

**MEETING MINUTES**  
**PUBLIC SERVICES COUNCIL COMMITTEE**  
**Monday, December 13<sup>th</sup>, 2021**  
**City of West Des Moines Training Room**

In Attendance:

Council Member – Matthew McKinney  
Council Member – Kevin Trevillyan  
City Manager – Tom Hadden  
Deputy City Manager – Jamie Letzring  
Assistant City Attorney – Greta Truman

City Engineer – Brian Hemesath  
Deputy Public Services Director – Joe Cory  
Principal Engineer – Jason Schlickbernd  
Principal Engineer – Ben McAlister  
Finance Director – Tim Stiles

Guests in Attendance:

Item #1 Nathan Hardisty – Shive-Hattery, Inc.

Meeting was called to order at 11:31 AM by City Engineer, Brian Hemesath.

**1. Commerce Area Storm Sewer (BJH)**

***Issue Summary:***

City Staff last presented information on this topic to the Public Services Council Committee on October 11, 2021. Direction provided by Committee members was for City Staff to begin preliminary design work on a storm sewer pipe going south from High Street towards Commerce Drive and provide firm numbers for costs to extend the pipe with discharge to the Raccoon River using a more wholistic approach taking into account both High Street and Commerce Drive across all of the Commerce area.

Nathan Hardisty, Shive-Hattery, Inc. provided details on the distinct drainage areas and the different options looked at to drain the area of High Street. He also provided cost estimates for PCC and HMA Resurfacing if it were determined in the future to pave the area.

City Engineer, Brian Hemesath explained that in looking for wholistic solutions, Staff took into consideration the future paving possibilities for the area as well as drainage solutions, noting that based on the topography of the area that the PCC option would not be feasible.

Mr. Hemesath laid out the options before the committee:

- Install a storm sewer going north from High Street draining into Hidden Creek.
- Purchase the property located at 4204 Commerce Drive through condemnation and install storm sewer going south from High Street through the property and draining into Raccoon River.
- Install storm sewer going south from High Street running east along Commerce Drive and draining into the Raccoon River.
- Install storm sewer on High Street going west to 50<sup>th</sup> Street and south to Commerce Drive draining into the Raccoon River.

Mr. Hemesath explained it is Staff's recommendation to install the storm sewer going north given the fact that the incremental difference in water going into Hidden Creek would be minimal. Currently the City

has budgeted \$480,000 from the City's Stormwater Fund for storm improvements in this area. Costs above the budgeted amount would result in defunding other planned projects using Stormwater Funds.

Mr. Hemesath mentioned Staff could look at modifications that could be made upstream to aide in the flow of Hidden Creek, such as utilizing the culvert under Grand Avenue to slow down the water.

Council Member, Kevin Trevillyan questioned how the City would justify making these improvements on private property.

Mr. Hemesath explained there would be no improvements on private property, the city would only seek rights from the property owner to impound water on their property. He added that the modifications would benefit property owners from Grand Avenue to the mouth of the Raccoon River.

Council Member Trevillyan requested Staff provide information on exact costs to run storm sewer north as well as estimates for condemnation of the Anderson property.

Council Member, Matt McKinney commented that he would like to better understand the condition of High Street as well as costs for condemnation, noting he is not fond of condemnation. He also requested more information on what future phases could involve if more improvements were needed after installing storm sewer to the north and making upstream improvements to Hidden Creek.

Council Member McKinney suggested Staff seek input from the Mayor and other Council Members so as not to delay the project. Council Member Trevillyan was in agreement and felt a workshop would be the best option.

**Direction:** City Staff will schedule a workshop with the Mayor and Council Members seeking input on the best solution to move forward with solving the drainage problems in the Commerce area.

## **2. Weekend Work Requests**

Contractors are requesting permission from the PSCC to work weekends on the following project:

- Digital Enterprise Segment 5 Phase 1

**Direction:** The committee approved the above weekend work from 9am – 4pm on Saturdays and Sundays.

## **3. Review of Items for Council Meeting (December 20<sup>th</sup>, 2021)**

### **ENGINEERING COUNCIL AGENDA ITEMS:**

#### **CONSENT AGENDA**

#### **Resolution – Authorizing Application for Surface Transportation Block Grant (STBG) Program Funding**

- **Des Moines Area Metropolitan Planning Organization**

#### **Resolution – Accepting Work**

- **South 88<sup>th</sup> Street & Mills Civic Pkwy Reconstruction**  
(0510-048-2018) McAninch Corporation 500.000.000.5250.490 *Coachlight Drive Urban Renewal Area TIF, Payments related to Alternate 1 (Joint Utility Trench) will be paid from the Fiber Enterprise Fund*

**Resolution – Accepting Work**

- **Library Interior Renovations**  
(0510-005-2019) Edge Commercial, LLC 500.000.000.5250.490 *General Obligation Bonds, Private Contributions, and Local Option Sales Tax*

**Resolution – Accepting Work**

- **Gas Detection Upgrades**  
(0510-016-2019) Air-Con Mechanical 500.000.000.5250.490 *General Funds*

**Resolution – Accepting Work**

- **NE Basin Storm Sewer Improvements, Connections to 4<sup>th</sup> Street & Ashworth Rd**  
(0510-056-2015) Absolute Concrete 500.000.000.5250.490 *Stormwater Utility Fees and Road Use Tax*

**Resolution – Accepting Public Improvements**

- **Grand Ridge Plat 1**

**Resolution – Ordering Construction**

- **Grand Avenue West Segment 3 Sewer Extension**  
(0510-072-2021) 640.000.000.5250.490 *Sewer Revenue*

**Resolution – Approving Just Compensation**

- **8<sup>th</sup> Street Reconstruction, I-235 to Clegg Road**  
(0510-038-2020)

**Motion – Approving Change Order #7**

- **NE Basin Storm Sewer Improvements, Connections to 4<sup>th</sup> Street & Ashworth Road**  
(0510-056-2015) Absolute Concrete 660.000.000.5250.490 and 500.000.000.5250.490 *Stormwater Utility Fees and Road Use Tax, respectively*

**Motion – Approving Change Order #2**

- **Booneville Road Reconstruction, South 100<sup>th</sup> Street to South 115<sup>th</sup> Street**  
(0510-005-2021) Absolute Concrete 500.000.000.5250.490 *Grand Prairie Parkway Urban Renewal Area TIF*

**PUBLIC HEARINGS**

**Resolution – Awarding Contract**

- **Grand Avenue Bridge over Johnson Creek**  
(0510-010-2021) A.M. Cohron & Son, Inc. 500.000.000.5250.490 *Grand Prairie Parkway Urban Renewal Area TIF*

**PUBLIC SERVICES COUNCIL AGENDA ITEMS:**

**CONSENT AGENDA**

**Resolution – Approving 28E Agreement with the City of Wauke**

- **Joint Maintenance of Roads**

4. **Staff Updates:**

Joe Cory, Deputy Public Services Director's department along with Polk County and the City's Fire Department has been coordinating for a predicted heavy wind event on Wednesday, December 15<sup>th</sup>.

5. **Other Matters:**

Council Member Kevin Trevillyan asked about the opening of the 300 block of Grand Avenue. Brian Hemesath, City Engineer responded the street is planned to be re-opened on Friday, December 17<sup>th</sup>. He mentioned that the signal at 4<sup>th</sup> and Grand will not be turned on at that time due to materials supply delays.

The meeting adjourned at 12:25 pm. The next Public Services Council Committee meeting is scheduled for December 27<sup>th</sup>, 2021.

A recording was made. Respectfully submitted by Juanita Greer, Secretary.

**Long Term Reconstruction of Roadway including HMA Paving, Curb and Gutter, and Storm Sewer**

**Total Cost: \$2.1-3.0 Million**

Light Blue Cost = \$490,000  
 Green Cost = \$810,000  
 Red Cost = \$975,000  
 Purple Cost = \$1,400,000

Other Costs = \$1,600,000

**Near Term Storm Sewer Costs**

Light Blue Cost = \$490,000  
 High Street Storm Sewer Imps. = \$490,000

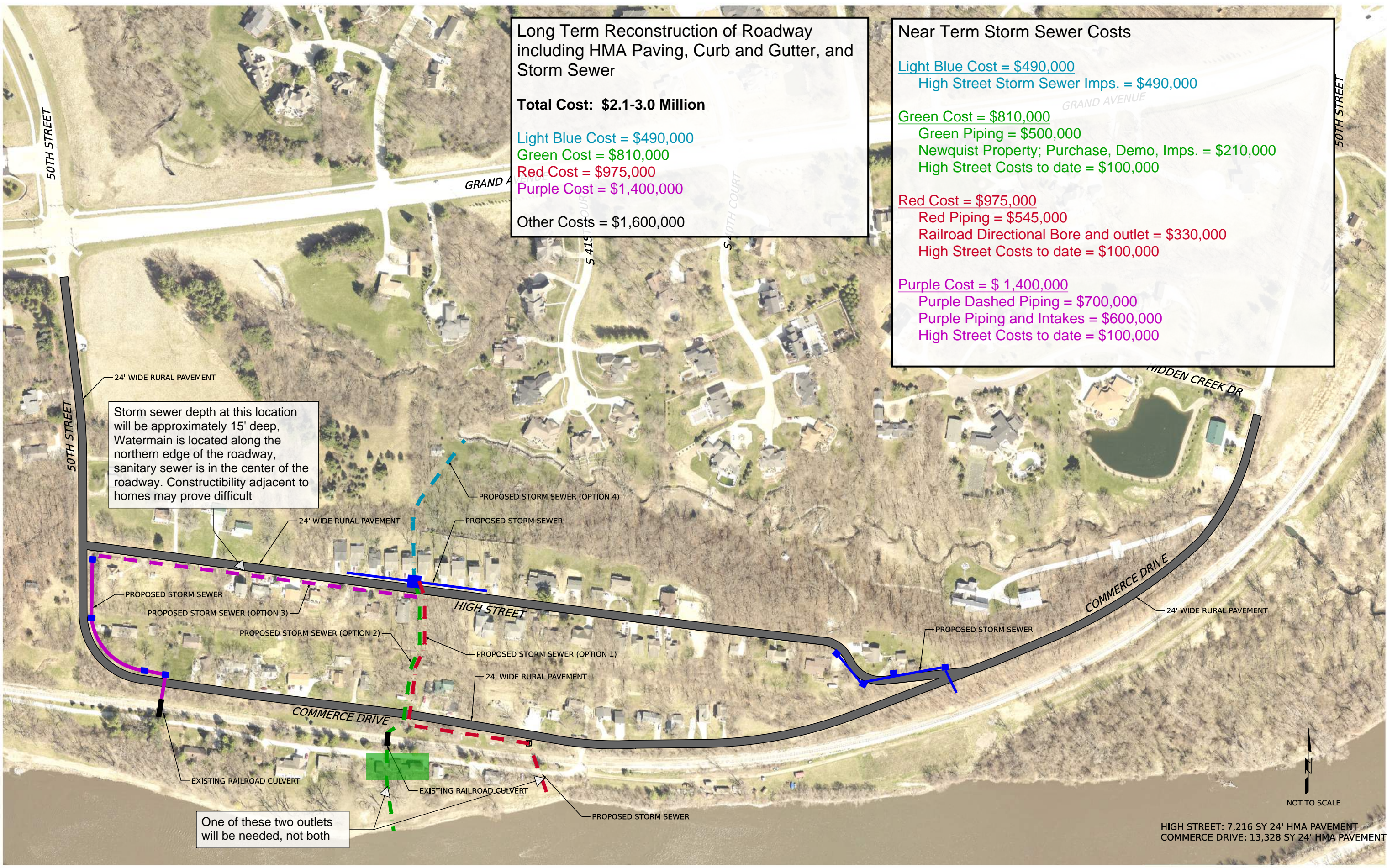
Green Cost = \$810,000  
 Green Piping = \$500,000  
 Newquist Property; Purchase, Demo, Imps. = \$210,000  
 High Street Costs to date = \$100,000

Red Cost = \$975,000  
 Red Piping = \$545,000  
 Railroad Directional Bore and outlet = \$330,000  
 High Street Costs to date = \$100,000

Purple Cost = \$1,400,000  
 Purple Dashed Piping = \$700,000  
 Purple Piping and Intakes = \$600,000  
 High Street Costs to date = \$100,000

Storm sewer depth at this location will be approximately 15' deep, Watermain is located along the northern edge of the roadway, sanitary sewer is in the center of the roadway. Constructibility adjacent to homes may prove difficult

One of these two outlets will be needed, not both



HIGH STREET: 7,216 SY 24' HMA PAVEMENT  
 COMMERCE DRIVE: 13,328 SY 24' HMA PAVEMENT

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NO.	REVISION DESCRIPTION	APPROVED	DATE

**Long Term Reconstruction of Roadway including PCC Paving, Curb and Gutter, and Storm Sewer**

**Total Cost: \$5.1-6.0 Million**

Light Blue Cost = \$490,000  
 Green Cost = \$810,000  
 Red Cost = \$975,000  
 Purple Cost = \$1,400,000

Other Costs = \$4,600,000

**Near Term Storm Sewer Costs**

Light Blue Cost = \$490,000  
High Street Storm Sewer Imps. = \$490,000

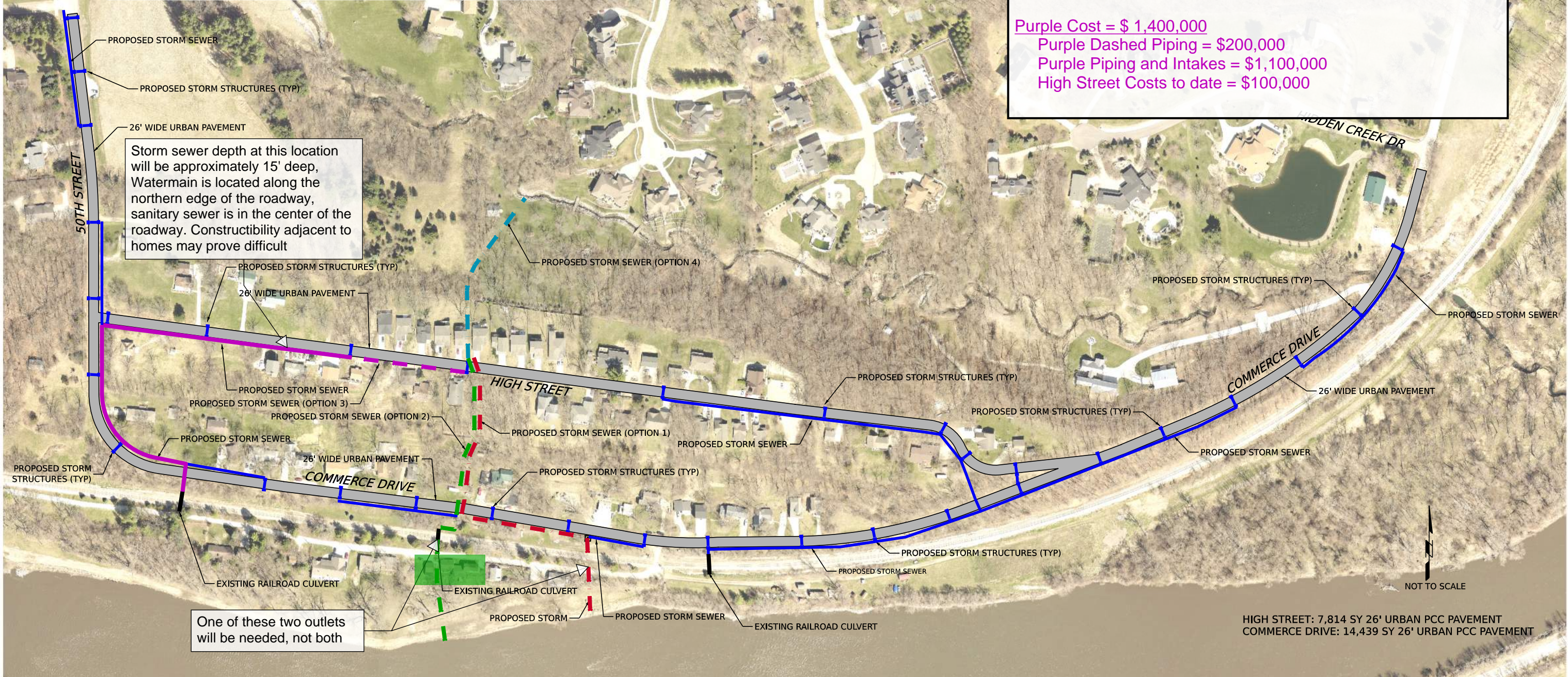
Green Cost = \$810,000  
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Newquist Property; Purchase, Demo, Imps. = \$210,000  
High Street Costs to date = \$100,000

Red Cost = \$975,000  
Red Piping = \$545,000  
Railroad Directional Bore and outlet = \$330,000  
High Street Costs to date = \$100,000

Purple Cost = \$ 1,400,000  
Purple Dashed Piping = \$200,000  
Purple Piping and Intakes = \$1,100,000  
High Street Costs to date = \$100,000



Several homes along the south side of High Street have driveways sloping steeply down from the roadway, causing a concern of flooding should curb and gutter be added channelizing flow in the roadway



Storm sewer depth at this location will be approximately 15' deep, Watermain is located along the northern edge of the roadway, sanitary sewer is in the center of the roadway. Constructibility adjacent to homes may prove difficult

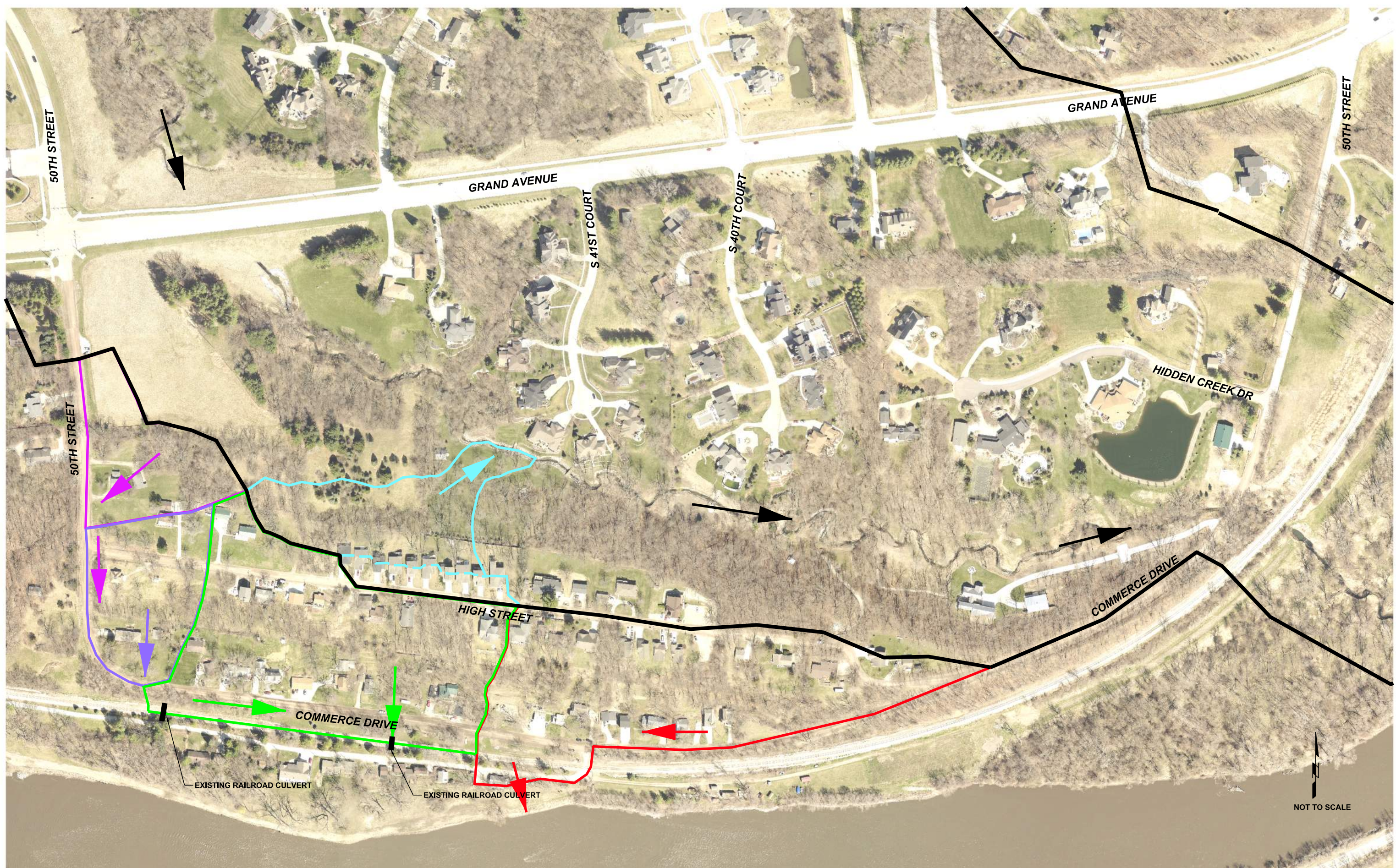
One of these two outlets will be needed, not both

HIGH STREET: 7,814 SY 26' URBAN PCC PAVEMENT  
 COMMERCE DRIVE: 14,439 SY 26' URBAN PCC PAVEMENT

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**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING

4125 Westown Parkway Suite 100  
West Des Moines, Iowa 50266  
515.223.8104 | fax: 515.223.0622 | shive-hattery.com



CITY OF WEST  
DES MOINES

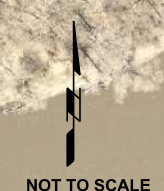
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DATE:

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HIGH STREET & COMMERCE  
IMPROVEMENTS

Drainage Areas



All visitors to the Public Services Council Committee meetings are asked to sign in.

Thank you!

PUBLIC WORKS COUNCIL COMMITTEE MEETING  
GUEST ATTENDANCE

Date: December 13, 2021

Printed Name & Organization	Address / E-mail	Day time phone #	Topic
Nathan Hardisty Shive-Hattery	nhardisty@shive-hattery.com	55-223-8001	Commerce