

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** July 19, 2021

**time:** 5:30 P.M.

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MAYOR ..... STEVEN K. GAER  
COUNCILMEMBER AT LARGE ..... RENEE HARDMAN  
COUNCILMEMBER AT LARGE ..... MATTHEW MCKINNEY  
COUNCILMEMBER 1<sup>ST</sup> WARD ..... KEVIN L. TREVILLYAN  
COUNCILMEMBER 2<sup>ND</sup> WARD ..... GREG HUDSON  
COUNCILMEMBER 3<sup>RD</sup> WARD ..... RUSS TRIMBLE

CITY MANAGER.....TOM HADDEN  
CITY ATTORNEY.....RICHARD SCIESZINSKI  
CITY CLERK.....RYAN JACOBSON

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### West Des Moines City Hall - City Council Chambers 4200 Mills Civic Parkway

*Members of the public wishing to participate telephonically, may do so by calling:  
515-207-8241, Enter Conference ID: 400 788 920#*

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 July 6, 2021 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. BLH Acquisition Co, LLC d/b/a Bar Louie, 7105 Mills Civic Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
    2. KRC Partners d/b/a Blind Pig Cocktail Bodega, 222½ 5<sup>th</sup> Street - Class LE Liquor License with Carryout Beer and Sunday Sales - New
    3. Casey's Marketing Company, d/b/a Casey's General Store #2824, 6630 Mills Civic Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
    4. Casey's Marketing Company, d/b/a Casey's General Store #2923, 1850 22<sup>nd</sup> Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
    5. Casey's Marketing Company d/b/a Casey's General Store #3098, 105 Grand Avenue - Class LE Liquor License with Carryout Beer, Native Wine, and Sunday Sales - Renewal

6. OSI/Fleming's, LLC, d/b/a Fleming's Prime Steakhouse & Wine Bar, 150 South Jordan Creek Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
7. Hana Ramen Sushi, Inc. d/b/a Hana Ramen Sushi, 7450 Bridgewood Boulevard, #205 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
8. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe #2, 1990 Grand Avenue (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal
9. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe #3, 1725 Jordan Creek Parkway (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal
10. Cinderella Story, LLC, d/b/a Shotgun Betty's - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
11. Smash Park Des Moines, LLC d/b/a Smash Park, 6625 Coachlight Drive - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
12. Alan Castro d/b/a Vibing with Friends Entertainment (Bass in the Junction Concert), 400 Block of Railroad Place - Five-Day Class BW Permit with Outdoor Service - July 24, 2021
13. Tea Time Two, LLC, d/b/a Wines of Iowa, 234 5th Street - Class B Native Wine Permit with Sunday Sales - Renewal
- d. Motion - Approval of Extended Sound Permit - Bass In The Junction, July 24, 2021
- e. Motion - Approval to Sell Surplus City Equipment
- f. Motion - Approval of Professional Services Agreements:
  1. Litigation Assistance - HaystackID, LLC
  2. School Crossing Guard Services
- g. Motion - Approval of Community Development Block Grant (CDBG) Rental Rehabilitation Program Guidelines and Policies
- h. Resolution - Approval of General Fund Cash Reserve Policy
- i. Resolution - Approval of Interfund Transfers
- j. Resolution - Approval of Official Depositories
- k. Resolution - Approval of Revised Petty Cash Levels
- l. Resolution - Order Construction:
  1. Booneville Road Bridge Over Johnson Creek
  2. Digital Enterprise Last Mile Conduit Deployment Segment 1, Phase 1
  3. Digital Enterprise Conduit Deployment 2021 Multi-Family and Non-Residential Drop Installation, Phase 2
- m. Resolution - Approval of Professional Services Agreements:
  1. 2021 Channel Repair Program
  2. 2021 Pavements Markings and On-Street Bike Markings Program
  3. 2021 Parking Lot Repairs Program
  4. 2021 Sewer Rehabilitation Program
  5. 2021 Sewer Cleaning and Televising Program
  6. 2021 Stormwater Intake Repair Program

- 7. 2022 HMA Resurfacing Program
- 8. 2022 PCC Patching Program
- 9. 2022 Street Reconstruction Program
- 10. Iowa Highway 28 Southbound Bridge Lighting over the Raccoon River
- n. Resolution - Approval to Purchase - MidAmerican Energy RecPlex Event Deck Flooring
- o. Resolution - Approval of 28E Agreement for the Operation and Maintenance of Water Trail Site 88 - Iowa Confluence Water Trails, Inc.
- p. Resolution - Approval of IEDA Economic Development Assistance Contract - Innovative Injection Technologies, Inc.
- q. Resolution - Approval of Resolution of Support - Workforce Housing Tax Incentive Project Application to the Iowa Economic Development Authority

**5. Old Business**

- a. Galleria, 645 South 60<sup>th</sup> Street - Amend the Specific Plan Ordinance to Designate and Regulate Regional Commercial within Lot 1, Galleria at Jordan Creek Plat 9 - Chilipeppers, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Majestic Oaks, northeast corner of Stagecoach Drive and South Kingswood Court - Amend the Planned Unit Development (PUD) to Revise the Setbacks Indicated for Lot 14 - Majestic Land Company, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Westowne Shopping Center, west side of 22nd Street between I-235 and Westown Parkway - Establish the Westowne Shopping Center Planned Unit Development (PUD) to Govern Development of the Existing Shopping Center - Westowne Center Associates, LLC (Continued from July 6, 2021)
  - 1. Ordinance - Approval of First Reading
- b. Agreement for Private Development - Innovative Injection Technologies, Inc. and Triple J Logistics, LLC
  - 1. Resolution - Approval of Agreement
- c. 1800 Industrial Circle - Conveyance of a Storm Sewer Easement to Triple J Logistics, LLC - City Initiated
  - 1. Resolution - Approval of Conveyance of Property Interest
- d. West Grand Business Park, 1605 South 60<sup>th</sup> Street - Conveyance of an Underground Electric Easement to MidAmerican Energy Company - City Initiated
  - 1. Resolution - Approval of Conveyance of Property Interest

- e. South Grand Prairie Parkway, Stagecoach Drive to Grand Avenue - 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. Oaks on Grand, 5725, 5745 and 5785 Raccoon River Drive - Approval of Final Plat to Create Two Lots for Office Development and One Street Lot - JCG Equity, LLC
  - 1. Resolution - Acceptance of Surety and Approval and Release of Final Plat
- b. West Glen Village North, 450 South Prairie View Drive - Approval of Preliminary Plat to Create 184 Footprint Lots for Development, One Outlot for Common Ground, One Outlot for Storm Water Management, and One Outlot for Parkland - WD Real Estate Holdings, Inc.
  - 1. Resolution - Approval of Preliminary Plat
- c. Mill Ridge Plat 5, south of Harper Lane along South 92<sup>nd</sup> Street and South Radley Street - Approval of Preliminary Plat to Create 31 Lots for Single Family Residential Development, One Outlot and Two Street Lots - Mill Ridge Homes, LLC
  - 1. Resolution - Approval of Preliminary Plat
- d. Fox Ridge Townhomes, south of Veterans Parkway and west of Fox Valley Development - Approval of Site Plan to Allow Construction of 136 Townhome Units - Forestar (USA) Real Estate Group, Inc.
  - 1. Resolution - Approval of Site Plan
- e. Oaks on Grand, 5745 Raccoon River Drive - Approval of Full Site Plan to Allow Construction of an Office Building - JCG Equity, LLC
  - 1. Resolution - Approval of Site Plan
- f. Microsoft DSM 12, 5855 SW Kerry Street - Approval of Major Modification to Allow Construction of an approx. 250,000 sq. ft. Cold Shell Building for Future Data Center - Microsoft Corporation
  - 1. Resolution - Approval of Major Modification
- g. Foss Plat of Survey, 5508 Ashworth Road - Approval of Plat of Survey to Create Two Lots for Transfer of Ownership - Robert E. Foss and Lisa K. Foss
  - 1. Resolution - Approval and Release of Plat of Survey
- h. Stonewood Plat of Survey Parcel 21-63, generally located at the southwest corner of Stagecoach Drive and future South Grand Prairie Parkway - Approval of Plat of Survey to Create One Lot for Transfer of Ownership - Westwoods, LLC
  - 1. Resolution - Approval and Release of Plat of Survey

- i. Amendment to City Code - Title 5 (Police Regulations), Chapter 3 (Animal Control) - Define Fence Height Regulations for Animal Shelters - City Initiated
  1. Ordinance - Approval of First Reading, Waiver of Second and Third Readings, and Final Adoption

Note: Due to the importance and time sensitive nature regarding Item 7(i), the City Council may conduct a first reading, waive the second and third readings, and vote on adoption of this ordinance in final form.

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

**9. 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.