

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: January 3, 2022

time: 5:30 P.M.

MAYOR RUSS TRIMBLE
COUNCILMEMBER AT LARGE RENEE HARDMAN
COUNCILMEMBER AT LARGE MATTHEW MCKINNEY
COUNCILMEMBER 1ST WARD KEVIN L. TREVILLYAN
COUNCILMEMBER 2ND WARD GREG HUDSON
COUNCILMEMBER 3RD WARD DOUG LOOTS

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

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: 644 697 078#*

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. West Bank - Presentation of Check for Historic West Des Moines Pilot Housing Programs
 - b. Bret Hodne, Public Services Director - City Growth and Budget Implications
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of December 20, 2021 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Bravo Brio Restaurants, LLC d/b/a Bravo!, 120 South Jordan Creek Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 2. Cyd's Catering, LLC d/b/a Cyd's Catering, 4000 Turnberry Drive - Class LC Liquor License with Catering Privileges - Renewal
 3. First Fleet Concerts, LLC d/b/a First Fleet Concerts, 301 Ashworth Road (Val Air Ballroom) - Class LC Liquor License with Sunday Sales - New
 4. Lakes Venture, LLC d/b/a Fresh Thyme Farmers Market, 2900 University Avenue, Suite E - Class BC Permit with Carryout Wine and Sunday Sales - Renewal
 5. Flatin Rusty Taco Des Moines, LLC d/b/a Rusty Taco, 9500 University Avenue, Unit 2108 - Class LC Liquor

- License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
- 6. MAHAJAN 2, LLC d/b/a Superquick Liquor Wine, 2704 Vine Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - New
- 7. Thompson Hospitality, LLC d/b/a Urban Cellar, 640 South 50th Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
- d. Motion - Approval of Appointments - City Clerk and Deputy City Clerk
- e. Motion - Approval of Change Order #1 - Digital Enterprise Conduit Deployment Segment 4, Phase 1
- f. Resolution - Approval of Contract - Waste Collection and Disposal Services
- g. Resolution - Accepting Public Improvements - The Preserve Estates Plat 2
- h. Resolution - Approval and Acceptance of Property Interests - Ginger West
- i. Resolution - Authorize Application for Transportation Alternatives Program Grant Funding - Des Moines Metropolitan Planning Organization

5. Old Business

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

- a. Agreement for Private Development - Project Ginger East - Microsoft Corporation
 - 1. Motion - Continue Public Hearing to January 18, 2022

7. New Business

- a. Fox Ridge Plat 1, south of Veterans Parkway and west of the Fox Valley Development - Subdivide Property into 33 Lots for Single-Family Development, One Outlot and Three Street Lots - Forestar (USA) Real Estate Group, Inc.
 - 1. Resolution - Approval and Release of Final Plat
- b. Fox Ridge Townhomes Plat 1, south of Veterans Parkway and west of the Fox Valley Development - Subdivide Property into 48 Footprint Lots for Multi-Family Development and Two Outlots - Forestar (USA) Real Estate Group, Inc.
 - 1. Resolution - Approval and Release of Final Plat
- c. Grand Valley Townhomes, Grand Avenue east of South 35th Street - Subdivide Property into 113 Lots for Attached Townhome Development and One Lot for Private Streets and Common Area - Grand Valley Townhomes, LLC
 - 1. Resolution - Approval and Release of Final Plat

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.

December 20, 2021

West Des Moines City Council Proceedings
Monday, December 20, 2021

Mayor Steven K. Gaer opened the regularly scheduled meeting of the City Council of West Des Moines, Iowa, in the Council Chambers of the West Des Moines City Hall on Monday, December 20, 2021 at 5:30 PM. Council members present were: R. Hardman, G. Hudson, M. McKinney, K. Trevillyan and R. Trimble.

City Clerk Ryan Jacobson stated staff recommends one amendment to the agenda, as the Firefighter swearing in ceremony is now for Jeff Smith only.

On Item 1. Agenda. It was moved by Trimble, second by Hardman approve the agenda as amended.

Vote 21-586: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 2. Public Forum

Wendy Lacina, 537 2nd Street, expressed appreciation to the Parks & Recreation Department and Public Services Department for being accommodating during her recent medical issues.

On Item 3. Council/Manager/Other Entities Reports:

Fire Chief Craig Leu introduced Firefighter Jeff Smith, who was then sworn in by Mayor Gaer.

Dean Whitaker, Market President for First National Bank, and Jason Keigley, Branch Manager for First National Bank, presented a check to the City for \$100,000 to support the Historic West Des Moines Pilot Housing Programs.

Council member McKinney reported the Development and Planning Subcommittee met and discussed two potential development projects. He also attended a meeting of the Public Services Subcommittee, where discussion was held on drainage issues in the Commerce Drive area.

Council member Trevillyan expressed appreciation to the West Des Moines Chamber of Commerce for hosting the President's Council dinner last night.

Council member Trimble reported the Finance and Administration Subcommittee met and discussed a new workforce housing program, financial incentives for two affordable housing projects, a new urban renewal area, revisions to the rental rehabilitation program, funding for the Des Moines International Airport terminal project, and the lobbying services contract.

Council member Hudson wished everyone a happy holidays and happy New Year.

December 20, 2021

Council member Hardman reported she attended a meeting of the Historic West Des Moines Steering Committee. She also reported the City's third annual Martin Luther King Jr. Day celebration will be held on January 17th at the MidAmerican Energy RecPlex.

On Item 4. Consent Agenda.

Council members pulled Item 4(t) for discussion. It was moved by Trimble, second by Hardman to approve the consent agenda as amended.

- a. Approval of Minutes of December 6, 2021 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
 1. 7 Stone, LLC d/b/a 7 Stone, 9350 University Avenue - Class BW Permit with Sunday Sales - Renewal
 2. Des Moines Traders, LLC d/b/a Bawarchi Indian Grill & Bar, 6630 Mills Civic Parkway, Suite 3102 - Class LC Liquor License - Renewal
 3. LLK Inc. d/b/a Funny Bone Comedy Club & Restaurant, 560 South Prairie View Drive, Suite 100 - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
 4. Concert Glen Oaks, LLC d/b/a Glen Oaks Country Club, 1401 Glen Oaks Drive – Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - New
 5. Hy-Vee, Inc., d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway, 2nd Floor Meeting Room - Class BW Permit with Sunday Sales - Renewal
 6. J.P. Parking Inc. d/b/a J.P. Parking Inc., 6220 Raccoon River Drive - Class BC Beer Permit with Carryout Wine and Sunday Sales - Renewal
 7. Kum & Go, L.C., d/b/a Kum & Go #3035, 7265 Vista Drive - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
 8. Scissors & Scotch WDM, LLC d/b/a Scissors & Scotch, 440 South 68th Street, Suite 105 - Class LC Liquor License with Sunday Sales - New
 9. 205 Corporation d/b/a The Tavern, 205 5th Street - Class LC Liquor License with Sunday Sales - Renewal
 10. 205 Corporation d/b/a The Tavern Pizza Pasta Grill, 1755 50th Street - Class LC Liquor License with Sunday Sales - Renewal
 11. Kwik Trip, Inc. d/b/a Tobacco Outlet Plus #565, 1220 Grand Avenue, Suite 101 – Class BC Beer Permit with Sunday Sales - Renewal
- d. Approval of Appointment - Human Services Advisory Board
- e. Approval of Microsoft Enterprise Agreement and Payment
- f. Approval to Sell Surplus City Equipment
- g. Approval of Contract for Lobbying Services
- h. Approval of Professional Services Agreements:
 1. Raccoon River Greenway, Parking Lot and River Access at 1st Street
 2. American Legion Park and Meadowview Park Parking Lots

December 20, 2021

- i. Approval of Change Orders:
 - 1. Booneville Road Reconstruction, South 100th Street to South 115th Street, #2
 - 2. Northeast Basin Storm Sewer Improvements - Connections to 4th Street and Ashworth Road, #7
- j. Approval to Send Notice of Termination - WestPet 28E Agreement
- k. Approval of 28E Agreement with City of Waukee - Joint Maintenance of Roads
- l. Order Construction - Grand Avenue West Segment 3 Sewer Extension
- m. Accept Work:
 - 1. Gas Detection and Bay Heat System Upgrades
 - 2. Library Interior Renovations
 - 3. Northeast Basin Storm Sewer Improvements - Connections to 4th Street and Ashworth Road
 - 4. South 88th Street and Mills Civic Parkway Reconstruction
- n. Accept Public Improvements - Grand Ridge Plat 1
- o. Authorize Application for Surface Transportation Block Grant (STBG) Program Funding - Des Moines Area Metropolitan Planning Organization
- p. Establish Just Compensation and Approve Acquisition of Property - 8th Street Reconstruction, I-235 to Clegg Road
- q. Approval and Acceptance of Storm Water Management Facility Maintenance Agreement, Storm Sewer Easement, and Parkland Dedication Agreement - The Reserve Apartments
- r. Approval to Initiate Affordable Housing Development Agreements:
 - 1. DB Booneville, LLC
 - 2. Silo 9 Plat 1, LLC
- s. Approval to Initiate Infrastructure Development Agreements:
 - 1. Silo 9 Plat 1, LLC
 - 2. 9421 Ashworth Investors, LLC
- u. Approval to Initiate Actions Regarding Urban Renewal Plans:
 - 1. Creation of 92nd Street Urban Renewal Area
 - 2. Amendment #5 to the Historic West Des Moines Urban Renewal Area
- v. Approval of Revised Guidelines and Policies - Community Development Block Grant Rental Rehabilitation Program
- w. Approval of Authorization to Join Mid-Iowa Planning Alliance for Community Development
- x. Approval of Resolution of Support for New Des Moines International Airport Terminal Project
- y. Approval and Acceptance of Property Interests - Grand Avenue West Segment 4 Sewer Extension
- z. Approval of Iowa Opioid Allocation Memorandum of Understanding, Participation Agreement to the Distributors Settlement Agreement, and Participation Agreement to the Janssen Settlement Agreement
- aa. Approval of Temporary Crossing Agreement with Microsoft Corporation for Access Across Iowa Interstate Railroad Crossing

December 20, 2021

Vote 21-587: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 4(t) Approval to Initiate Property Tax Rebate Development Agreement - 111 5th Street, LLC

Council member Trevillyan stated he is not supportive of this item.

It was moved by Trimble, second by Hudson to approve Item 4(t) Approval to Initiate Property Tax Rebate Development Agreement - 111 5th Street, LLC.

Vote 21-588: Hardman, Hudson, McKinney, Trimble ... 4 yes
Trevillyan ... 1 no
Motion carried.

On Item 5(a) Amendment to City Code - Title 9 (Zoning) - Modify Regulations Pertaining to Solar Energy Systems, initiated by the City of West Des Moines

It was moved by Trevillyan, second by McKinney to consider the second reading of the ordinance.

Vote 21-21-589: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Trimble to approve the second reading of the ordinance.

Vote 21-590: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

It was moved by Trevillyan, second by Trimble to waive the third reading and adopt the ordinance in final form.

Vote 21-591: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 5(b) Amendment to City Code, Title 1, (Administrative), Chapter 9 (Municipal Elections) - Redistricting of City Council Wards and Precincts in Compliance with the 2020 Federal Census, initiated by the City of West Des Moines

It was moved by Trevillyan, second by McKinney to consider the second reading of the ordinance.

December 20, 2021

Vote 21-592: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by McKinney to approve the second reading of the ordinance.

Vote 21-593: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

It was moved by Trevillyan, second by McKinney to waive the third reading and adopt the ordinance in final form.

Vote 21-594: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(a) Mayor Gaer indicated this was the time and place for a public hearing to consider Wilder Pines Plat 1 - Vacation of a Storm Sewer Easement, Storm Sewer and Drainage Easement, Public Utility Easement, and Surface Water Flowage Easement, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on December 10, 2021 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by McKinney, second by Trimble to adopt Resolution - Approval of Vacation of Easements.

Vote 21-595: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(b) Mayor Gaer indicated this was the time and place for a public hearing to consider Ginger East Plat 1, Lot 1 - Vacation of a Storm Sewer Easement, Sanitary Sewer Easement, and Portions of Sanitary Sewer Easements, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on December 16, 2021 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

December 20, 2021

It was moved by Trimble, second by Hudson to adopt Resolution - Approval of Vacation of Easements.

Vote 21-596: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(c) Eastern Parcel of the South Side of Formerly Vacated SE Army Post Road near the Intersection of SE Army Post Road and 42nd Street - Conveyance of Property to SBBP JV21, LLC, initiated by the City of West Des Moines

It was moved by Trevillyan, second by McKinney to adopt Motion - Continue Public Hearing Indefinitely.

Vote 21-597: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Grand Avenue Bridge over Johnson Creek, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on December 10, 2021 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Hudson to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to A.M. Cohron & Son, Inc.

Vote 21-598: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 7(a) Silverwood, southeast corner of South 88th Street and Coachlight Drive - Plat of Survey to Create One Parcel for Transfer of Ownership, initiated by Hurd Riverview, LLC

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval and Release of Plat of Survey, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 21-599: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

December 20, 2021

On Item 7(b) Rental Workforce Housing Program, initiated by the City of West Des Moines

It was moved by Trevillyan, second by Trimble to adopt Resolution - Approval of Creation of Rental Workforce Housing Program.

Vote 21-600: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

On Item 8(a) West Des Moines Water Works - 2022 Budget - Received Filed

On Item 9 - Other Matters: none

Mayor Gaer swore in Mayor-Elect Russ Trimble, At-Large Council Member Renee Hardman, First Ward Council Member Kevin Trevillyan, and Third Ward Council Member Doug Loots, all for four-year terms beginning January 1, 2022.

Mayor-Elect Trimble presented outgoing Mayor Gaer with a gavel plaque in appreciation for his 14-plus years of service as Mayor of West Des Moines.

The Council members each expressed their appreciation and well wishes to outgoing Mayor Gaer.

The meeting was adjourned at 6:23 p.m.

It was moved by Trevillyan, second by Trimble to go into Executive Session per Chapter 21 of the Iowa Code, to discuss contract negotiations.

Vote 21-601: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

Entered Executive Session at 6:39 p.m. with the following persons present in the Council Chambers of City Hall: Mayor Gaer, Council members Hardman, Hudson, McKinney, Trevillyan, and Trimble; Council member-elect Loots; City Manager, Assistant City Attorney, City Clerk, Human Resources Director, Finance Director, and retained legal counsel Mike Galloway of Ahlers & Cooney, P.C.

It was moved by Hardman, second by Trevillyan to adjourn from Executive Session.

Vote 21-602: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes
Motion carried.

Executive Session was adjourned at 7:09 p.m.

December 20, 2021

Respectfully submitted,

Ryan T. Jacobson, CMC
City Clerk

ATTEST:

Steven K. Gaer, Mayor

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Motion – Approval of Bill Lists

DATE: January 3, 2022


FINANCIAL IMPACT: Section 1-10-3(b) of the West Des Moines City Code provides that no disbursement shall be made from a fund unless such disbursement is authorized by law, ordinance or resolution, was properly budgeted, and supported by a claim approved by the City Council. The following list(s) of municipal expenditures, all of which have been reviewed and authorized by the respective departments as being justified and properly due and the listing of which have been prepared by Finance staff, are, with this agenda item, being submitted to the City Council for approval:

Regular Bi-Weekly Claims	01/03/2022	\$ 1,754,100.75
EFT Claims	01/03/2022	\$ 2,645,557.17
Control Pay	01/03/2022	\$ 28,375.80
Microsoft Escrow Checks	01/03/2022	\$ 0.00
Microsoft Escrow EFT	01/03/2022	\$ 0.00
End of Month & Off-Cycle	12/07/2021 to 01/17/2022	\$ 8,469.76

RECOMMENDATION: Move to approve Bill Lists as presented.

Lead Staff Member: Tim Stiles, Finance Director

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	
Date Reviewed	
Recommendation	

City Council Report

Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 01/03/2022

Type	Date	Number	Source	Payee Name	Transaction Amount
Bank Account: WB VENDOR DISB - WB Vendor Disbursement					
Check	01/03/2022	323428	Accounts Payable	ABSOLUTE CONCRETE CONSTRUCTION INC	208,211.50
Check	01/03/2022	323429	Accounts Payable	AMERICAN SECURITY LLC	1,064.31
Check	01/03/2022	323430	Accounts Payable	BOES, ERIN	15.50
Check	01/03/2022	323431	Accounts Payable	BOUND TREE MEDICAL LLC	1,876.32
Check	01/03/2022	323432	Accounts Payable	CALIBRE PRESS	1,077.00
Check	01/03/2022	323433	Accounts Payable	CAPITAL CITY FRUIT INC	41.30
Check	01/03/2022	323434	Accounts Payable	CAPPEL'S ACE HARDWARE	106.66
Check	01/03/2022	323435	Accounts Payable	CLARK, JAYLA	412.50
Check	01/03/2022	323436	Accounts Payable	CONCRETE CONNECTION LLC	28,655.80
Check	01/03/2022	323437	Accounts Payable	CONCRETE TECHNOLOGIES INC	42,435.96
Check	01/03/2022	323438	Accounts Payable	CORELL CONTRACTOR INC	242,657.17
Check	01/03/2022	323439	Accounts Payable	DALLAS COUNTY AUDITOR	2,839.25
Check	01/03/2022	323440	Accounts Payable	DAVIS BROWN LAW FIRM	344.50
Check	01/03/2022	323441	Accounts Payable	DE LAGE LANDEN	320.00
Check	01/03/2022	323442	Accounts Payable	DMACC FOUNDATION	10,000.00
Check	01/03/2022	323443	Accounts Payable	DOLL DISTRIBUTING LLC	1,620.30
Check	01/03/2022	323444	Accounts Payable	ELECTRICAL ENGINEERING & EQUIPMENT CO	49.00
Check	01/03/2022	323445	Accounts Payable	EMSLRC	105.00
Check	01/03/2022	323446	Accounts Payable	FACTORY MOTOR PARTS COMPANY	6,946.66
Check	01/03/2022	323447	Accounts Payable	GOLDEN VALLEY SUPPLY OF IA	84.68
Check	01/03/2022	323448	Accounts Payable	GRAYBAR ELECTRIC CO INC	59.46
Check	01/03/2022	323449	Accounts Payable	GRAYLOG INC	24,999.00
Check	01/03/2022	323450	Accounts Payable	GREAT OUTDOORS FOUNDATION	6,250.00
Check	01/03/2022	323451	Accounts Payable	GRIMES ASPHALT & PAVING	308.00
Check	01/03/2022	323452	Accounts Payable	HAWKEYE TRUCK EQUIPMENT	721.00
Check	01/03/2022	323453	Accounts Payable	HDR ENGINEERING INC	195,369.90
Check	01/03/2022	323454	Accounts Payable	HERITAGE-CRYSTAL CLEAN LLC	344.90
Check	01/03/2022	323455	Accounts Payable	HI TOUCH BUSINESS SERVICES LLC	225.85
Check	01/03/2022	323456	Accounts Payable	HY VEE INC	26.17
Check	01/03/2022	323457	Accounts Payable	INCENTIVE SERVICES INC	1,237.25
Check	01/03/2022	323458	Accounts Payable	INTERSTATE ALL BATTERY CENTER	1,884.45
Check	01/03/2022	323459	Accounts Payable	IOWA BRIDGE & CULVERT LC	25,405.85

City of West Des Moines, IA
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 01/03/2022

Type	Date	Number	Source	Payee Name	Transaction Amount
Check	01/03/2022	323460	Accounts Payable	IOWA SPORTS TURF	41,690.00
Check	01/03/2022	323461	Accounts Payable	IOWA STATE RESERVE LAW OFFICERS ASSOCIATION	140.00
Check	01/03/2022	323462	Accounts Payable	JOHNSON BROTHERS OF IOWA INC	530.40
Check	01/03/2022	323463	Accounts Payable	KLOCKE'S EMERGENCY VEHICLES	168.17
Check	01/03/2022	323464	Accounts Payable	LOGOED APPAREL & PROMOTIONS	1,173.66
Check	01/03/2022	323465	Accounts Payable	LOWE'S HOME CENTER INC	917.85
Check	01/03/2022	323466	Accounts Payable	MERRITT COMPANY INC	3,045.00
Check	01/03/2022	323467	Accounts Payable	MIDWEST BEARING & SUPPLY	135.42
Check	01/03/2022	323468	Accounts Payable	MONSIDO INC	4,350.00
Check	01/03/2022	323469	Accounts Payable	NICHOLS EQUIPMENT LLC	712.00
Check	01/03/2022	323470	Accounts Payable	OLSSON INC	14,506.25
Check	01/03/2022	323471	Accounts Payable	ON TRACK CONSTRUCTION LLC	748.98
Check	01/03/2022	323472	Accounts Payable	PEPSI BEVERAGES COMPANY	2,456.65
Check	01/03/2022	323473	Accounts Payable	POLK COUNTY AUDITOR	375,729.52
Check	01/03/2022	323474	Accounts Payable	POLK COUNTY EMERGENCY MGT	22,791.00
Check	01/03/2022	323475	Accounts Payable	POLK COUNTY RECORDER	939.00
Check	01/03/2022	323476	Accounts Payable	POWERPLAN	288.79
Check	01/03/2022	323477	Accounts Payable	RAY O'HERRON CO INC	131.96
Check	01/03/2022	323478	Accounts Payable	RECORD PRINTING CO INC OF STORY CITY	208.94
Check	01/03/2022	323479	Accounts Payable	RESOURCE CONSULTING ENGINEERS	25,855.00
Check	01/03/2022	323480	Accounts Payable	ROBERT HALF TECHNOLOGY	4,922.80
Check	01/03/2022	323481	Accounts Payable	SCHILDBERG CONSTRUCTION CO	6,255.50
Check	01/03/2022	323482	Accounts Payable	SHEKAR ENGINEERING PLC	17,267.75
Check	01/03/2022	323483	Accounts Payable	SOUTHWEST POLK WATER SERVICE INC	20.00
Check	01/03/2022	323484	Accounts Payable	STREET COLLECTIVE	2,500.00
Check	01/03/2022	323485	Accounts Payable	STUDIO MELEE	3,385.00
Check	01/03/2022	323486	Accounts Payable	TD&I CABLE MAINTENANCE INC	45,224.26
Check	01/03/2022	323487	Accounts Payable	TEKSYSTEMS INC	3,180.00
Check	01/03/2022	323488	Accounts Payable	THE CONCRETE COMPANY INC	66,779.21
Check	01/03/2022	323489	Accounts Payable	THE GRAVEDIGGER LLC	1,700.00
Check	01/03/2022	323490	Accounts Payable	TOP PACK DEFENSE	968.87
Check	01/03/2022	323491	Accounts Payable	TRIMARK MARLINN LLC	115,606.10
Check	01/03/2022	323492	Accounts Payable	VAN MAANEN ELECTRIC INC	37,525.77

City of West Des Moines, IA
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 01/03/2022

Type	Date	Number	Source	Payee Name	Transaction Amount
Check	01/03/2022	323493	Accounts Payable	VANDERPOOL CONSTRUCTION INC	5,088.20
Check	01/03/2022	323494	Accounts Payable	VEENSTRA & KIMM INC	38,055.29
Check	01/03/2022	323495	Accounts Payable	VERIZON WIRELESS	4,359.45
Check	01/03/2022	323496	Accounts Payable	VIRTRA INC	57,334.06
Check	01/03/2022	323497	Accounts Payable	VIVID IMPRESSIONS INC	25.85
Check	01/03/2022	323498	Accounts Payable	WEBSPEC DESIGN LLC	320.00
Check	01/03/2022	323499	Accounts Payable	ZERO9 HOLSTERS	162.50
Check	01/03/2022	323500	Accounts Payable	ZOLL MEDICAL- NY	896.55
Check	01/03/2022	323501	Accounts Payable	DALLAS COUNTY TREASURER	15.00
Check	01/03/2022	323502	Accounts Payable	ERC FAMILY PARTNERSHIP LTD	30,985.00
Check	01/03/2022	323503	Accounts Payable	CENTURYLINK	159.98
Check	01/03/2022	323504	Accounts Payable	CENTURYLINK	7,096.30
Check	01/03/2022	323505	Accounts Payable	GLEN OAKS COUNTRY CLUB	1,287.40
Check	01/03/2022	323506	Accounts Payable	JOHNSON CONTROLS FIRE PROTECTION LP- IL	196.00
Check	01/03/2022	323507	Accounts Payable	MIDAMERICAN ENERGY	57.83
Check	01/03/2022	323508	Accounts Payable	MIDAMERICAN ENERGY	177.25
Check	01/03/2022	323509	Accounts Payable	MIDAMERICAN- DM-WDM TL	37.00
Check	01/03/2022	323510	Accounts Payable	MITTERA GROUP	268.00
Check	01/03/2022	323511	Accounts Payable	SECRETARY OF STATE	30.00
EFT	01/03/2022	7487	Accounts Payable	ALLIANCE CONSTRUCTION GROUP LLC	38,726.15
EFT	01/03/2022	7488	Accounts Payable	ARNOLD MOTOR SUPPLY LLP	1,013.48
EFT	01/03/2022	7489	Accounts Payable	AUTOMATIC DOOR GROUP INC	180.00
EFT	01/03/2022	7490	Accounts Payable	BAUER BUILT	1,155.82
EFT	01/03/2022	7491	Accounts Payable	BECKER ARENA PRODUCTS INC	51,219.24
EFT	01/03/2022	7492	Accounts Payable	BOLTON & MENK INC	3,197.00
EFT	01/03/2022	7493	Accounts Payable	BOOT BARN INC	130.03
EFT	01/03/2022	7494	Accounts Payable	CHRISTIAN EDWARDS PRINT & GRAPHICS	908.00
EFT	01/03/2022	7495	Accounts Payable	CIVIL DESIGN ADVANTAGE LLC	7,884.50
EFT	01/03/2022	7496	Accounts Payable	COMMUNICATION DATA LINK LLC	197,461.24
EFT	01/03/2022	7497	Accounts Payable	DES MOINES ASPHALT & PAVING	80,823.11
EFT	01/03/2022	7498	Accounts Payable	EBERLE DESIGN INC	500.00
EFT	01/03/2022	7499	Accounts Payable	ELDER CORPORATION	515,934.07
EFT	01/03/2022	7500	Accounts Payable	FIT OUTDOOR SERVICES LLC	1,885.00
EFT	01/03/2022	7501	Accounts Payable	FOTH INFRASTRUCTURE &	14,634.50

City of West Des Moines, IA
City Council Report
 Bank Account: WB VENDOR DISB - WB Vendor Disbursement
 Batch Date: 01/03/2022

Type	Date	Number	Source	Payee Name	Transaction Amount
EFT	01/03/2022	7502	Accounts Payable	ENVIRONMENT LLC	26,894.70
EFT	01/03/2022	7503	Accounts Payable	GOULD EVANS INC	375,729.52
EFT	01/03/2022	7504	Accounts Payable	GREATER DES MOINES CONVENTION & VISITORS BUREAU	49,416.00
EFT	01/03/2022	7505	Accounts Payable	H2I GROUP INC	6,483.00
EFT	01/03/2022	7506	Accounts Payable	HAHN , JENNIFER	9,562.75
EFT	01/03/2022	7507	Accounts Payable	HENRIKSEN CONTRACTING LLC	12,455.72
EFT	01/03/2022	7508	Accounts Payable	HOME INC	324.00
EFT	01/03/2022	7509	Accounts Payable	IOWA BEVERAGE SYSTEMS INC	1,513.52
EFT	01/03/2022	7510	Accounts Payable	IOWA INTERSTATE RAILROAD LTD	113,564.50
EFT	01/03/2022	7511	Accounts Payable	ISG	18,949.21
EFT	01/03/2022	7512	Accounts Payable	JACOBSEN AUTO BODY	25,181.00
EFT	01/03/2022	7513	Accounts Payable	JEFFREY L BRUCE & COMPANY LLC	13,845.00
EFT	01/03/2022	7514	Accounts Payable	JEO CONSULTING GROUP INC	103,618.40
EFT	01/03/2022	7515	Accounts Payable	LANG CONSTRUCTION GROUP INC	3,284.24
EFT	01/03/2022	7516	Accounts Payable	LASER RESOURCES	108.08
EFT	01/03/2022	7517	Accounts Payable	LEHMAN , MATT	3,460.00
EFT	01/03/2022	7518	Accounts Payable	M&M COMMERCIAL CLEANING	813.06
EFT	01/03/2022	7519	Accounts Payable	MACQUEEN EQUIPMENT LLC	11,769.76
EFT	01/03/2022	7520	Accounts Payable	MARTIN BROTHERS	754,560.83
EFT	01/03/2022	7521	Accounts Payable	MCANINCH CORPORATION	445.52
EFT	01/03/2022	7522	Accounts Payable	MIDWEST WHEEL	70.16
EFT	01/03/2022	7523	Accounts Payable	MILLONIG , JHARRED	180.00
EFT	01/03/2022	7524	Accounts Payable	OSAM , JACLYN	696.12
EFT	01/03/2022	7525	Accounts Payable	PER MAR SECURITY SERVICES	9,450.00
EFT	01/03/2022	7526	Accounts Payable	RELIABLE MAINTENANCE	19,504.27
EFT	01/03/2022	7527	Accounts Payable	RENEWABLE ENERGY GROUP INC	160,115.61
EFT	01/03/2022	7528	Accounts Payable	ROGNES CORPORATION	3,100.00
EFT	01/03/2022	7529	Accounts Payable	SHIVE-HATTERY INC	157.03
EFT	01/03/2022	7530	Accounts Payable	SPRAYER SPECIALTIES INC	39.96
EFT	01/03/2022	7531	Accounts Payable	STAR EQUIPMENT LTD	500.00
EFT	01/03/2022	7532	Accounts Payable	STERLING CODIFIERS-AMERICAN LEGAL PUBLISHING CORP	398.75
EFT	01/03/2022	7533	Accounts Payable	STIVERS FORD	1,441.25
EFT	01/03/2022	7534	Accounts Payable	SWINTON , ASHLEE	22.08
EFT	01/03/2022			UPS STORE	

City of West Des Moines, IA

City Council Report

Bank Account: WB VENDOR DISB - WB Vendor Disbursement

Batch Date: 01/03/2022

Type	Date	Number	Source	Payee Name	Transaction Amount
EFT	01/03/2022	7535	Accounts Payable	VOGEL PAINT INC	203.00
EFT	01/03/2022	7536	Accounts Payable	WATSON , JAMES	9.99
EFT	01/03/2022	7537	Accounts Payable	YEAGER ENTERPRISES LLC	1,818.00
EFT	01/03/2022	7538	Accounts Payable	MESTON BROTHERS IRRIGATION LLC	220.00
WB VENDOR DISB WB Vendor Disbursement Totals:					\$4,399,657.92

Transactions: 136

Checks: 84 \$1,754,100.75

EFTs: 52 \$2,645,557.17

City of West Des Moines, IA
City Council Report
 Bank Account: WB CONTROLPAY - WB ControlPay
 Batch Date: 01/03/2022

Type	Date	Number	Source	Payee Name	Transaction Amount
Bank Account: WB CONTROLPAY - WB ControlPay					
EFT	01/03/2022	6864	Accounts Payable	ALADTEC INC	4,038.00
EFT	01/03/2022	6865	Accounts Payable	ALLIED 100 LLC	78.99
EFT	01/03/2022	6866	Accounts Payable	ARAMARK UNIFORM SERVICES	718.56
EFT	01/03/2022	6867	Accounts Payable	CAPITAL SANITARY SUPPLY CO INC	614.85
EFT	01/03/2022	6868	Accounts Payable	CLIVE POWER EQUIPMENT	165.63
EFT	01/03/2022	6869	Accounts Payable	CORN STATES METAL FABRICATORS INC	190.00
EFT	01/03/2022	6870	Accounts Payable	DES MOINES REGISTER MEDIA	3,008.27
EFT	01/03/2022	6871	Accounts Payable	GALLS LLC	662.50
EFT	01/03/2022	6872	Accounts Payable	O'REILLY AUTOMOTIVE INC	91.45
EFT	01/03/2022	6873	Accounts Payable	PREFERRED PEST CONTROL	1,359.00
EFT	01/03/2022	6874	Accounts Payable	PROCTOR MECHANICAL CORP	860.70
EFT	01/03/2022	6875	Accounts Payable	ST LOUIS CARDINALS	9,697.50
EFT	01/03/2022	6876	Accounts Payable	TEAM SERVICES	6,813.27
EFT	01/03/2022	6877	Accounts Payable	WASTE MANAGEMENT OF IOWA	77.08
WB CONTROLPAY WB ControlPay Totals:					\$28,375.80

Transactions: 14

EFTs: 14

\$28,375.80

Payment Register

From Payment Date: 12/07/2021 - To Payment Date: 01/17/2022

Number	Date	Payee Name	Transaction Amount
244	12/31/2021	WEST BANK	19.44
200382	12/16/2021	GARNETT, DOUGLAS	500.00
200383	12/16/2021	LEHS, KENT	597.00
200384	12/16/2021	SUN PRAIRIE APARTMENTS	970.00
200385	12/16/2021	SWIFT PROPERTIES LLC	694.00
200386	12/16/2021	WEST DES MOINES WATER WORKS- HS	145.32
323228	12/09/2021	IOWA DEPARTMENT OF TRANSPORTATION	5,544.00
			<u>8,469.76</u>

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Approval of Liquor Licenses

DATE: January 3, 2022

FINANCIAL IMPACT: None

BACKGROUND: In accordance with the Iowa Code Section 123.1 and the West Des Moines City Code Title 3, Business and Licensing, Chapter 2, Beer and Liquor Control, the following licenses have been investigated and reviewed by the WDM Police Department and, when necessary, by Building Inspection and/or Fire Department staff, and are presented to the City Council for approval. Copies of license applications are available, for your review, in the Office of the City Clerk.


1. Bravo Brio Restaurants, LLC d/b/a Bravo!, 120 South Jordan Creek Parkway - Class LC Liquor License with Sunday Sales and Outdoor Service Privileges - Renewal
2. Cyd's Catering, LLC d/b/a Cyd's Catering, 4000 Turnberry Drive - Class LC Liquor License with Catering Privileges - Renewal
3. First Fleet Concerts, LLC d/b/a First Fleet Concerts, 301 Ashworth Road (Val Air Ballroom) - Class LC Liquor License with Sunday Sales - New
4. Lakes Venture, LLC d/b/a Fresh Thyme Farmers Market, 2900 University Avenue, Suite E - Class BC Permit with Carryout Wine and Sunday Sales - Renewal
5. Flatin Rusty Taco Des Moines, LLC d/b/a Rusty Taco, 9500 University Avenue, Unit 2108 - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal
6. MAHAJAN 2, LLC d/b/a Superquick Liquor Wine, 2704 Vine Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - New
7. Thompson Hospitality, LLC d/b/a Urban Cellar, 640 South 50th Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - Renewal

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Motion to approve the issuance of liquor licenses in the City of West Des Moines.

Lead Staff Member: Ryan T. Jacobson, City Clerk 

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	

CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

ITEM: Appointment of City Clerk and Deputy City Clerk

DATE: January 3, 2022

FINANCIAL IMPACT: None

BACKGROUND: West Des Moines City Code requires the City Council appointment of a City Clerk and a Deputy City Clerk when a new Council is seated after the biannual Municipal Election. We are requesting reappointment of Ryan T. Jacobson as City Clerk and Julius Arrington as Deputy City Clerk for the 2022-2023 Council term.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Motion to appoint Ryan T. Jacobson as City Clerk and Julius Arrington as Deputy City Clerk for the 2022-2023 Council term.

Lead Staff Member: Ryan T. Jacobson, City Clerk *RTJ* _____

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 3, 2022

ITEM:

Motion – Approving Change Order #1
West Des Moines Digital Enterprise Conduit Deployment Segment 4 Phase 1
0510-060-2020

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	\$2,316,464.15	June 7, 2021	
Change Order #1	\$250,035.00	Pending	Segment 3-1 Trunk
Total	\$2,566,499.15		

Cost for this change order will be paid from account no. 670.000.000.5250.490 with the ultimate funding intended to come from General Obligation Bonds. The costs associated with this change order were previously encumbered and funded when Digital Enterprise Conduit Deployment Segment 3-1 was approved by Council. They are being reallocated to this contract so no additional budgetary funds are needed.

BACKGROUND:

The West Des Moines Digital Enterprise Conduit Deployment Segment 4 Phase 1 project includes the installation of a multi-user fiber conduit network within public right-of-way to support the connection of every residence and business wishing to connect. The project involves installation of City provided vaults and conduit. This project also involves supplying and installing tracer wire, test stations and other ancillary items required for a complete and functional conduit network for the future installation of fiber optic cables.

On December 1, 2021 the City terminated the construction contract for the Digital Enterprise Conduit Deployment Segment 3 Phase 1. One of the remaining work items in this contract is completion of the trunk conduit along Valley West Dr and E.P. True Pkwy from Ashworth Rd to Interstate 35. This trunk conduit is necessary for the Segment 3 Phase 2 area to be functional. The scheduled completion of Segment 3 Phase 2 is March 31, 2022. To meet this obligation to providers, completion of the trunk conduit must be expedited. Proposals were requested from the contractors working adjacent to the Segment 3 Phase 1 work area. Based on cost, current workload, and upcoming completion dates Staff recommends adding this work to the Segment 4 Phase 1 project under construction by Kramer Services Group.

Change Order #1 adds work items necessary to complete the Segment 3 Phase 1 trunk conduit including boring, vault installation, tracer system installation, remediation of installed vaults, conduit proofing, GPS data collection, and restoration. In the event a deficiency is identified during conduit proofing this change order includes 100 hours of labor to make necessary repairs. The cost of this change order will be offset by the unused encumbered funds and retainage withheld from the Segment 3 Phase 1 project.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES: None.


RECOMMENDATION:

City Council Adopt:

- Motion Approving Change Order #1 for West Des Moines Digital Enterprise Conduit Deployment Segment 4 Phase 1.

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split



CITY OF WEST DES MOINES

Engineering Services
 4200 Mills Civic Parkway, Suite 2D
 West Des Moines, IA 50265-0320
 (515) 222-3475 Fax (515) 273-0603

CHANGE ORDER

Distribution:
 Owner X
 Engineer X
 Contractor X
 Other

Contractor: **Kramer Service Group**
W15836 Hwy. 8
Weyerhaeuser, Wisconsin 54895
<https://kramerservicegroup.com/>
Office Number 715-642-0180

Project Title	DIGITAL ENTERPRISE CONDUIT DEPLOYMENT SEGMENT 4, PHASE 1	
WDM Project File Number	0510-060-2020	
Purchase Order Number	2021-00000857	
Orig. Contract Amount & Date	\$2,316,484.15	June 7, 2021
Change Order Number	1	
Date	December 23, 2021	

THE CONTRACT IS CHANGED AS REQUIRED TO COMPLETE SEGMENT 3-1 TRUNK SECTION SERVING SEGMENT 3-2 AND ARE SUMMARIZED AS FOLLOWS:

C001.1 through C001.6: Installation of vaults of various sizes and remediation of 25 vaults previously installed by others

C001.7 through C001.9: Installation of new conduit, tracer and test stations.

C001.10 through C001.14: Proofing/ acceptance testing of conduit, tracer system and repairs of unknown issues found during testing

Note: All work is within the boundaries of Segment 3-1 and the completion date for all work is March 1, 2022.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
C001.1	Install Large Vault (LAV)	EACH	\$ 3,000.00	12	\$ 36,000.00
C001.2	Install Large Vault (LAV)	EACH	\$ 3,000.00	7	\$ 21,000.00
C001.3	Install Medium Vault (DCV)	EACH	\$ 500.00	2	\$ 1,000.00
C001.4	Install Small Vault (DCV)	EACH	\$ 600.00	3	\$ 1,800.00
C001.5	Install Extra Large Vault (Butt Splice Enclosure Location)	EACH	\$ 3,500.00	1	\$ 3,500.00
C001.6	Remediation of Vaults Previously Installed by Others (Identified In Remediation List)	EACH	\$ 1,750.00	25	\$ 43,750.00
C001.7	Conduit Installation (7way and 2 - 1") with rail and culvert crossing and removal of 300' of conduit previously installed by others	FT	\$ 50.00	675	\$ 33,750.00
C001.8	Tracer Wire Installation	FT	\$ 1.00	675	\$ 675.00
C001.9	Test Station Installation	FT	\$ 18.00	400	\$ 7,200.00
C001.10	Proof/Acceptance Testing of Conduit System Previously Installed by Others	FT	\$ 0.51	49,315	\$ 25,000.00
C001.11	Proof/Acceptance Testing of Tracer System Previously Installed by Others	FT	\$ 0.86	13,950	\$ 12,000.00
C001.12	GPS - Conduit Paths/Depths and Vaults	FT	\$ 1.00	13,950	\$ 14,000.00
C001.13	Repairs to Infrastructure Previously Installed by Others	HR	\$ 350.00	100	\$ 35,000.00
C001.14	Concrete Panel Replacement	SQ FT	\$ 120.00	128	\$ 15,360.00
					\$ -
			TOTAL		\$250,035.00

CHANGE ORDER SUMMARY

The Original Contract Sum was	\$2,316,464.15
Net Change by previously authorized Change Orders	\$0.00
The Contract Sum prior to This Change Order was	\$2,316,464.15
The Contract Sum will be revised by this Change Order in the amount of	\$250,035.00
The new Contract Sum including this Change Order will be	\$2,566,499.15
Aggregate Change Order as a percent of Original Contract (if greater than 10% of the original contract, Council Subcommittee recommendation and all signatures through the full Council are required)	10.79%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	July 31, 2022

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor: Kramer Service Group	Recommended By: OLSSON	Checked By: <u>KK</u> <u>BTM</u> City of West Des Moines
Signature: <u>[Signature]</u> <small>West Des Moines (Dec 27, 2021) (8:52 EST)</small>	Signature: <u>[Signature]</u> <small>West Des Moines (Dec 27, 2021) (8:46 CST)</small>	Signature: <u>[Signature]</u>
Name: Brent LaBrie	Name: Ryan Meints	Name: Brian Hemesath
Title: President	Title: Project Manager	Title: City Engineer
Date: Dec 27, 2021	Date: Dec 27, 2021	Date: Dec 27, 2021

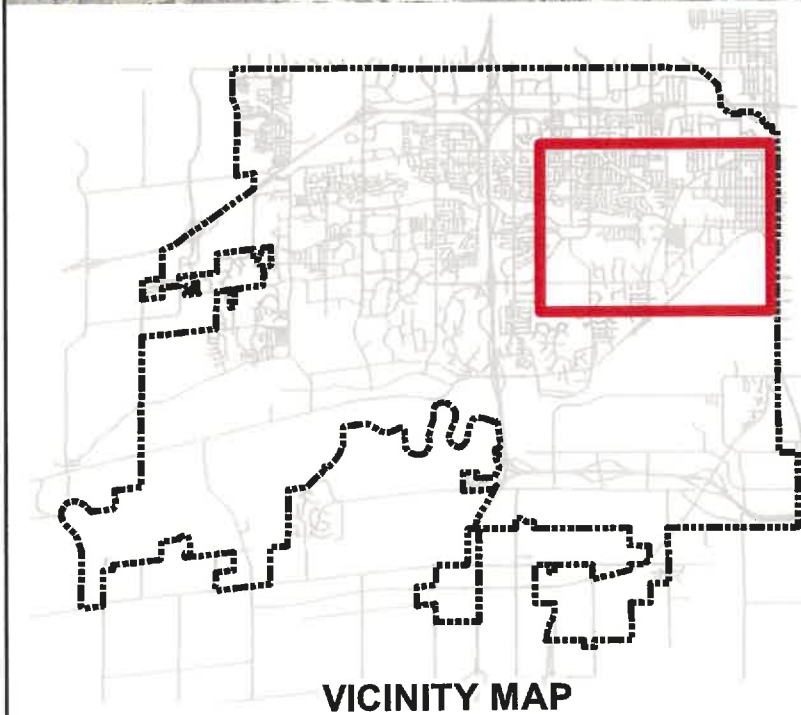
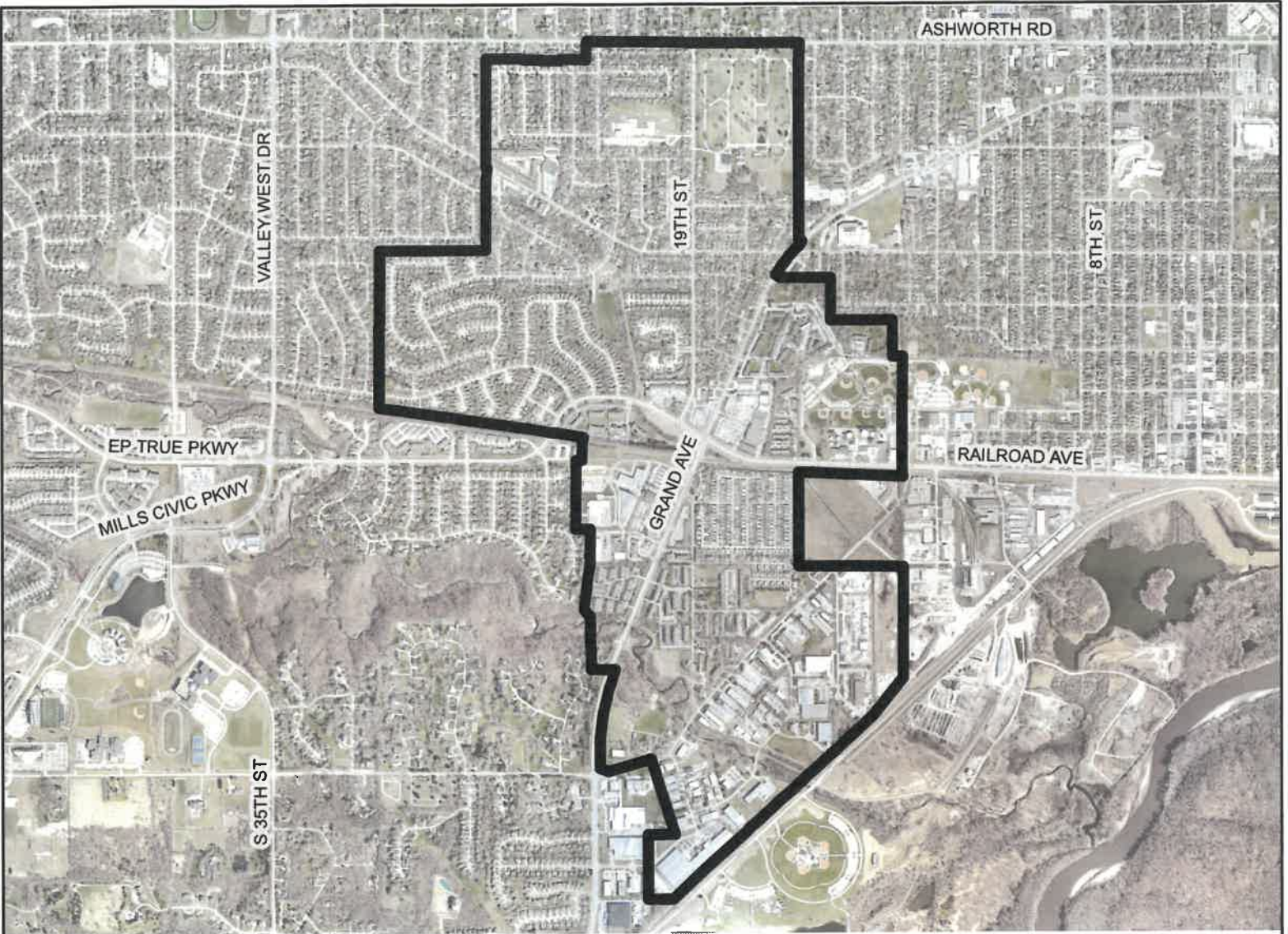
Owner: City of West Des Moines		
<input type="checkbox"/> I	\$24,999.99 City Engineer (≤ 10% original contract)	x _____ Date _____
<input type="checkbox"/> IV	\$25,000 to \$50,000 City Council approved or ratified at Council	Date _____

Signature: 
Sand, Kelly (Dp, 27, 2021 10:56 CST)

Email: kelly.sand@wdm.iowa.gov

Signature: 

Email: ben.mcalister@wdm.iowa.gov



LEGEND

PROJECT LOCATION



PROJECT: **West Des Moines Digital Enterprise Conduit
Deployment Segment 4 Phase 1**

LOCATION: **Exhibit "A"**

DRAWN BY: BJM

DATE: 5/11/2021

PROJECT NUMBER/NAME: 0510-060-2020

SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM:DATE: January 3, 2022

Resolution – Approval and Acceptance of Waste Collection and Disposal Services Contract

FINANCIAL IMPACT:

The monthly combined solid waste and recycling rate for West Des Moines and all of the participating member agencies will be at a rate of \$15.05 per month. The break-down of costs are as follows:

- Solid Waste: \$10.73 per household, per month
- Recycling: \$4.32 per household, per month

With the new contract pricing the combined solid waste recycling rates will increase approximately 15%-23%, depending on the city's existing rate. Increases of this significance are unfortunate, but Metro Waste Authority staff continue to firmly believe these are still very favorable rates for the services provided.

There are several influential factors resulting in the increase:

- The Metro has enjoyed long-standing contracts, which have been in place for 10-20 years. While this has provided many advantages, it has kept the regions' rates artificially low.
- As every industry is experiencing, labor markets are exceptionally challenging, leading to all-time high wages.
- Fuel rates, CPI, and equipment costs are unprecedentedly high in this market.

All these factors are reflected in the rates; the haulers recognize while some variables will likely return to a norm, wages will not.

BACKGROUND:

A Request for Proposal (RFP) was issued in September 2021 for the collection of solid waste, yard waste, and/or recycling for 20 member cities and Polk County. Existing city contracts managed by Metro Waste Authority expire June 30, 2022, and the new contracts will begin July 1, 2022. Solid waste, recycling, and yard waste services were bid by zones, bundling communities together to reach optimal house counts for hauler efficiency, thus pricing. There was an alternate bid to continue recycling as a standalone service. The zone West Des Moines is in will be awarded to our current hauler Waste Connections. All agencies will be served by Waste Management for the collection of recyclables.

RECOMMENDATION:

City Council Adopt:

Resolution – Approval and Acceptance of Waste Collection and Disposal Services Contract

Lead Staff Member: Bret Hodne, Public Services Director

STAFF REVIEWS

Department Director	Bret Hodne <i>RBH</i>
Appropriations/Finance	Tim Stiles, Finance Director
Legal	
Agenda Acceptance	<i>JA</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed			
Recommendation	Yes	No	Split

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 3, 2022

ITEM:

Resolution - Accepting Public Improvements
The Preserve Estates Plat 2 (nka Timber Knoll at the Preserve Plat 1)

FINANCIAL IMPACT:

None at this time. The City will assume ownership of the public improvements, along with associated maintenance.

BACKGROUND:

McAninch Corporation and Concrete Technologies, Inc. have substantially completed the installation of sanitary sewer, storm sewer, and street paving associated with The Preserve Estates Plat 2 (nka Timber Knoll at the Preserve Plat 1) in accordance with the plans prepared by Civil Engineering Consultants and the specifications of the City. These improvements have been inspected by the City.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES:

None.


RECOMMENDATION:

City Council Adopt:

- Resolution Accepting Public Improvements for The Preserve Estates Plat 2 (nka Timber Knoll at the Preserve Plat 1).

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS

WHEREAS, a Preliminary Plat for The Preserve Estates Plat 2 was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on June 7, 2021; and

WHEREAS, a Final Plat for Timber Knoll at the Preserve Plat 1 (fka The Preserve Estates Plat 2) was submitted for review by the City Council of West Des Moines, Iowa, on December 6, 2021 and was found to be generally consistent with the Preliminary Plat; and

WHEREAS, the West Des Moines City Council adopted a Resolution which approved the Final Plat for Timber Knoll at the Preserve Plat 1 (fka The Preserve Estates Plat 2) at their meeting on December 6, 2021 subject to any conditions of approval and contingent upon construction and acceptance of all public streets and utilities; sureties were provided for said Public Improvements in lieu of completion with the Final Plat approval; and

WHEREAS, on June 8, 2021 the Construction Plans were approved by the West Des Moines City Engineer, said improvements being described as follows:

The Preserve Estates Plat 2 (nka Timber Knoll at the Preserve Plat 1)

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, the public sanitary sewer, storm sewer, and street paving for The Preserve Estates Plat 2 (nka Timber Knoll at the Preserve Plat 1) are hereby accepted and are hereby dedicated for public purposes.

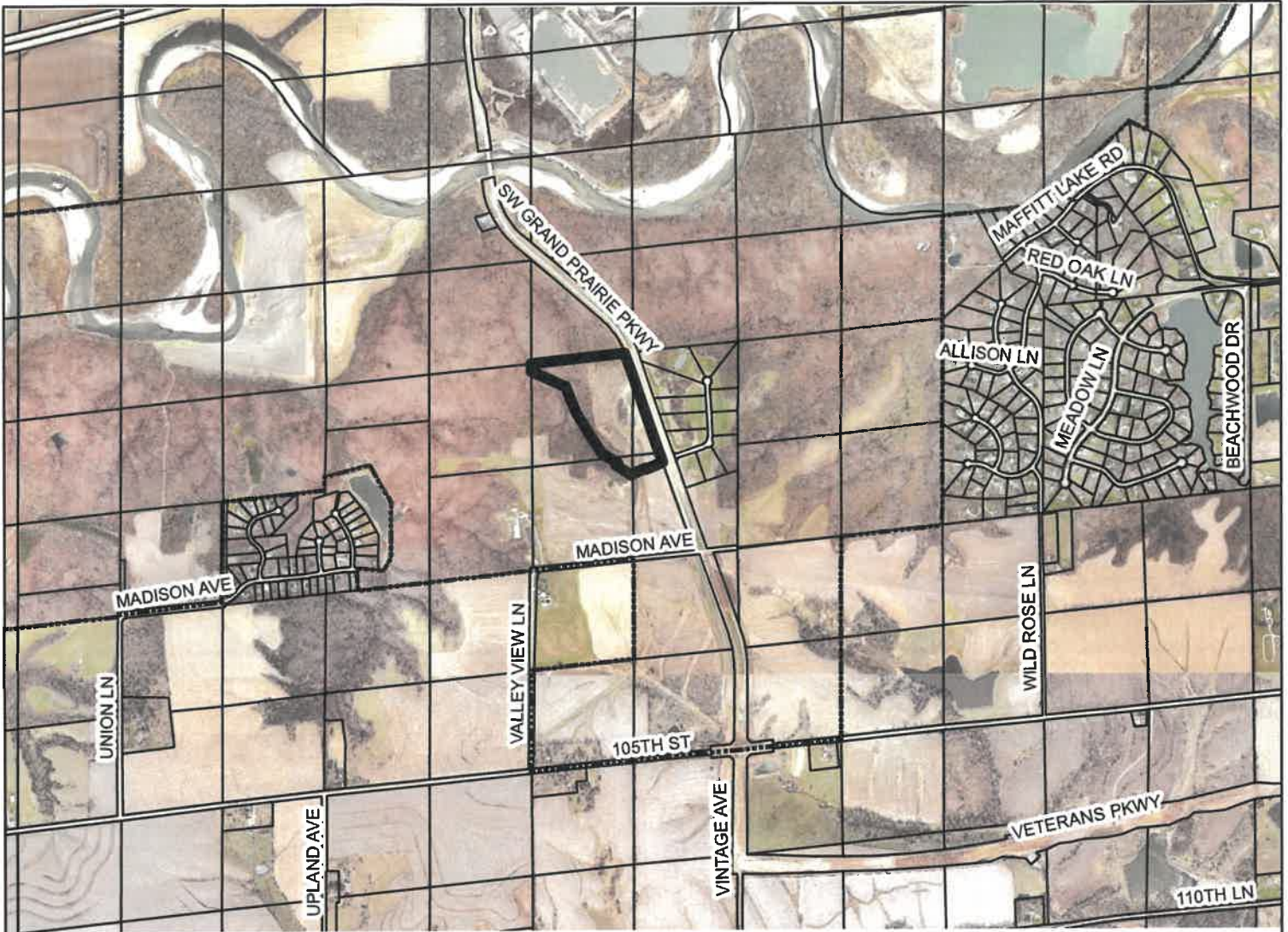
BE IT FURTHER RESOLVED, performance sureties for construction of the public improvements for the The Preserve Estates Plat 2 (nka Timber Knoll at the Preserve Plat 1) are hereby released.

PASSED AND APPROVED this 3rd day of **January, 2022**.

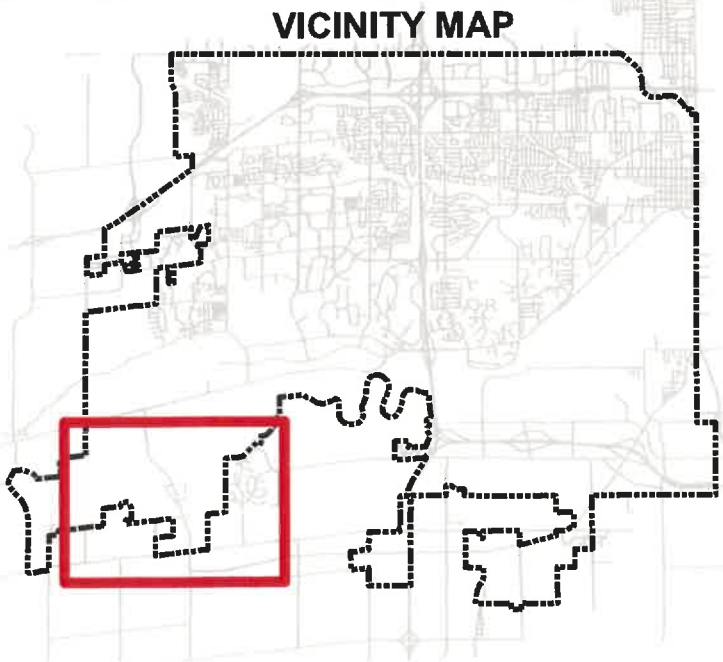
Russ Trimble, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk




VICINITY MAP



LEGEND

PROJECT LOCATION 



	PROJECT: TIMBER KNOLL AT THE PRESERVE PLAT 1 (FKA THE PRESERVE ESTATES PLAT 2)		
	LOCATION: Exhibit "A"		
DRAWN BY: BJM	DATE: 12/28/2021	PROJECT NUMBER/NAME: TIMBER KNOLL AT THE PRESERVE PLAT 1	SHT. 1 of 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 3, 2022

ITEM: Resolution - Approval and Acceptance of Conveyance of Property Interests for the Ginger West Project

FINANCIAL IMPACT: \$31,000.00 (previously budgeted)

SYNOPSIS: Property interests necessary for Construction of the Ginger West Project have been secured through a negotiated purchase agreement at the appraised fair market value established by appraisal prepared by compensation estimate prepared by JCG Land Services, Inc. from the owners shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the compensation estimate shown in bold, if any. The attached resolution approves the purchase agreement and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 500.000.000.5550.730, Project No. 0510-010-2021.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION:

Adopt a Resolution approving and accepting Conveyance of Property Interests to the City of West Des Moines for Construction of the Ginger West Project.

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney <i>JRS</i>
Appropriations/Finance	<i>CR fm TS</i>
Legal	
Agenda Acceptance	<i>JD</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENT AND
CONVEYANCE OF PROPERTY INTERESTS FOR THE GINGER WEST PROJECT**

WHEREAS, on January 19, 2021 the City Council of the City of West Des Moines, Iowa established the fair market value and authorized the acquisition of property and easements, including any leasehold interests, necessary for the Ginger West Project (“Project”); and

GINGER WEST

PROJECT NO. 0510-051-2015	JOHNSON CREEK CONVEYANCE IMPROVEMENTS PHASE 1
PROJECT NO. 0510-065-2015	SUGAR CREEK CONVEYANCE IMPROVEMENT PHASE 3 (MERGED WITH PROJECT NO. 0510-009-2021 GRAND AVENUE)
PROJECT NO. 0510-030-2016	S GRAND PRAIRIE PARKWAY - STAGECOACH TO MILLS CIVIC
PROJECT NO. 0510-005-2021	BOONEVILLE ROAD – S 100TH ST TO S 115TH ST
PROJECT NO. 0510-006-2021	GRAND AVENUE WEST SEGMENT 5B SEWER
PROJECT NO. 0510-007-2021	GRAND AVENUE WEST SEGMENT 7A SEWER
PROJECT NO. 0510-008-2021	GRAND AVENUE WEST SEGMENT 5BA SEWER
PROJECT NO. 0510-009-2021	GRAND AVENUE - S 88TH STREET TO SGPP
PROJECT NO. 0510-010-2021	GRAND AVENUE - SGPP TO S 115TH STREET
PROJECT NO. 0510-011-2021	S GRAND PRAIRIE PARKWAY - STAGECOACH TO BOONEVILLE
PROJECT NO. 0510-012-2021	S GRAND PRAIRIE PARKWAY - BOONEVILLE TO GRAND
PROJECT NO. 0510-013-2021	S 115TH STREET - BOONEVILLE TO GRAND
PROJECT NO. 0510-014-2021	S GRAND PRAIRIE PARKWAY - GRAND TO RACCOON RIVER

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, the City of West Des Moines has obtained property interests through a negotiated purchase agreement for the acquisition of property interests necessary for the Project; and

WHEREAS, the name of the property owner and the fair market value, established by compensation estimate prepared by JCG Land Services, Inc., for property to be acquired through purchase agreement is attached hereto as **Exhibit “A”** and made a part of this resolution; and

WHEREAS, documents conveying property interests necessary to complete the project have been presented to the City for approval; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.
2. The City Clerk is directed to certify the Council’s approval and acceptance.
3. The City Attorney is authorized to take all steps necessary and consistent with the purchase agreement to acquire the property interests.
4. The documents shall be filed with the county recorder as appropriate.

5. The Director of Finance is authorized to make payment to the property owner shown on the attached **Exhibit "A"** pursuant to the terms and conditions of the purchase agreement.

PASSED AND ADOPTED this 3rd day of January, 2022.

Russ Trimble, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit "A"
GINGER WEST

GRAND AVENUE - SGPP TO S 115TH STREET
PROJECT NO. 0510-010-2021

EXHIBIT/ PARCEL	PROPERTY OWNER	ACQUIRED PRICE-FMV	SUMMARY
"010-15-F2"	E.R.C. Family Partnership, Ltd. SEC 28-78-26 West Des Moines, Dallas County, Iowa 50266	\$31,000.00	*includes additional \$310 administrative settlement
		TOTAL	
		\$31,000.00	

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 3, 2022

ITEM: Resolution – Authorizing Application for Transportation Alternatives Program (TAP) Grant Funding – Des Moines Area Metropolitan Planning Organization

FINANCIAL IMPACT: Potentially up to \$1,000,000.

BACKGROUND: The Des Moines Area Metropolitan Planning Organization (MPO) is accepting Transportation Alternatives Program (TAP) funding applications from member governments. Applications are due January 7, 2022. The MPO will evaluate applications and announce grant awards in March 2022 for Federal Fiscal Year 2026.

The TAP grant application is for the Raccoon River East Pedestrian Bridge project that will connect trails in Raccoon River Park and Walnut Woods State Park. The total estimated cost of the project is \$8,601,800 including planning and design, engineering, construction inspection, construction, and contingency.

The TAP program requires the recipient of funds to commit non-federal matching funds equal to at least 20% of the total project cost. Total funding secured to date is \$1,111,464 including \$690,000 (City funds for planning, design, and engineering), \$175,000 (federal Land & Water Conservation Fund Grant), \$256,464 (private donations). Several other grants, federal earmark funds, and multiple private donations are still pending. The application currently indicates the City would commit 86% of the funds to the project through these other outside sources along with City funds. The City may continue to apply for federal funds (including additional TAP funding in future years) to reduce the City’s share.

RECOMMENDATION: That the Council authorize staff to file an application for the Raccoon River East Pedestrian Bridge and that the Council authorize the Mayor and the City Manager to act on the City’s behalf in filing the application, approve the indicated priority and match amounts for the project, and agree to maintain the completed project for at least twenty years, as indicated in the proposed resolution.

Lead Staff Member: Sally Orgies, Director of Parks & Recreation

STAFF REVIEWS

Department Director	Sally Orgies, Director of Parks & Recreation
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Grant Review Team		
Date Reviewed	12/28/21		
Recommendation	Yes	No	Split

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE DES MOINES METROPOLITAN PLANNING ORGANIZATION FOR FEDERAL TRANSPORTATION ALTERNATIVES PROGRAM GRANT FUNDING FOR FFY 2026 AND PLEDGING THAT THE CITY WILL PROVIDE MATCHING FUNDS FOR FEDERAL FUNDS RECEIVED

WHEREAS, the City of West Des Moines is a full member of the Des Moines Area Metropolitan Planning Organization; and

WHEREAS, the Federal Transportation Alternatives Program (TAP) provides funding to local jurisdictions for the construction of eligible projects; and

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications; and

WHEREAS, the City Council of the City of West Des Moines, on January 3, 2022, directed staff to file an application for Transportation Alternatives Program (TAP) funding for Federal Fiscal Year 2026;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council authorizes the City Manager and the Mayor to sign the application to the Des Moines Metropolitan Planning Organization and sign all pertinent papers on behalf of the City as they relate to this application.

SECTION 2. The City of West Des Moines supports and approves the application for a Federal Transportation Alternatives Program grant for the project identified in Exhibit A.

SECTION 3. The City of West Des Moines pledges matching funds for federal funds received, as required by the Federal Transportation Alternatives Program.

SECTION 4. The City of West Des Moines accepts and agrees to maintain improvements partially funded by the Federal Transportation Alternatives Program for a minimum of twenty (20) years upon completion of the project.

PASSED AND ADOPTED this 3rd day of January, 2022.

Russ Trimble, Mayor

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 3, 2022, by the following vote:

ATTEST:

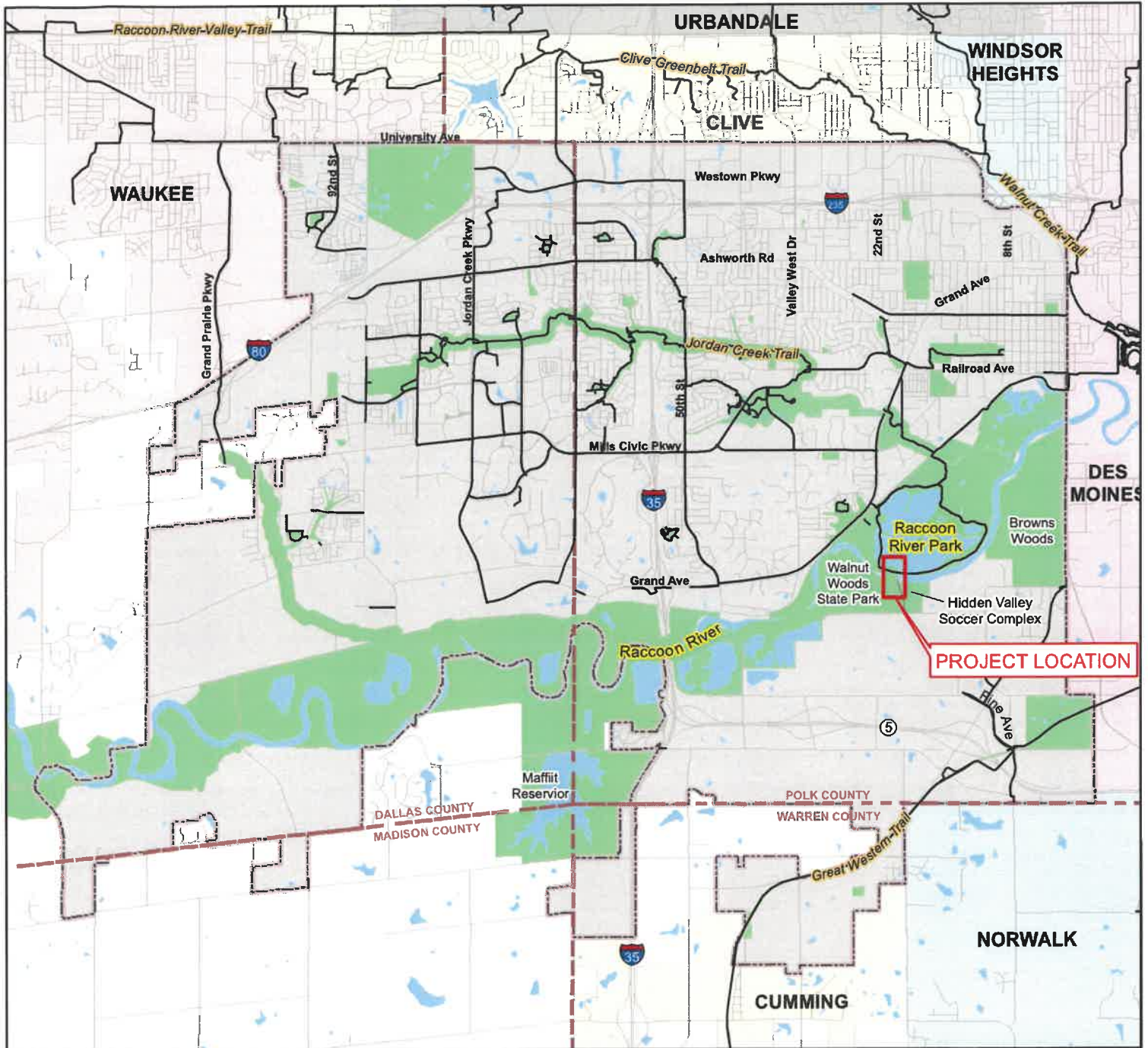
Ryan Jacobson, City Clerk

Exhibit A

**City of West Des Moines
Transportation Alternatives Program Application
January 2022
For Federal Fiscal Year 2026**

Transportation Alternatives Program	Total Est. Cost	TAP Funds Already Awarded	TAP Funds Request	Other Federal Grants Already Awarded	City Match	Match Percent
Raccoon River East Pedestrian Bridge	\$8,601,800	\$0	\$1,000,000	\$175,000	\$7,426,800	86%

PROJECT LOCATION MAP



LEGEND

-  Existing Trails
-  Green Space
-  City Limits
-  County Limit



0 0.5 1 Miles



PROJECT:	RACCOON RIVER PEDESTRIAN BRIDGE		
LOCATION:	BETWEEN RACCOON RIVER PARK AND WALNUT WOODS STATE PARK		
DRAWN BY: MAA	DATE: 8/8/2019	PROJECT NO.:	SHT. 1 of 1

CITY OF WEST DES MOINES
MEMORANDUM

TO: Mayor and City Council Members

FROM: Clyde Evans, AICP, Director, Community and Economic
Development

CEV

DATE: January 3, 2022

RE: Continuation of the Approval of Project Ginger East
Development Agreement

The Public Hearing for this item was originally scheduled for tonight's meeting. However, due to issues in securing signature from the developer, staff is requesting that this item be continued to the City Council meeting of January 18, 2022.

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: January 3, 2022

ITEM: Fox Ridge Plat 1, South of Veterans Parkway and west of the Fox Valley development – Approve Final Plat to create 33 lots for Single-Family development, 1 outlot and 3 street lots – Forestar (USA) Real Estate Group, Inc. – FP-005374-2021

RESOLUTION: **Acceptance of Public Improvements and Approval and Release of Final Plat**

Background: Branden Stubbs with Stubbs Engineering, on behalf of the applicant and property owner, Forestar (USA) Real Estate Group, Inc., requests approval of a Final Plat for the approximately 13-acre property generally located south of Veterans Parkway and west of the Fox Valley development. The applicant proposes to subdivide the property into thirty-three (33) lots for Single-Family development, one (1) outlot for storm water detention and three (3) street lots for dedication to the City.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **History:** The original Fox Ridge preliminary plat was approved by the City Council on July 6, 2021. The preliminary plat was revised on December 6, 2021 to include an outlot parcel located between the original Fox Ridge preliminary platted area and the existing Fox Valley Subdivision resulting in an additional lot being added to the plat. In addition to the inclusion of the ground, dimensions were added to the preliminary plat at the front setback line to confirm that all lots meet minimum lot width requirements, some streets were renamed because they were duplicates to existing street names or considered to be too similar to names that are already in use.
- **Access to Veterans Parkway:** A new street is proposed with this development (SE 25th Street) that will connect to existing Veterans Parkway to provide a secondary access to the development from the north. Existing SE Fox Valley Drive (1st phase of single-family homes) and SE Creekhill Way (future phase – unknown timing) will be extended westward and connect to SE 25th St. The existing Great Western Trail is located between the applicant's property and Veterans Parkway. The Great Western Trail property is owned by Warren County and is maintained by the Warren County Conservation Commission. Warren County has indicated that since this trail is a former railroad right of way that has been railbanked in accordance with the National Trails System Act, they are not able to dedicate the road right of way across the trail to the City of West Des Moines. Instead, Warren County has provided the City with a right of way easement. This easement will allow SE 25th Street to pass over the trail property to provide public access to the Fox Ridge site from the north.
- **Traffic Analysis Findings:** Traffic Impact Studies are not conducted for Final Plats but instead are completed at the time of the associated Preliminary Plat. Per that study, the proposed development is expected to generate less traffic than what was analyzed in earlier traffic studies for the area. The proposed north/south major collector street (SE 25th Street) through the site to Veterans Parkway needs to be constructed as planned. The majority of Fox Ridge traffic is expected to utilize this route. Without a connection to Veterans Parkway, SE Fox Valley Drive and SE Creekhill Way/SE Beaverbrook Trail would be forced to carry the bulk of the traffic for this development. The north/south connection will lessen the impact to the neighboring Fox Valley development and also allow Fox Valley traffic a new route to Veterans Parkway through the Fox Ridge development.

- Conditions of Approval:
 - Parkland Dedication: A draft Parkland Dedication Agreement has been prepared by Parks and Recreation Staff for the larger Fox Ridge development. This agreement will be provided to the applicant for review and execution and will be presented to the City Council with the next final plat for development of more lots within the Fox Ridge development. Staff recommends a condition of approval requiring that the Parkland Dedication Agreement be executed at that time.
- Plat Validity: Per City Code, the Final Plat must be presented to the City Council for approval within 12 months of the approval of the associated Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. This Final Plat complies with the timelines stated in City Code.

Outstanding Issues: As noted above, there is an outstanding issue regarding the Parkland Dedication Agreement for the development; however, this issue is covered with proposed condition of approval.

Staff would note that as part of this approval, the Council is approving and accepting the following:

- Acceptance of public improvements associated with the construction of SE 25th Street and SE Fox Valley Drive, sanitary sewer and storm sewer, including all appurtenances associated with said improvements.
- A deed for Street Lot(s) A, B & C to be dedicated as public street right-of-way.
- Legal documents to establish public easements for Public Utility Easement, Sanitary Sewer, Storm Sewer, Storm Sewer and Overland Flowage, Off-site Storm Sewer and Off-site Public Utility Easement.
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property.

Recommendation: Approve the Final Plat, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant acknowledging that a fully executed Parkland Dedication Agreement for the entire Fox Ridge development must be provided and accepted by the City Council with the next final plat submitted for approval.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	n/a
City Council	January 3, 2022

Staff Report Reviews:

City Council	<input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Agenda Acceptance 

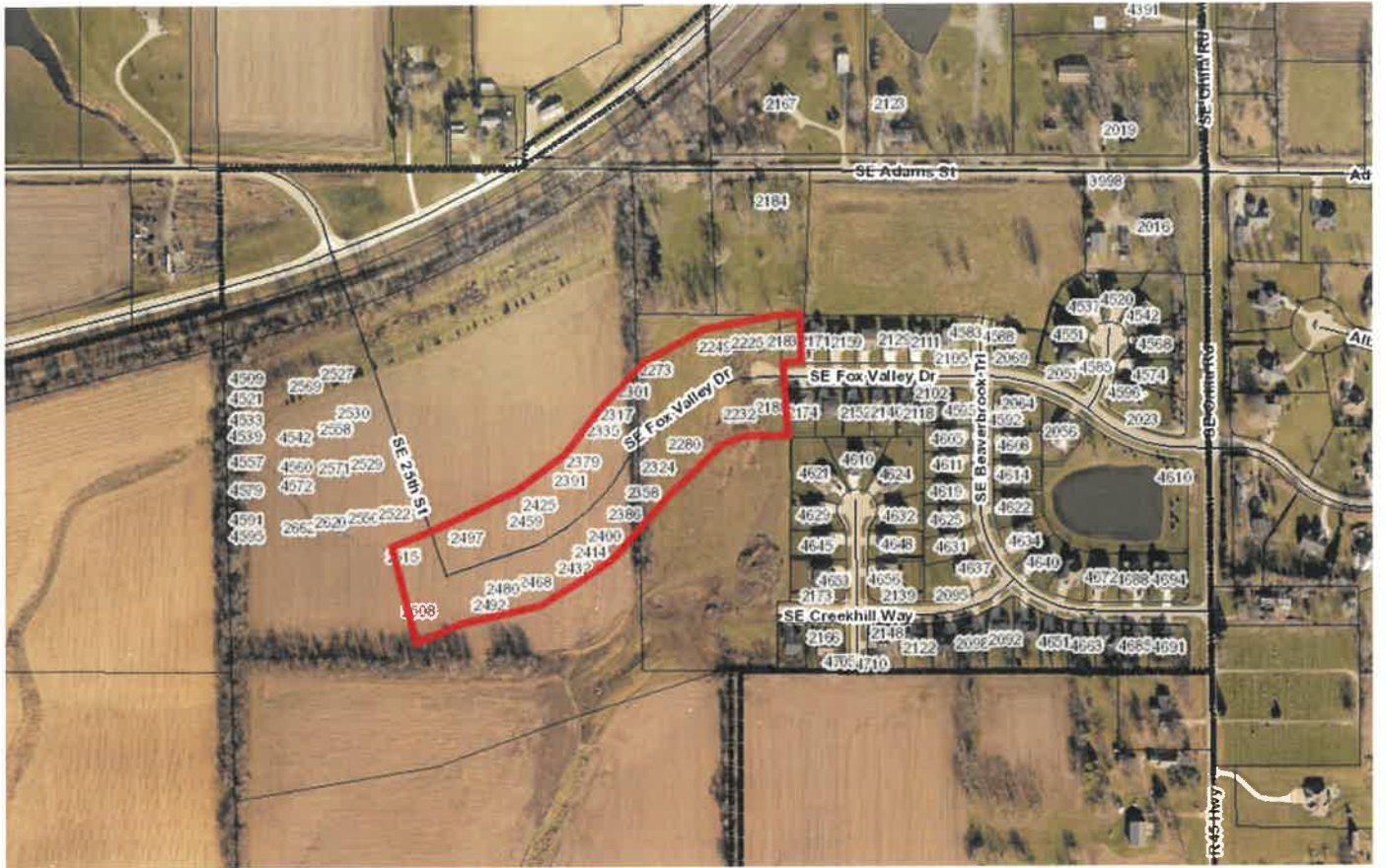
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	n/a
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map

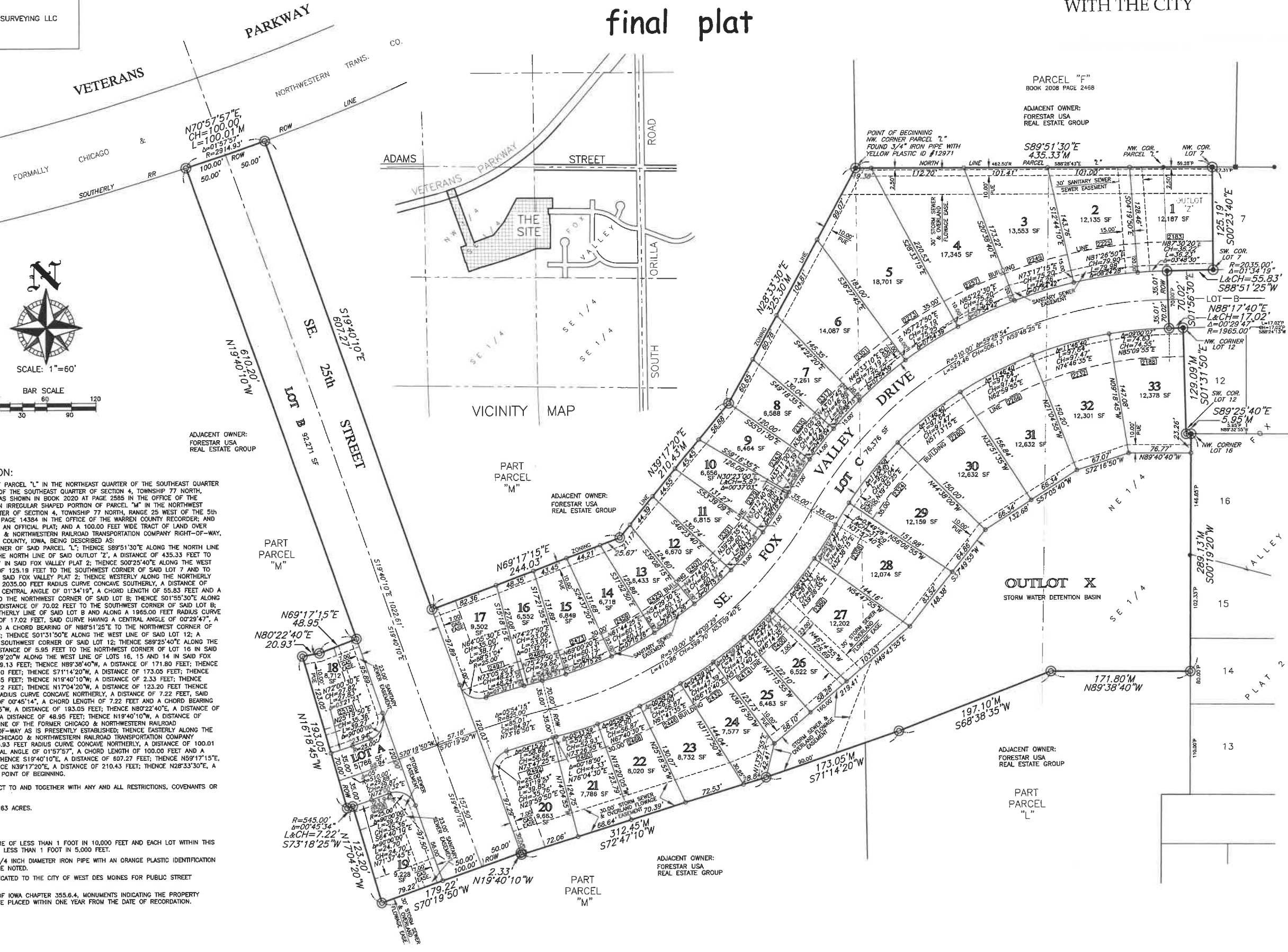


INDEX LEGEND
 LOCATION: PARCEL "M" NE. FRAC. 1/4 SEC 4-79-25
 REQUESTOR: D R HORTON
 PROPRIETORS: FORESTAR (USA) REAL ESTATE GROUP INC.
 2221 EAST LAMAR BOULEVARD SUITE 790
 ARLINGTON TEXAS 76006
 SURVEYOR: JOEL R. ROMEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 33235 L AVENUE
 ADEL IOWA 50003
 PHONE: 515.493.8317

FOX RIDGE PLAT 1

final plat

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY



LEGEND:
 ● INDICATES PLAT CORNER FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 ○ INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 ● INDICATES LOT CORNER FOUND
 ○ INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 P INDICATES PLATTED DISTANCE
 M INDICATES MEASURED DISTANCE
 PUE PUBLIC UTILITY EASEMENT

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF PARCEL "L" IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. AS SHOWN IN BOOK 2020 AT PAGE 2585 IN THE OFFICE OF THE WARREN COUNTY RECORDER AND AN IRREGULAR SHAPED PORTION OF PARCEL "M" IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. AS SHOWN IN BOOK 2020 AT PAGE 14384 IN THE OFFICE OF THE WARREN COUNTY RECORDER; AND OUTLOT "Z" IN FOX VALLEY PLAT 2, AN OFFICIAL PLAT; AND A 100.00 FEET WIDE TRACT OF LAND OVER AND ACROSS THE FORMER CHICAGO & NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT-OF-WAY, ALL IN WEST DES MOINES, WARREN COUNTY, IOWA, BEING DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "L"; THENCE S89°51'30"E ALONG THE NORTH LINE OF SAID PARCEL "L" AND ALONG THE NORTH LINE OF SAID OUTLOT "Z"; A DISTANCE OF 433.33 FEET TO THE NORTHWEST CORNER OF LOT 7 IN SAID FOX VALLEY PLAT 2; THENCE S00°25'40"E ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 125.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND TO THE NORTHERLY LINE OF LOT B IN SAID FOX VALLEY PLAT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT B AND ALONG A 2035.00 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 55.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°34'19", A CHORD LENGTH OF 55.83 FEET AND A CHORD BEARING OF S89°51'25"W TO THE NORTHWEST CORNER OF SAID LOT B; THENCE S01°59'30"E ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 70.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT B AND ALONG A 1965.00 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 17.02 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'47", A CHORD LENGTH OF 17.02 FEET AND A CHORD BEARING OF N88°51'25"E TO THE NORTHWEST CORNER OF LOT 12 IN SAID FOX VALLEY PLAT 2; THENCE S01°31'50"E ALONG THE WEST LINE OF SAID LOT 12; A DISTANCE OF 129.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE S89°25'40"E ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 5.95 FEET TO THE NORTHWEST CORNER OF LOT 16 IN SAID FOX VALLEY PLAT 2; THENCE S00°19'20"W ALONG THE WEST LINE OF LOTS 16, 15 AND 14 IN SAID FOX VALLEY PLAT 2, A DISTANCE OF 289.13 FEET; THENCE N89°38'40"W, A DISTANCE OF 171.80 FEET; THENCE S68°38'35"W, A DISTANCE OF 197.10 FEET; THENCE S71°14'20"W, A DISTANCE OF 173.05 FEET; THENCE S72°47'10"W, A DISTANCE OF 312.45 FEET; THENCE N19°40'10"W, A DISTANCE OF 2.33 FEET; THENCE S70°19'50"W, A DISTANCE OF 179.22 FEET; THENCE N17°04'20"W, A DISTANCE OF 123.20 FEET THENCE WESTERLY ALONG A 545.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 7.22 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°45'14", A CHORD LENGTH OF 7.22 FEET AND A CHORD BEARING OF N73°18'25"W; THENCE N16°18'45"W, A DISTANCE OF 193.05 FEET; THENCE N80°22'40"E, A DISTANCE OF 20.93 FEET; THENCE N69°17'15"E, A DISTANCE OF 48.95 FEET; THENCE N19°40'10"W, A DISTANCE OF 610.20 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT-OF-WAY AS IS PRESENTLY ESTABLISHED; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT-OF-WAY AND ALONG A 2914.93 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 100.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°57'57", A CHORD LENGTH OF 100.00 FEET AND A CHORD BEARING OF N70°57'57"E; THENCE S19°40'10"E, A DISTANCE OF 607.27 FEET; THENCE N69°17'15"E, A DISTANCE OF 244.03 FEET; THENCE S39°17'20"E, A DISTANCE OF 210.43 FEET; THENCE N28°33'30"E, A DISTANCE OF 325.30 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL RESTRICTIONS, COVENANTS OR EASEMENTS OF RECORD.
 SAID TRACT OF LAND CONTAINS 13.83 ACRES.

SURVEY NOTES:

THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
 ALL MONUMENTS PLACED ARE A 3/4 INCH DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971 UNLESS OTHERWISE NOTED.
 LOTS A, B, AND C SHALL BE DEDICATED TO THE CITY OF WEST DES MOINES FOR PUBLIC STREET RIGHT-OF-WAY.
 IN ACCORDANCE WITH THE CODE OF IOWA CHAPTER 355.6.4, MONUMENTS INDICATING THE PROPERTY CORNERS FOR THIS PLAT SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE OF RECORDATION.

STUBBS ENGINEERING
 431 NE 72ND STREET
 PLEASANT HILL IA 50327
 PHONE 515.979.8488



PN:20075
 PAGE 1 OF 1

PRELIMINARY
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE LAND SURVEYING PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE NO. 12971
 JOEL R. ROMEY P.L.S. 12971



Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION #

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTANCING PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FOX RIDGE PLAT 1 FINAL PLAT FOR THE PURPOSE OF CREATING THIRTY-THREE (33) LOTS FOR SINGLE-FAMILY DEVELOPMENT, ONE (1) OUTLOT AND THREE (3) STREET LOTS

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Forestar (USA) Real Estate Group, Inc., requests approval of a Final Plat for the approximately 13-acre property generally located south of Veterans Parkway and west of Fox Valley development and legally described in attached Exhibit 'B'. The applicant proposes to subdivide the property into thirty-three (33) lots for Single-Family development, one (1) outlot for storm water detention, and three (3) street lots for dedication to the City; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, this Final Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the original Preliminary Plat and recommended approval on June 28, 2021; and

WHEREAS, the City Council approved the original Preliminary Plat on July 6, 2021; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the revised Preliminary Plat and recommended approval on November 22, 2021; and

WHEREAS, this Final Plat has been reviewed and determined to be generally consistent with the associated Revised Preliminary Plat approved by the City Council on December 6, 2021; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the Final Plat application; and

WHEREAS, the City Council is accepting public improvements associated with the construction of SE 25th Street and SE Fox Valley Drive, public sanitary sewer, and public storm sewer within the plat boundaries; and

WHEREAS, the necessary public easements have been established for Public Utility Easement, Sanitary Sewer, Storm Sewer, Storm Sewer and Overland Flowage, Off-site Storm Sewer and Off-site Public Utility Easement; and

WHEREAS, the City Council is accepting surety for the construction of sidewalks within the plat; and

WHEREAS, the applicant has supplied a Warranty Deed to the City of West Des Moines for Street Lot(s) A, B & C to be dedicated as public street right-of-way; and

WHEREAS, the City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property; and

WHEREAS, the City Council approves of the following address assignments;

- Lot 1 = 2183 SE Fox Valley Drive
- Lot 2 = 2225 SE Fox Valley Drive
- Lot 3 = 2249 SE Fox Valley Drive
- Lot 4 = 2257 SE Fox Valley Drive
- Lot 5 = 2273 SE Fox Valley Drive
- Lot 6 = 2301 SE Fox Valley Drive
- Lot 7 = 2317 SE Fox Valley Drive
- Lot 8 = 2335 SE Fox Valley Drive
- Lot 9 = 2343 SE Fox Valley Drive
- Lot 10 = 2379 SE Fox Valley Drive
- Lot 11 = 2391 SE Fox Valley Drive
- Lot 12 = 2407 SE Fox Valley Drive
- Lot 13 = 2425 SE Fox Valley Drive
- Lot 14 = 2459 SE Fox Valley Drive
- Lot 15 = 2473 SE Fox Valley Drive
- Lot 16 = 2485 SE Fox Valley Drive
- Lot 17 = 2497 SE Fox Valley Drive
- Lot 18 = 2515 SE Fox Valley Drive
- Lot 19 = 2508 SE Fox Valley Drive
- Lot 20 = 2492 SE Fox Valley Drive
- Lot 21 = 2480 SE Fox Valley Drive
- Lot 22 = 2468 SE Fox Valley Drive
- Lot 23 = 2446 SE Fox Valley Drive
- Lot 24 = 2432 SE Fox Valley Drive
- Lot 25 = 2414 SE Fox Valley Drive
- Lot 26 = 2400 SE Fox Valley Drive
- Lot 27 = 2386 SE Fox Valley Drive
- Lot 28 = 2358 SE Fox Valley Drive
- Lot 29 = 2324 SE Fox Valley Drive
- Lot 30 = 2280 SE Fox Valley Drive
- Lot 31 = 2266 SE Fox Valley Drive
- Lot 32 = 2232 SE Fox Valley Drive

Lot 33 = 2188 SE Fox Valley Drive

WHEREAS, property subject of this action is zoned Residential Single Family (RS-5) and Residential Single Family (RS-12) and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, the City Council does approve the Fox Ridge Plat 1 Final Plat (FP-005374-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City. This resolution does release the Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

PASSED AND ADOPTED on January 3, 2022.

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 3, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. The applicant acknowledging that a fully executed Parkland Dedication Agreement for the entire Fox Ridge development must be provided and accepted by the City Council with the next final plat submitted for approval.

Exhibit B: Legal Description

AN IRREGULAR SHAPED PORTION OF PARCEL "L" IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. AS SHOWN IN BOOK 2020 AT PAGE 2585 IN THE OFFICE OF THE WARREN COUNTY RECORDER AND AN IRREGULAR SHAPED PORTION OF PARCEL "M" IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. AS SHOWN IN BOOK 2020 AT PAGE 14384 IN THE OFFICE OF THE WARREN COUNTY RECORDER; AND OUTLOT 'Z' IN FOX VALLEY PLAT 2, AN OFFICIAL PLAT; AND A 100.00 FEET WIDE TRACT OF LAND OVER AND ACROSS THE FORMER CHICAGO & NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT-OF-WAY, ALL IN WEST DES MOINES, WARREN COUNTY, IOWA, BEING DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "L"; THENCE S89°51'30"E ALONG THE NORTH LINE OF SAID PARCEL "L" AND ALONG THE NORTH LINE OF SAID OUTLOT 'Z', A DISTANCE OF 435.33 FEET TO THE NORTHWEST CORNER OF LOT 7 IN SAID FOX VALLEY PLAT 2; THENCE S00°25'40"E ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 125.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND TO THE NORTHERLY LINE OF LOT B IN SAID FOX VALLEY PLAT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT B AND ALONG A 2035.00 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 55.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°34'19", A CHORD LENGTH OF 55.83 FEET AND A CHORD BEARING OF S88°51'25"W TO THE NORTHWEST CORNER OF SAID LOT B; THENCE S01°55'30"E ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 70.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT B AND ALONG A 1965.00 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 17.02 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'47", A CHORD LENGTH OF 17.02 FEET AND A CHORD BEARING OF N88°51'25"E TO THE NORTHWEST CORNER OF LOT 12 IN SAID FOX VALLEY PLAT 2; THENCE S01°31'50"E ALONG THE WEST LINE OF SAID LOT 12; A DISTANCE OF 129.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE S89°25'40"E ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 5.95 FEET TO THE NORTHWEST CORNER OF LOT 16 IN SAID FOX VALLEY PLAT 2; THENCE S00°19'20"W ALONG THE WEST LINE OF LOTS 16, 15 AND 14 IN SAID FOX VALLEY PLAT 2, A DISTANCE OF 289.13 FEET; THENCE N89°38'40"W, A DISTANCE OF 171.80 FEET; THENCE S68°38'35"W, A DISTANCE OF 197.10 FEET; THENCE S71°14'20"W, A DISTANCE OF 173.05 FEET; THENCE S72°47'10"W, A DISTANCE OF 312.45 FEET; THENCE N19°40'10"W; A DISTANCE OF 2.33 FEET; THENCE S70°19'50"W, A DISTANCE OF 179.22 FEET; THENCE N17°04'20"W, A DISTANCE OF 123.20 FEET THENCE WESTERLY ALONG A 545.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 7.22 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°45'14", A CHORD LENGTH OF 7.22 FEET AND A CHORD BEARING OF N73°18'25"W; THENCE N16°18'45"W, A DISTANCE OF 193.05 FEET; THENCE N80°22'40"E, A DISTANCE OF 20.93 FEET; THENCE N69°17'15"E, A DISTANCE OF 48.95 FEET; THENCE N19°40'10"W, A DISTANCE OF 610.20 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT-OF-WAY AS IS PRESENTLY ESTABLISHED; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT-OF-WAY AND ALONG A 2914.93 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 100.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°57'57", A CHORD LENGTH OF 100.00 FEET AND A CHORD BEARING OF N70°57'57"E; THENCE S19°40'10"E, A DISTANCE OF 607.27 FEET; THENCE N59°17'15"E, A DISTANCE OF 244.03 FEET; THENCE N39°17'20"E, A DISTANCE OF 210.43 FEET; THENCE N28°33'30"E, A DISTANCE OF 325.30 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL RESTRICTIONS, COVENANTS OR EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 13.63 ACRES.

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: January 3, 2022

ITEM: Fox Ridge Townhomes Plat 1, South of Veterans Parkway and west of the Fox Valley development – Approve Final Plat to create 48 footprint lots for multi-family development, and 2 outlots – Forestar (USA) Real Estate Group, Inc. – FP-005381-2021

RESOLUTION: Approval and Release of Final Plat

Background: Branden Stubbs with Stubbs Engineering, on behalf of the applicant and property owner, Forestar (USA) Real Estate Group, Inc., requests approval of a Final Plat for the approximately 5.5-acre property generally located south of Veterans Parkway and west of the Fox Valley development. The applicant proposes to subdivide the property into forty-eight (48) footprint lots for multi-family development, one (1) outlot for storm water detention, and one (1) outlot for common area. This is the first phase of a multi-phased townhome development.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction
- **History:** The original Fox Ridge preliminary plat was approved by the City Council on July 6, 2021. The preliminary plat was revised on December 6, 2021 to include an outlot parcel located between the original Fox Ridge preliminary platted area and the existing Fox Valley Subdivision resulting in an additional lot being added to the plat. In addition to the inclusion of the ground, dimensions were added to the preliminary plat at the front setback line to confirm that all lots meet minimum lot width requirements, some streets were renamed because they were duplicates to existing street names or considered to be too similar to names that are already in use.
- **Access to Veterans Parkway:** A new street is proposed with this development (SE 25th Street) that will connect to existing Veterans Parkway to provide a secondary access to the development from the north. Existing SE Fox Valley Drive (1st phase of single-family homes) and SE Creekhill Way (future phase – unknown timing) will be extended westward and connect to SE 25th St. The existing Great Western Trail is located between the applicant's property and Veterans Parkway. The Great Western Trail property is owned by Warren County and is maintained by the Warren County Conservation Commission. Warren County has indicated that since this trail is a former railroad right of way that has been railbanked in accordance with the National Trails System Act, they are not able to dedicate the road right of way across the trail to the City of West Des Moines. Warren County has provided a right of way easement to the City. This easement will allow SE 25th Street to pass over the trail property to provide public access to the Fox Ridge site from the north.
- **Traffic Analysis Findings:** Traffic Impact Studies are not conducted for Final Plats but instead are completed at the time of the associated Preliminary Plat/site plan. Per that study, the proposed development is expected to generate less traffic than what was analyzed in earlier traffic studies for the area. The proposed north/south major collector street (SE 25th Street) through the site to Veterans Parkway needs to be constructed as planned. The majority of Fox Ridge traffic is expected to utilize this route. Without a connection to Veterans Parkway, SE Fox Valley Drive and SE Creekhill Way/SE Beaverbrook Trail would be forced to carry the bulk of the traffic for this development. The north/south connection will lessen the impact to the neighboring Fox Valley development and also allow Fox Valley traffic a new route to Veterans Parkway through the Fox Ridge development.

- Conditions of Approval:
 - Parkland Dedication: A draft Parkland Dedication Agreement has been prepared by Parks and Recreation Staff for the larger Fox Ridge development. This agreement will be provided to the applicant for review and execution and will be presented to the City Council with the next final plat for development of more lots within the Fox Ridge development. Staff recommends a condition of approval requiring that the Parkland Dedication Agreement be executed at that time.
- Plat Validity: Per City Code, the Final Plat must be presented to the City Council for approval within 12 months of the approval of the associated Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. This Final Plat complies with the timelines stated in City Code.

Outstanding Issues: As noted above, there is an outstanding issue regarding the Parkland Dedication Agreement for the development; however, this issue is covered with proposed condition of approval.

Staff would note that as part of this approval, the Council is approving and accepting the following:

- Legal documents to establish public easements for landscape buffer, ingress/egress, sanitary sewer, and storm sewer.
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property.

Recommendation: Approve the Final Plat, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant acknowledging that a fully executed Parkland Dedication Agreement for the entire Fox Ridge development must be provided and accepted by the City Council with the next final plat submitted for approval.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	n/a
City Council	January 3, 2022

Staff Report Reviews:

City Council	<input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Agenda Acceptance 

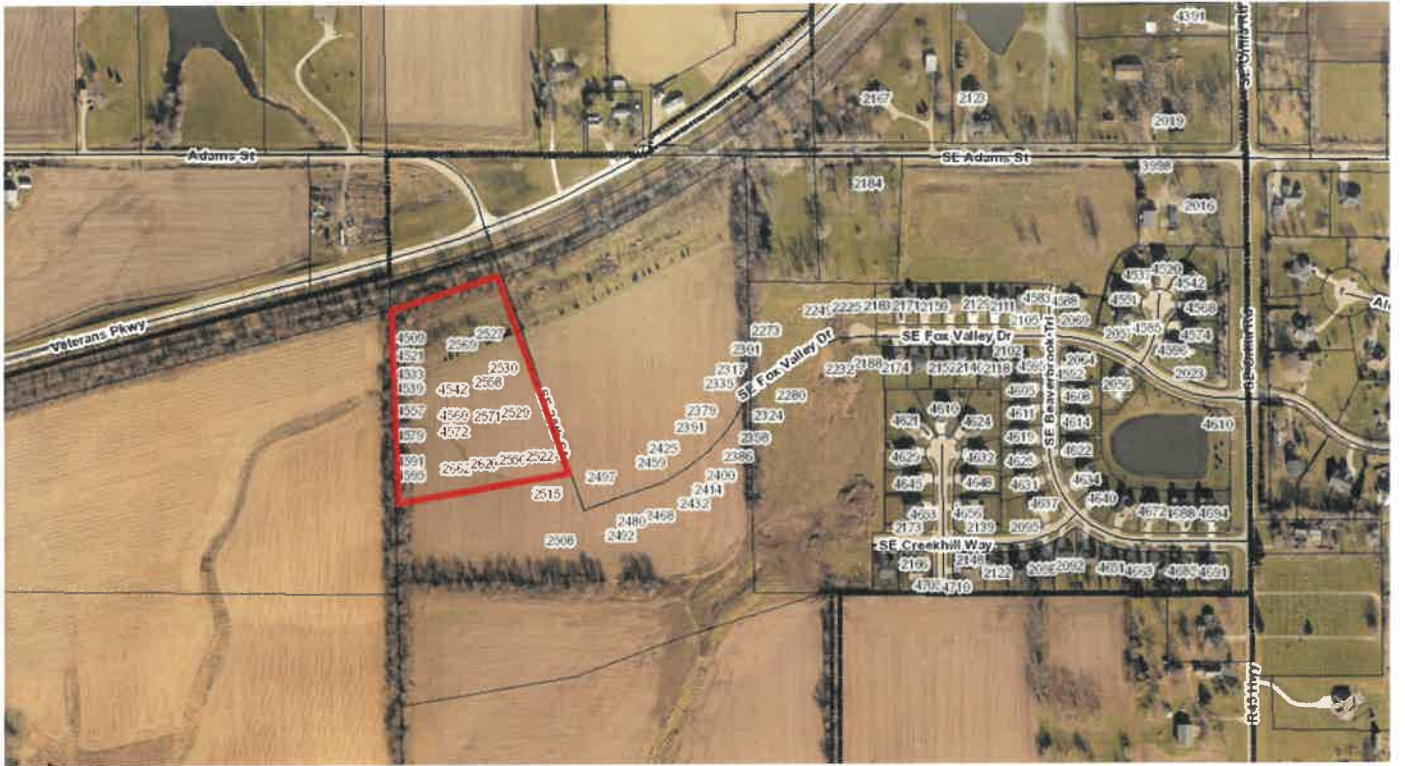
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

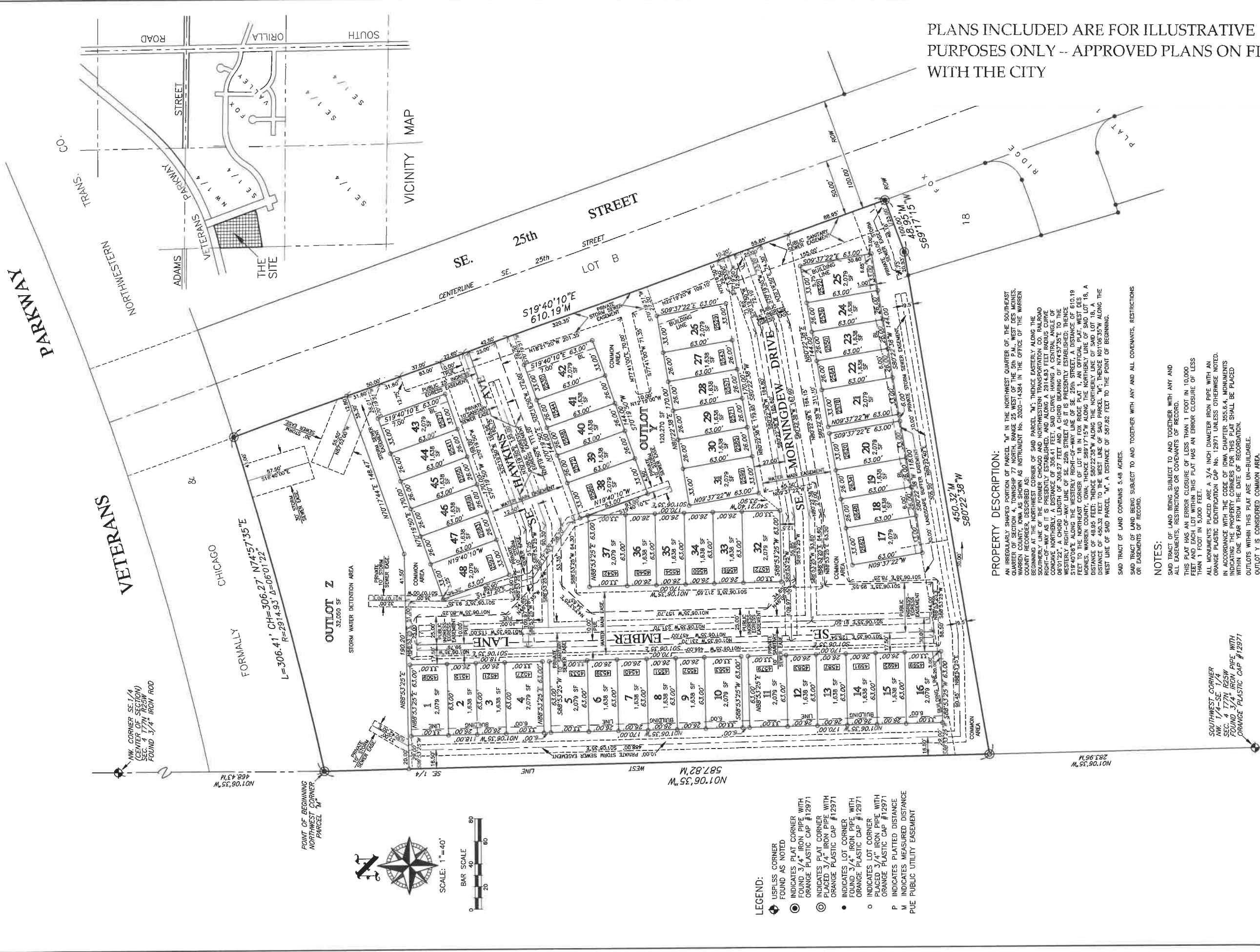
Subcommittee	Development & Planning
Date Reviewed	n/a
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



FOX RIDGE TOWNHOMES PLAT 1

INDEX LEGEND
 LOCATION: PARCEL "M" NE. FRAC. 1/4 SEC. 4-79-25
 REQUESTOR: D R HORTON
 PROPRIETORS: FORESTAR (USA) REAL ESTATE GROUP, INC.
 2221 EAST LAMAR BOULEVARD SUITE 790
 ARLINGTON TEXAS 76006
 SURVEYOR: JOEL R. ROMNEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 33235 L AVENUE
 RETURN TO: ADEL IOWA 50003
 PHONE: 515.493.5317



PROPERTY DESCRIPTION:
 AN IRREGULARLY SHAPED PORTION OF PARCEL "M" IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, T17N, R25W, COUNTY RECORD, DESCRIBED AS:
 COUNTY RECORD, DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "M"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION CO. RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 306.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 08°01'22"; A CHORD LENGTH OF 306.27 FEET AND A CHORD BEARING OF N74°57'35"E TO THE WESTERLY RIGHT-OF-WAY LINE OF SE. 25th STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S19°40'06"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SE. 25th STREET, A DISTANCE OF 610.19 FEET TO THE NORTHEAST CORNER OF LOT 18, A DISTANCE OF 15.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 48.95 FEET TO THE WEST LINE OF SAID PARCEL "M"; THENCE N01°06'35"W ALONG THE WEST LINE OF SAID PARCEL "M", A DISTANCE OF 587.82 FEET TO THE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS 5.48 ACRES.
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL COVENANTS, RESTRICTIONS OR EASEMENTS OF RECORD.
NOTES:
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
 THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET.
 THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
 ALL MONUMENTS PLACED ARE A 3/4" DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP NO. 12971 UNLESS OTHERWISE NOTED.
 IN ACCORDANCE WITH THE CODE OF IOWA CHAPTER 355.6.4, MONUMENTS INDICATING THE PROPERTY CORNERS FOR THIS PLAT SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE OF RECORDATION.
 OUTLOTS WITHIN THIS PLAT ARE UN-BUILDABLE.
 OUTLOT Y IS CONSIDERED COMMON AREA.

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY -- APPROVED PLANS ON FILE WITH THE CITY

SE STUBBS ENGINEERING
 431 NE 72ND STREET
 PLEASANT HILL IA 50327
 PHONE 515.979.9499

REGISTERED PROFESSIONAL SURVEYOR
 IOWA LICENSE NO. 12971
 EXPIRES 12/31/2025

PRELIMINARY
 SIGNED: JOEL R. ROMNEY P.L.S. 12971 DATE: _____
 PLAT: 21052

final plat

Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION #

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTANCING SURETY AND APPROVING AND RELEASING THE FOX RIDGE TOWNHOMES PLAT 1 FINAL PLAT FOR THE PURPOSE OF CREATING FORTY EIGHT (48) FOOTPRINT LOTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AND TWO (2) OUTLOTS

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Forestar (USA) Real Estate Group, Inc. requests approval of a Final Plat for the approximately 5.5-acre property generally located south of Veterans Parkway and west of the Fox Valley development and legally described in attached Exhibit 'B'. The applicant proposes to subdivide the property into forty eight (48) lots for attached townhome residential development, one (1) outlot for storm water detention, and one (1) outlot for common area; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, this Final Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the original Preliminary Plat and recommended approval on June 28, 2021; and

WHEREAS, the City Council approved the original Preliminary Plat on July 6, 2021; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the revised Preliminary Plat and recommended approval on November 22, 2021; and

WHEREAS, this Final Plat has been reviewed and determined to be generally consistent with the associated Revised Preliminary Plat approved by the City Council on December 6, 2021; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the Final Plat application; and

WHEREAS, there are no public improvements required of this Final Plat; and

WHEREAS, the necessary public easements have been established for landscape buffer, ingress/egress, sanitary sewer, and storm sewer; and

WHEREAS, the City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property; and

WHEREAS, the City Council approves of the following address assignments;

Lot 1 = 4509 SE Ember Lane
Lot 2 = 4515 SE Ember Lane
Lot 3 = 4521 SE Ember Lane
Lot 4 = 4527 SE Ember Lane
Lot 5 = 4533 SE Ember Lane
Lot 6 = 4539 SE Ember Lane
Lot 7 = 4545 SE Ember Lane
Lot 8 = 4551 SE Ember Lane
Lot 9 = 4557 SE Ember Lane
Lot 10 = 4563 SE Ember Lane
Lot 11 = 4579 SE Ember Lane
Lot 12 = 4583 SE Ember Lane
Lot 13 = 4587 SE Ember Lane
Lot 14 = 4591 SE Ember Lane
Lot 15 = 4595 SE Ember Lane
Lot 16 = 4599 SE Ember Lane
Lot 17 = 2662 SE Morningdew Drive
Lot 18 = 2648 SE Morningdew Drive
Lot 19 = 2634 SE Morningdew Drive
Lot 20 = 2620 SE Morningdew Drive
Lot 21 = 2578 SE Morningdew Drive
Lot 22 = 2564 SE Morningdew Drive
Lot 23 = 2550 SE Morningdew Drive
Lot 24 = 2536 SE Morningdew Drive
Lot 25 = 2522 SE Morningdew Drive
Lot 26 = 2529 SE Morningdew Drive
Lot 27 = 2543 SE Morningdew Drive
Lot 28 = 2557 SE Morningdew Drive
Lot 29 = 2571 SE Morningdew Drive
Lot 30 = 2585 SE Morningdew Drive
Lot 31 = 2599 SE Morningdew Drive
Lot 32 = 4572 SE Ember Lane
Lot 33 = 4566 SE Ember Lane
Lot 34 = 4560 SE Ember Lane
Lot 35 = 4554 SE Ember Lane
Lot 36 = 4548 SE Ember Lane
Lot 37 = 4542 SE Ember Lane
Lot 38 = 2586 SE Hawkins Avenue
Lot 39 = 2572 SE Hawkins Avenue
Lot 40 = 2558 SE Hawkins Avenue
Lot 41 = 2544 SE Hawkins Avenue
Lot 42 = 2530 SE Hawkins Avenue
Lot 43 = 2527 SE Hawkins Avenue

- Lot 44 = 2541 SE Hawkins Avenue
- Lot 45 = 2555 SE Hawkins Avenue
- Lot 46 = 2569 SE Hawkins Avenue
- Lot 47 = 2583 SE Hawkins Avenue
- Lot 48 = 2597 SE Hawkins Avenue

WHEREAS, property subject of this action is zoned Residential Medium Density (RM-12) and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, the City Council does approve the Fox Ridge Townhomes Plat 1 Final Plat (FP-005381-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City. This resolution does release the Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

PASSED AND ADOPTED on January 3, 2022.

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on December 20, 2021, by the following vote.

Exhibit A: Conditions of Approval

1. The applicant acknowledging that a fully executed Parkland Dedication Agreement for the entire Fox Ridge development must be provided and accepted by the City Council with the next final plat submitted for approval.

Exhibit B: Legal Description

AN IRREGULARLY SHAPED PORTION OF PARCEL "M" IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IOWA AS SHOWN AS INSTRUMENT No. 2020-14384 IN THE OFFICE OF THE WARREN COUNTY RECORDER, DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "M"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION CO. RAILROAD RIGHT-OF-WAY AS IT IS PRESENTLY ESTABLISHED, AND ALONG A 2914.93 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 306.41 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°01'22", A CHORD LENGTH OF 306.27 FEET AND A CHORD BEARING OF N74°57'35"E TO THE WESTERLY RIGHT-OF-

WAY LINE OF SE. 25th STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S19°40'06"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SE. 25th STREET, A DISTANCE OF 610.19 FEET TO THE NORTHEAST CORNER OF LOT 18 IN FOX RIDGE PLAT 1, AN OFFICIAL PLAT, WEST DES MOINES, WARREN COUNTY, IOWA; THENCE S69°17'15"W ALONG THE NORTHERLY LINE OF SAID LOT 18, A DISTANCE OF 48.95 FEET; THENCE S80°22'38"W ALONG THE NORTHERLY LINE OF SAID LOT 18, A DISTANCE OF 450.32 FEET TO THE WEST LINE OF SAID PARCEL "M"; THENCE N01°06'35"W ALONG THE WEST LINE OF SAID PARCEL "M", A DISTANCE OF 587.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.48 ACRES.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL COVENANTS, RESTRICTIONS OR EASEMENTS OF RECORD.

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: January 3, 2022

ITEM: Grand Valley Townhomes Plat 1, Grand Avenue east of S. 35th Street – Approve Final Plat to create 113 lots for attached townhome development and 1 (one) lot for private streets and common area – Grand Valley Townhomes, L.L.C. – FP-005324-2021

RESOLUTION: Approval and Release of Final Plat

Background: Property owner and applicant, Grand Valley Townhomes, L.L.C., an Iowa limited liability company, requests approval of a Final Plat for the approximately 6.75-acre property generally located on Grand Avenue east of S. 35th Street. The applicant proposes to subdivide the property into 113 lots for attached townhomes development and one (1) outlot for private streets and common area.

Staff Review & Comment:

- Financial Impact: Undetermined
- History: The associated Preliminary Plat was approved by the Plan and Zoning Commission on August 9, 2021 and the City Council on August 16, 2021. This Final Plat has been determined to be consistent with the associated Preliminary Plat.
- Conditions of Approval:
 - The easements referenced in the resolution have been sent to the applicant for signature, but as of the writing of the staff report, they have not been returned. A condition of approval has been added to hold the final plat from recording until the easements have been returned.
- Plat Validity: Per City Code, the Final Plat must be presented to the City Council for approval within 12 months of the approval of the associated Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. This Final Plat complies with the timelines stated in City Code.

Outstanding Issues: There are no outstanding issues.

Staff notes that as part of this approval, the Council is approving and accepting the following:

- Public improvements associated with the construction of public sanitary sewer within the plat boundaries.
- Easements for public sanitary sewer, pedestrian access, ingress/egress, and public utilities.

Recommendation: Approve the Final Plat, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Executed easement documents shall be returned to the City prior to the final plat being recorded.

Lead Staff Member: Kara Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	n/a
City Council	January 3, 2022

Staff Report Reviews:

City Council	<input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input checked="" type="checkbox"/> Agenda Acceptance <i>PT</i>

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	06-07-2021
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, send to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION #

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTANCING PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE GRAND VALLEY TOWNHOMES PLAT 1 FINAL PLAT FOR THE PURPOSE OF CREATING 113 FOOTPRINT LOTS AND ONE (1) OUTLOT FOR PRIVATE STREETS AND COMMON AREA

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Grand Valley Townhomes, L.L.C., an Iowa limited liability company, requests approval of a Final Plat for the approximately 6.75-acre property generally located on Grand Avenue west of S 35th Street and legally described in attached Exhibit 'B'. The applicant proposes to subdivide the property into 113 lots for attached townhome development and one (1) outlot for private streets and common area; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, this Final Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the associated Preliminary Plat and recommended approval on August 9, 2021; and

WHEREAS, this Final Plat has been reviewed and determined to be generally consistent with the associated Preliminary Plat that was approved by the City Council on August 16, 2021; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the Final Plat application; and

WHEREAS, the City Council is accepting public improvements associated with the construction of public sanitary sewer within the plat boundaries; and

WHEREAS, the City Council approves the following address assignment(s);

Lot 1	1747 S Telluride Street	Lot 59	1643 S Steamboat Street
Lot 2	1733 S Telluride Street	Lot 60	1637 S Steamboat Street
Lot 3	1719 S Telluride Street	Lot 61	1631 S Steamboat Street
Lot 4	1705 S Telluride Street	Lot 62	1625 S Steamboat Street
Lot 5	1689 S Telluride Street	Lot 63	1619 S Steamboat Street
Lot 6	1683 S Telluride Street	Lot 64	1613 S Steamboat Street
Lot 7	1677 S Telluride Street	Lot 65	1607 S Steamboat Street
Lot 8	1671 S Telluride Street	Lot 66	1601 S Steamboat Street
Lot 9	1665 S Telluride Street	Lot 67	1600 S Keystone Street
Lot 10	1659 S Telluride Street	Lot 68	1606 S Keystone Street
Lot 11	1653 S Telluride Street	Lot 69	1612 S Keystone Street
Lot 12	1647 S Telluride Street	Lot 70	1618 S Keystone Street
Lot 13	1641 S Telluride Street	Lot 71	1624 S Keystone Street
Lot 14	1635 S Telluride Street	Lot 72	1630 S Keystone Street
Lot 15	1629 S Telluride Street	Lot 73	1636 S Keystone Street
Lot 16	1611 S Telluride Street	Lot 74	1642 S Keystone Street
Lot 17	1605 S Telluride Street	Lot 75	1648 S Keystone Street
Lot 18	1581 S Telluride Street	Lot 76	1660 S Keystone Street
Lot 19	1567 S Telluride Street	Lot 77	1666 S Keystone Street
Lot 20	1549 S Telluride Street	Lot 78	1672 S Keystone Street
Lot 21	3447 Loveland Drive	Lot 79	1678 S Keystone Street
Lot 22	3443 Loveland Drive	Lot 80	1699 S Keystone Street
Lot 23	3439 Loveland Drive	Lot 81	1693 S Keystone Street
Lot 24	3435 Loveland Drive	Lot 82	1687 S Keystone Street
Lot 25	3431 Loveland Drive	Lot 83	1681 S Keystone Street
Lot 26	3427 Loveland Drive	Lot 84	1675 S Keystone Street
Lot 27	3423 Loveland Drive	Lot 85	1669 S Keystone Street
Lot 28	3419 Loveland Drive	Lot 86	1663 S Keystone Street
Lot 29	3415 Loveland Drive	Lot 87	1657 S Keystone Street
Lot 30	3411 Loveland Drive	Lot 88	1651 S Keystone Street

Lot 31	3407 Loveland Drive	Lot 89	1645 S Keystone Street
Lot 32	3403 Loveland Drive	Lot 90	1639 S Keystone Street
Lot 33	1546 S Arapahoe Street	Lot 91	1633 S Keystone Street
Lot 34	1560 S Arapahoe Street	Lot 92	1627 S Keystone Street
Lot 35	1574 S Arapahoe Street	Lot 93	1621 S Keystone Street
Lot 36	1614 S Arapahoe Street	Lot 94	1615 S Keystone Street
Lot 37	1620 S Arapahoe Street	Lot 95	1609 S Keystone Street
Lot 38	1626 S Arapahoe Street	Lot 96	1603 S Keystone Street
Lot 39	1632 S Arapahoe Street	Lot 97	1602 S Telluride Street
Lot 40	1658 S Arapahoe Street	Lot 98	1608 S Telluride Street
Lot 41	1647 S Arapahoe Street	Lot 99	1614 S Telluride Street
Lot 42	1641 S Arapahoe Street	Lot 100	1620 S Telluride Street
Lot 43	1635 S Arapahoe Street	Lot 101	1626 S Telluride Street
Lot 44	1629 S Arapahoe Street	Lot 102	1632 S Telluride Street
Lot 45	1623 S Arapahoe Street	Lot 103	1638 S Telluride Street
Lot 46	1617 S Arapahoe Street	Lot 104	1644 S Telluride Street
Lot 47	1611 S Arapahoe Street	Lot 105	1650 S Telluride Street
Lot 48	1605 S Arapahoe Street	Lot 106	1656 S Telluride Street
Lot 49	1604 S Steamboat Street	Lot 107	1662 S Telluride Street
Lot 50	1610 S Steamboat Street	Lot 108	1668 S Telluride Street
Lot 51	1616 S Steamboat Street	Lot 109	1674 S Telluride Street
Lot 52	1622 S Steamboat Street	Lot 110	1680 S Telluride Street
Lot 53	1628 S Steamboat Street	Lot 111	1686 S Telluride Street
Lot 54	1634 S Steamboat Street	Lot 112	1692 S Telluride Street
Lot 55	1640 S Steamboat Street	Lot 113	1698 S Telluride Street
Lot 56	1646 S Steamboat Street		
Lot 57	1652 S Steamboat Street		
Lot 58	1649 S Steamboat Street		

WHEREAS, property subject of this action is zoned Grand Valley Planned Unit Development and meets all requirements of the City's Zoning Code; and

WHEREAS, the City Council is approving and accepting easements for public sanitary sewer, public utilities, pedestrian access, and public ingress/egress.

NOW, THEREFORE, the City Council does approve the Grand Valley Townhomes Plat 1 Final Plat (FP-005324-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City. This resolution does release the Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

PASSED AND ADOPTED on January 3, 2022

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 3, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. Easement documents to the satisfaction of the City shall be executed and provided to the City prior to the release of the final plat for recordation.

Exhibit B: Legal Description

Parcel "2021-33 as shown on the Plat of Survey recorded in Book 18606 Page 724, being a part of Outlot 'Z' Grand Valley Plat 1, an official plat, all in the City of West Des Moines, Polk County, Iowa and containing 6.75 acres (294,234 square feet).

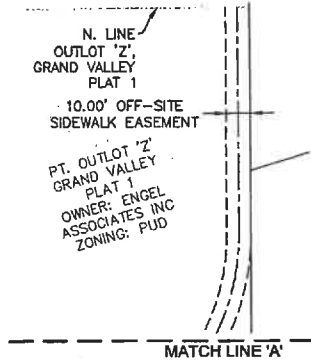
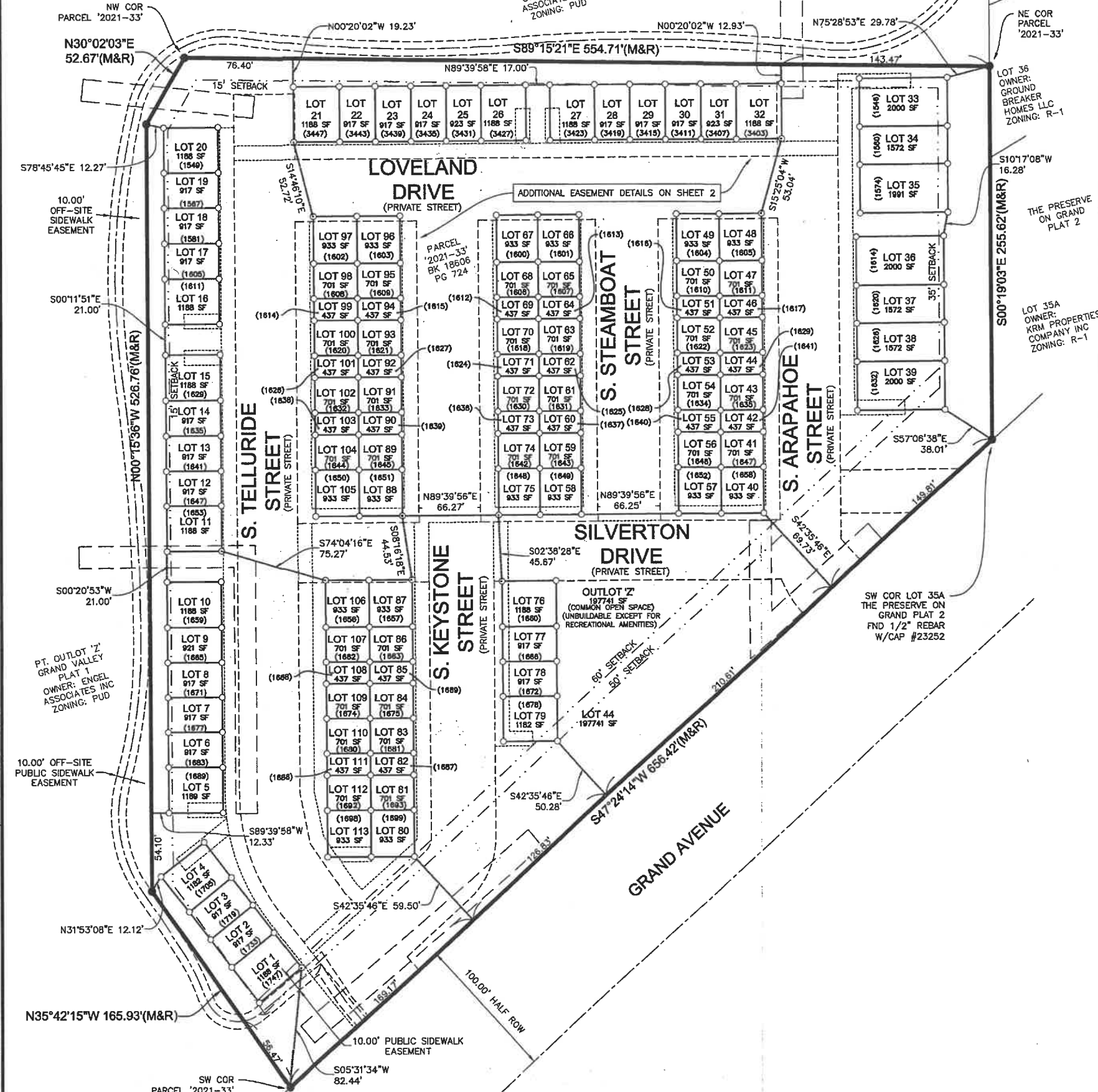
GRAND VALLEY TOWNHOMES PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: PARCEL '2021-33'
 PT. OUTLOT 'Z', GRAND VALLEY PLAT 1
 WEST DES MOINES, POLK COUNTY, IOWA
 REQUESTOR: GRAND VALLEY TOWNHOMES LLC
 PROPRIETOR: GRAND VALLEY TOWNHOMES LLC
 720 S. 86TH STREET STE. 120
 WEST DES MOINES, IA 50268

SURVEYOR: MICHAEL A. BROOKER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

PT. OUTLOT 'Z'
 GRAND VALLEY
 PLAT 1
 OWNER: ENGEL
 ASSOCIATES INC
 ZONING: PUD



PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY

OWNER/ DEVELOPER
 GRAND VALLEY TOWNHOMES LLC
 1880 SW ANKENY ROAD, SUITE 1B
 ANKENY, IOWA 50023
 CONTACT: NICK JENSEN
 PHONE: (515) 290-9359

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

ZONING
 EXISTING: PUD (GRAND VALLEY PLANNED UNIT DEVELOPMENT)

BULK REGULATIONS
SETBACKS:
 60' ALONG GRAND AVENUE - 3 STORY BUILDINGS
 50' ALONG GRAND AVENUE - 2 STORY BUILDINGS
 35' ALONG EAST PROPERTY LINE
 30' BUILDING SEPARATION
 25' FROM FACE OF GARAGE TO BACK OF CURB OR SIDEWALK
 15' ALONG NORTH AND WEST PROPERTY LINES

DATE OF SURVEY
 AUGUST 31, 2021

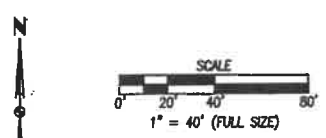
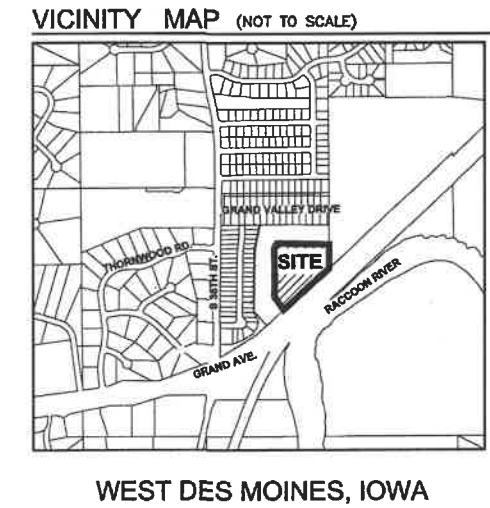
PLAT DESCRIPTION
 PARCEL '2021-33' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18806, PAGE 724, BEING A PART OF OUTLOT 'Z', GRAND VALLEY PLAT 1, AN OFFICIAL PLAT, ALL IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 6.75 ACRES (294,234 SQUARE FEET).

COMPREHENSIVE LAND USE
 MD - MEDIUM DENSITY RESIDENTIAL

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	P.U.E.	P.U.E.
PUBLIC UTILITY EASEMENT	AL	AL
CURVE ARC LENGTH	(1234)	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
 - THE ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS).
 - ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael A. Brooker 12-23-2021
 MICHAEL A. BROOKER, P.L.S. DATE

15980
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1, 2 AND 3

REVISIONS

NO.	DATE	DESCRIPTION
10-11-21		REVISED
10-12-21		REVISED
9-15-21		SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400

TECH: ENGINEER: REVIEW:

GRAND VALLEY TOWNHOMES PLAT 1
FINAL PLAT

WEST DES MOINES, IOWA

2011.647

GRAND VALLEY TOWNHOMES PLAT 1

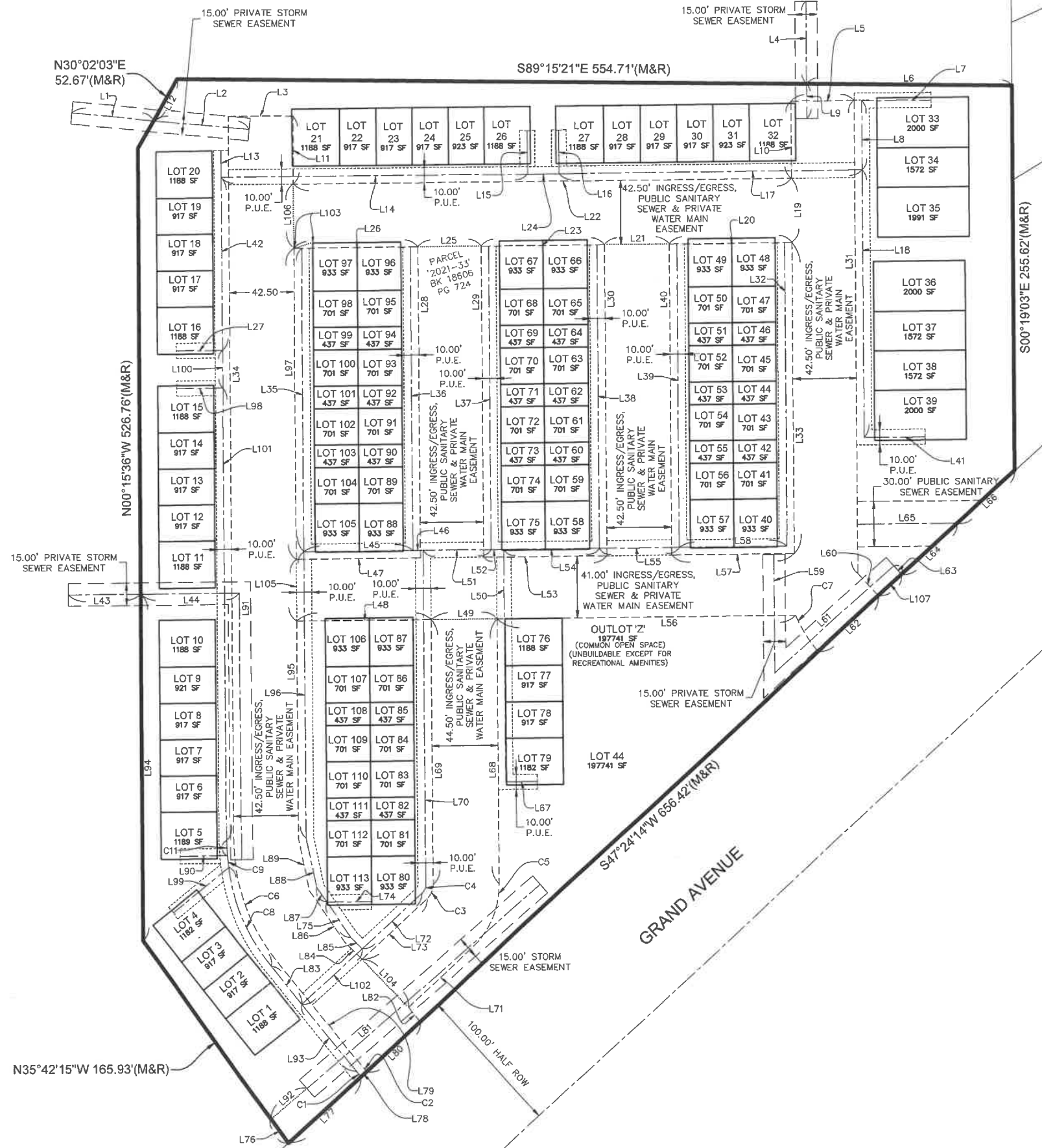
FINAL PLAT

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°47'37"	324.00'	4.49'	N38°44'50"W	4.49'
C2	0°44'22"	319.00'	4.12'	N38°43'12"W	4.12'
C3	47°45'30"	13.00'	10.84'	N23°32'43"E	10.53'
C4	47°45'30"	8.00'	6.67'	N23°32'43"E	6.48'
C5	47°45'30"	57.50'	47.93'	N23°32'43"E	46.55'
C6	38°00'59"	131.00'	88.92'	N19°20'32"W	85.33'
C7	18°47'58"	87.00'	28.55'	S32°05'22"E	28.42'
C8	30°24'28"	136.00'	72.18'	N23°08'47"W	71.33'
C9	3°22'18"	136.00'	8.00'	N06°15'24"W	8.00'
C10	0°46'20"	322.00'	4.34'	S38°44'11"E	4.34'
C11	4°14'12"	136.00'	10.06'	N02°27'08"W	10.05'
C12	80°14'04"	24.00'	33.61'	S59°19'45"E	30.93'
C13	13°12'03"	144.00'	33.18'	S25°48'44"E	33.10'
C14	2°42'40"	1065.09'	50.40'	S33°46'06"E	50.39'
C15	50°27'48"	94.00'	82.79'	S09°53'33"E	80.14'
C16	14°59'40"	336.00'	87.93'	S07°50'29"W	87.68'
C17	8°03'05"	1346.00'	189.14'	S03°40'54"E	188.99'
C18	21°07'43"	504.00'	185.86'	S02°51'26"W	184.81'
C19	84°22'18"	64.00'	94.24'	S55°36'26"W	85.96'
C20	12°30'23"	896.00'	195.58'	N88°27'36"W	195.19'
C21	9°51'59"	1004.00'	172.89'	N89°46'48"W	172.68'
C22	95°28'38"	96.00'	159.97'	S47°24'53"W	142.10'
C23	28°54'14"	24.00'	12.11'	N68°06'06"E	11.98'

LINE DATA

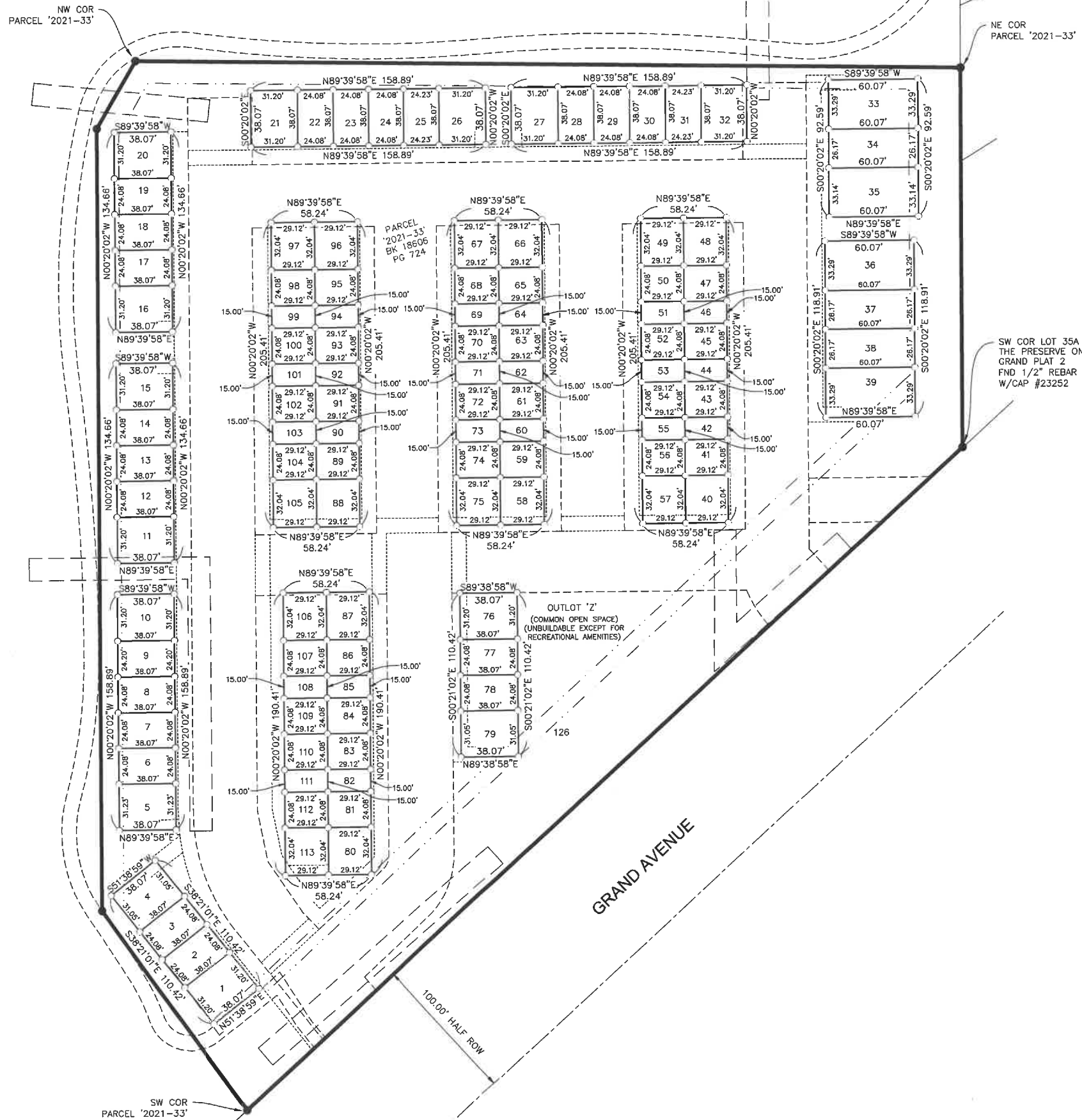
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N84°22'49"W	54.35'	L56	N89°39'58"E	198.29'
L2	N84°22'49"W	65.04'	L57	N89°39'58"E	82.00'
L3	N89°39'58"E	42.50'	L58	N89°39'58"E	72.00'
L4	N00°20'02"W	54.44'	L59	N00°20'02"W	78.57'
L5	N89°39'58"E	42.50'	L60	S42°17'31"E	19.93'
L6	N89°15'21"W	135.89'	L61	S48°29'02"W	106.49'
L7	N89°39'58"E	45.54'	L62	S47°24'14"W	54.49'
L8	N00°20'02"W	46.01'	L63	S41°30'58"E	7.44'
L9	N00°20'02"W	23.06'	L64	S47°24'14"W	49.82'
L10	N00°20'02"W	51.30'	L65	S89°39'58"W	65.56'
L11	S00°20'02"E	45.30'	L66	S47°24'14"W	51.77'
L12	S30°02'03"W	31.78'	L67	N89°39'58"E	21.20'
L13	N00°20'02"W	17.83'	L68	N00°20'02"W	175.81'
L14	N89°39'58"E	203.61'	L69	N00°20'02"W	175.81'
L15	N00°20'02"W	29.04'	L70	N00°20'02"W	221.81'
L16	N00°20'02"W	29.04'	L71	N47°25'28"E	58.03'
L17	N89°39'58"E	201.39'	L72	N47°25'28"E	54.02'
L18	N00°20'02"W	177.49'	L73	N47°25'28"E	58.90'
L19	S00°20'02"E	42.50'	L74	S89°39'58"W	29.56'
L20	S89°39'58"W	82.00'	L75	S34°05'02"E	28.15'
L21	N89°39'58"E	42.50'	L76	N35°42'15"W	19.63'
L22	N89°39'58"E	331.00'	L77	N47°24'14"E	64.64'
L23	S89°39'58"W	82.00'	L78	N47°24'14"E	5.01'
L24	N89°39'58"E	21.00'	L79	N38°21'01"W	89.74'
L25	N89°39'58"E	42.50'	L80	S47°24'14"W	48.66'
L26	S89°39'58"W	82.00'	L81	S49°10'54"W	206.00'
L27	N89°39'58"E	31.24'	L82	N38°38'25"W	12.40'
L28	N00°20'02"W	206.58'	L83	N38°21'01"W	32.17'
L29	S00°20'02"E	206.58'	L84	S44°03'39"E	16.05'
L30	N00°20'02"W	206.58'	L85	S44°03'39"E	10.74'
L31	S00°20'02"E	314.08'	L86	S34°05'02"E	41.33'
L32	N00°20'02"W	201.58'	L87	S34°05'02"E	11.75'
L33	N00°20'02"W	206.58'	L88	S11°35'02"E	33.55'
L34	N00°20'02"W	480.62'	L89	S11°35'02"E	35.04'
L35	S00°20'02"E	201.58'	L90	N89°39'58"E	31.88'
L36	S00°20'02"E	201.58'	L91	N00°21'21"W	176.97'
L37	S00°20'02"E	201.58'	L92	N49°10'54"E	31.37'
L38	S00°20'02"E	201.58'	L93	N38°21'01"W	57.57'
L39	S00°20'02"E	201.58'	L94	S00°15'36"E	230.37'
L40	S00°20'02"E	206.58'	L95	S00°20'02"E	144.70'
L41	S89°39'58"W	40.04'	L96	S00°20'02"E	190.21'
L42	N00°20'02"W	114.82'	L97	S00°20'02"E	206.58'
L43	S89°39'58"W	47.82'	L98	N89°39'58"E	31.22'
L44	S89°39'58"W	66.68'	L99	S51°38'59"W	48.04'
L45	N89°39'58"E	72.00'	L100	N00°20'02"W	25.00'
L46	N89°39'58"E	6.75'	L101	N00°20'02"W	300.50'
L47	N89°39'58"E	82.00'	L102	S47°25'28"W	53.99'
L48	S89°39'58"W	88.75'	L103	S74°05'21"W	12.84'
L49	S89°39'58"W	44.50'	L104	N43°41'18"W	44.51'
L50	S00°20'02"E	154.43'	L105	N00°20'02"W	41.00'
L51	N89°39'58"E	45.75'	L106	N00°20'02"W	42.50'
L52	N89°39'58"E	8.75'	L107	N47°24'14"E	20.76'
L53	N89°39'58"E	82.00'			
L54	N89°39'58"E	63.25'			
L55	N89°39'58"E	52.50'			



DATE	10-11-21	10-1-21	9-15-21
REVISIONS	REVISED	REVISED	SUBMITTAL
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400			
ENGINEER:		TECH:	REVIEW:
 CIVIL DESIGN ADVANTAGE WEST DES MOINES, IOWA			
GRAND VALLEY TOWNHOMES PLAT 1 FINAL PLAT			
 2011.647			

GRAND VALLEY TOWNHOMES PLAT 1

FINAL PLAT



FILE: H:\2020\2011647\DWG\2011647-FINAL PLAT.DWG
 DATE PLOTTED: 12/22/2021 4:13 PM
 COMMENT: DMS
 PLOTTED BY: DAVID MANDERNACK

REVISIONS	DATE
REVISOR	10-11-21
REVISOR	10-12-21
SUBMITTAL	9-15-21

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400



GRAND VALLEY TOWNHOMES PLAT 1
 FINAL PLAT

WEST DES MOINES, IOWA
 ENGINEER: [Signature]
 TECH: [Signature]
 REVIEW: [Signature]