

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** November 15, 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: 454 165 514#*

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. Greg Edwards, Greater Des Moines Convention and Visitors Bureau
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of November 1, 2021 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Evergreen Properties Investment, LLC d/b/a Circle K, 3501 EP True Parkway - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
    2. Frank's Divine Pie 2800, LLC d/b/a Gusto Pizza Company, 2800 University Avenue, Suite 400 - Class BW Permit with Sunday Sales and Outdoor Service Privileges - Renewal
    3. Pad Thai Garden, LLC d/b/a Pad Thai Garden Restaurant, 1221 8<sup>th</sup> Street - Class BW Permit with Native Wine - Renewal
    4. Mahajan, Inc. d/b/a Super Quick Liquor, 1800 22<sup>nd</sup> Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
  - d. Motion - Approval of Tobacco Permit
  - e. Motion - Approval of 2020-21 FY Tax Increment Financing Report
  - f. Motion - Approval of 2022-23 FY Tax Increment Financing Indebtedness and Certification Reports

- g. Motion - Approval of Contract for Lobbying Services
- h. Resolution - Approval of FY 2020-21 Iowa Department of Transportation City Street Financial Report
- i. Resolution - Order Construction - Grand Avenue Bridge over Johnson Creek
- j. Resolution - Accept Work:
  - 1. 2020 HMA Resurfacing Program
  - 2. Crossroads Park Court Tennis Court Lighting
  - 3. Sugar Creek Greenway Trail, Phase 1
- k. Resolution - Approval of Settlement and Release Agreement with Polk County - SE County Line Road, Veterans Parkway to SE Soteria Avenue
- l. Resolution - Approval of Extension of a Temporary Moratorium on Certain Development Activities in the Historic Valley Junction Business District

**5. Old Business**

- a. Amendment to City Code - Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks and Alleys), Section 1 (Use of Public Ways Restricted) - Allow Approval of the Use of City Property for Construction Staging - City Initiated
  - 1. Ordinance - Approval of Third Reading and Final Adoption

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

- a. Jordan Ridge, northwest corner of Booneville Road and South Jordan Creek Parkway - Establish the Planned Unit Development (PUD) to Govern Development of Single Family and Medium Density Residential - Jordan Ridge, LLC
  - 1. Ordinance - Approval of First Reading
- b. Grace Creek Senior Apartments, 8710 Ashworth Road - Request for a Comprehensive Plan Land Use Amendment and Rezoning to Allow High Density Residential Development - 8710 Ashworth, LLC
  - 1. Motion - Acceptance of Withdrawal
- c. First Amendment to Agreement for Private Development - 304 5<sup>th</sup> Street - Junction Development Catalyst, LLC
  - 1. Resolution - Approval of First Amendment to the Agreement
- d. First Amendment to Agreement for Private Development (Upper Story Housing Program) - 304 5<sup>th</sup> Street - Junction Development Catalyst, LLC
  - 1. Resolution - Approval of First Amendment to the Agreement
- e. Raccoon River Drive Bridge over Realigned Johnson Creek - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract

- f. 2021 Sewer Rehabilitation Program - 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. Forterra Storage Buildings, 525 South 11<sup>th</sup> Street - Approval of a Major Modification to Allow Construction of Two Storage Buildings approx. 5,888 sq. ft. in Total - Jason Klocko
    - 1. Resolution - Approval of Major Modification
  
- 8. Receive, File and/or Refer**
  
- 9. Other Matters**
  
- 10. Executive Session**
  - a. Pending/Threatened Litigation  
(with retained legal counsel Nathan Overberg and Jason Craig of Ahlers & Cooney, P.C.)

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.