

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** Tuesday, September 7, 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: 397 172 894#*

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 August 16, 2021 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Five K Enterprises, LLC d/b/a Brazil Terra Grill, 2800 University Avenue, Suite 405 - Class LC Liquor License with Outdoor Service and Catering Privileges - Renewal
    2. Cinemark USA, Inc. d/b/a Century 20 Jordan Creek and XD, 101 Jordan Creek Parkway, Unit 2000 - Class BW Permit with Sunday Sales - Renewal
    3. KRC Partners, LLP, d/b/a Cooper's on 5th, 227 5<sup>th</sup> Street - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
    4. Montes Corporation d/b/a El Toreado Mexican Bar & Grill, 3751 EP True Parkway - Class LC Liquor License with Sunday Sales - Renewal
    5. Tap This Concessions, LLC d/b/a Iowa Craft Beer Tent, 6785 Westown Parkway - Five-Day Class B Beer Permit with Outdoor Service for a Private Event - September 13, 2021

- 6. Lodge of Ashworth, Inc., d/b/a The Lodge of Ashworth Club, 909 Ashworth Road - Class LC Liquor License with Sunday Sales, Living Quarters, Outdoor Service, and Catering Privileges - Renewal
- 7. Sakura Sushi, Inc., d/b/a Sakura Sushi, 1960 Grand Avenue, Suite 11 - Class LC Liquor License with Sunday Sales - Renewal
- 8. West Des Moines Chamber of Commerce d/b/a West Des Moines Chamber of Commerce - Five-Day Class B Beer Permit with Outdoor Service for the “Raccoon River Rally” Event in Raccoon River Park - October 2, 2021
- d. Motion - Approval of Appointment - Mid-Iowa Planning Alliance for Community Development
- e. Motion - Approval to Sell Surplus City Equipment
- f. Motion - Approval of Professional Services Agreements:
  - 1. Delati ITS, LLC
  - 2. Tello ITS Solutions, LLC
- g. Motion - Approval of Memorandum of Understanding and Cost Reimbursement Agreement - National Joint Terrorism Task Force and Joint Terrorism Task Forces
- h. Motion - Approval of Amendments to Professional Services Agreements:
  - 1. Miscellaneous Land Surveying Services
  - 2. Sugar Creek Greenway Trail, Phase 1
- i. Resolution - Approval of 2022 City Council Meeting Schedule
- j. Resolution - Approval of Interfund Transfers
- k. Resolution - Order Construction:
  - 1. Grand Avenue, South Grand Prairie Parkway to South 115<sup>th</sup> Street
  - 2. SE County Line Road, SE Soteria Avenue to Veterans Parkway
- l. Resolution - Accept Work - Raccoon River Basin Segment 5 Gravity Sewer
- m. Resolution - Approval of Professional Services Agreements:
  - 1. Update to the Historic West Des Moines Master Plan
  - 2. Zoning Ordinance Update
- n. Resolution - Accept Public Improvements - Rogers Farm Lot 1
- o. Resolution - Approval of Proposal from MidAmerican Energy Company for Underground Electric Service - South 41<sup>st</sup> Street and Mills Civic Parkway HAWK Beacon
- p. Resolution - Establish Public Hearings Regarding the Final Design, Site Selection and Consideration of Acquiring Agricultural Property - Grand Avenue West Segment 4 Sewer Extension
- q. Resolution - Approval to Allow a Fence in a Landscape Buffer - 9114 South 91<sup>st</sup> Court
- r. Resolution - Establish Consultation Meeting and Public Hearing - Amendment #12 to the Amended & Restated Mills Parkway Urban Renewal Area
- s. Resolution - Approval and Acceptance of Property Interests - South Area Trunk Sewer Western Extension
- t. Proclamation - Approval of Proclamations:
  - 1. Underground Railroad Month, September 2021
  - 2. Welcoming Week, September 10-19, 2021

**5. Old Business**

- a. Pavilion Park, west of 9075 and 9076 Lindas Lane - Amend the Pavilion Park Planned Unit Development (PUD) to Designate Parcel E within the PUD for Single Family Development - Pavilion Park, LC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- b. Jordan Creek Business Park, north side of Village View Drive between South 60<sup>th</sup> Street and South 64<sup>th</sup> Street - Amend the Jordan Creek Business Park Specific Plan Ordinance to Designate and Regulate High Density Residential within Development Parcel C - Todd Rueter
  - 1. Ordinance - Approval of Second Reading
  
- c. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 5 (No Parking Zones) - 5<sup>th</sup> Street, Walnut Street to 45 feet south of Walnut Street (east side and west side) - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- d. Issuance of \$20,395,000 General Obligation Urban Renewal Bonds, Series 2021B - City Initiated
  - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
  - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Tax Exemption Certificate and Continuing Disclosure Certificate
  
- e. Issuance of \$2,990,000 General Obligation Urban Renewal Bonds, Series 2021C - City Initiated
  - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
  - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Tax Exemption Certificate and Continuing Disclosure Certificate

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

- a. West Des Moines/Cumming Annexation Moratorium and Subdivision Review Agreement - City Initiated
  - 1. Motion - Continue Public Hearing to October 4, 2021
  
- b. Infrastructure Agreement - Jordan Ridge, LLC
  - 1. Resolution - Approval of Agreement

- c. Digital Enterprise Single Family Drop Conduit Installation Network Section 2 and 3 - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Reject All Bids
  
- d. Holiday Park Baseball Improvements, Phase 6A - Maintenance Building Renovation - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Motion - Defer Award of Contract

**7. New Business**

- a. Browns Woods Estates Plat 2, generally located at the intersection of SE 5<sup>th</sup> Street and SE Walnut Woods Drive - Approval of Final Plat to Create 21 Lots for Single Family Development and Two Street Lots - Venture Homes by Stephen R. Grubb 1, LLC
  - 1. Resolution - Approval and Release of Final Plat
  
- b. Della Vita Plat 3, northwest corner of 88<sup>th</sup> Street and EP True Parkway - Approval of Final Plat to Create 29 Lots for Single Family Development, One Outlot and Three Street Lots - Della Vita, LLC
  - 1. Resolution - Approval and Release of Final Plat
  
- c. Della Vita Plat 4, northwest corner of 88<sup>th</sup> Street and EP True Parkway - Approval of Final Plat to Create 32 Lots for Single Family Development and Three Street Lots - Della Vita, LLC
  - 1. Resolution - Approval and Release of Final Plat
  
- d. Ginger East Plat 1, east of Veterans Parkway at SE Maffitt Lake Road - Approval of Final Plat to Create Two Lots for Industrial Development, One Outlot and One Street Lot - Microsoft Corporation
  - 1. Resolution - Approval and Release of Final Plat
  
- e. West Lake Office Park Plat 15, southwest corner of University Avenue and 71<sup>st</sup> Street - Approval of Final Plat to Create Two Lots for Commercial Development - Fore Right, LC and West Lakes Commercial, LLC
  - 1. Resolution - Approval and Release of Final Plat
  
- f. Woodland Estates Plat 1, northeast corner of South Kingswood Court and Stagecoach Drive - Approval of a Preliminary Plat to Create 22 Lots for Single Family Residential Development, One Outlot for Future Development and One Street Lot - Silo 9, LLC
  - 1. Resolution - Approval of Preliminary Plat

- g. Platinum Pointe Townhomes, southwest corner of Bridgewood Boulevard and South 88<sup>th</sup> Street - Approval of a Site Plan to Construct 66 Attached Townhomes - Hale Development CO., LLC
    - 1. Resolution - Approval of Site Plan
  - h. Maple Grove Church Shelter, 9155 Ashworth Road - Approval of Minor Modification Level 2 to Allow an Open-Air Shelter to Be Relocated on the Site - Ron Sweeney
    - 1. Resolution - Approval of Minor Modification
  - i. Railroad Park Restrooms, 425 Railroad Place - Approval of Level 2 Minor Modification to Allow Construction of a New Restroom Facility - City of West Des Moines
    - 1. Resolution - Approval of Minor Modification
- 8. Receive, File and/or Refer**
- 9. Other Matters**
- 10. Executive Session**
- a. Pending/Threatened Litigation

## **CITY COUNCIL WORKSHOP**

(immediately follows Council meeting)

- 1. Central Iowa Code Consortium
- 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.