acres Located at 301 Grand Avenue to Wendy's West Maple, LLC - City Initiated
 - 1. Resolution - Approval of Conveyance of Property
- j. 2020-21 FY Operating and Capital Budget - Amendment #3 - City Initiated
 - 1. Resolution - Approval of Budget Amendment #3
- k. Booneville Road, South 100th Street to South 115th Street - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- l. Grand Avenue West Segment 5B and 7A Sewers - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- m. West Grand Business Park, Booneville Road to Grand Avenue - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- n. Digital Enterprise Conduit Deployment Segment 3, Phase 2 - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- o. Digital Enterprise Conduit Deployment Segment 5, Phase 3 - Raccoon River Crossing - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- p. Valley View Park North Loop Road Extension Project - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- q. 2021 Court Improvements - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

- r. Crossroads Park Tennis Court Lighting - 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 Final Plat to Create One Lot for High Density Residential Development - TWG WDM, LP
 - 1. Resolution - Approval and Release of Final Plat
- b. First National Bank, 301 5th Street - Approval of Site Plan to Allow Construction of a New Bank Building - First National Bank
 - 1. Resolution - Approval of Site Plan
- c. Lots 3 and 4 All-State Industrial, 1690 and 1730 All-State Court - Approval of Site Plan to Allow Construction of Two Two-Story Warehouse Buildings - Next Phase Development, LLC
 - 1. Resolution - Approval of Site Plan
- d. Triple J Logistics, 1800 Industrial Circle - Approval of a Phased Major Modification to a Site Plan to Allow Footings, Foundations, Grading, and Private Utility Construction - Triple J Logistics, LLC
 - 1. Resolution - Approval of Phased Major Modification
- e. Cardinal Lofts, 435 South 88th Street - Approval of Major Modification to Allow the Addition of Two Eight-Bay Detached Garage Buildings and Future Surface Parking Stalls - The Lofts on 88th, LLC
 - 1. Resolution - Approval of Major Modification
- f. Des Moines Golf and Country Club, 1600 Jordan Creek Parkway - Approval of Major Modification to Site Plan to Allow Additions and Renovations to the Clubhouse - Des Moines Golf and Country Club
 - 1. Resolution - Approval of Major Modification
- g. Neff Properties Parcel '21-13', generally located at the northeast corner of Stagecoach Drive and Future South 95th Street - Approval of Plat of Survey to Transfer Ownership - Jerry Bussanmas
 - 1. Resolution - Approval and Release of Plat of Survey
- h. Valley Junction Mixed Use, 304 5th Street - Approval of Site Plan to Allow Construction of a 10,559 gross square foot Mixed Use Structure - Junction Development Catalyst, LLC
NO ACTION; THIS WILL BE DISCUSSED AT A FUTURE MEETING

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

- 9. Other Matters**
 - a. Update #1 - Valley Junction City Council Workshop

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.