

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: December 19, 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
DEPUTY CITY CLERK...JULIUS ARRINGTON

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: 653 617 771#*

1. **Call to Order/Pledge of Allegiance/Roll Call/Approval of Agenda**
2. **Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)
3. **Mayor/Council/Manager Report/Other Entities Update**
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of December 5, 2022 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. 7 Stone, LLC d/b/a 7 Stone, 9350 University Avenue - Class BW Permit with Sunday Sales - Renewal
 2. 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
 3. 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 - Renewal
 4. Mahajan, Inc. d/b/a Super Quick Liquor, 1800 22nd Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
 5. MAHAJAN 2, LLC d/b/a Superquick Liquor Vine, 2704 Vine Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal

- d. Motion - Approval of Appointments:
 - 1. Human Rights Commission
 - 2. Revised 2022-23 Committee and Other Assignments
- e. Motion - Approval of Inventory and Structural Analysis Reimbursement Agreement - USOC of Greater Iowa, LLC
- f. Motion - Approval of Amendments to Professional Services Agreements:
 - 1. 8th Street Reconstruction, I-235 to Clegg Road
 - 2. Valley Junction Business District Pavers and Sidewalk, Phase 2
- g. Motion - Approval of Proposal - Raccoon River Stormwater Pump Station Pump Replacement
- h. Resolution - Accept Work:
 - 1. Railroad Park Restrooms
 - 2. Woodland Hills Greenway, Trail Construction and Drainage Improvements
- i. Resolution - Accept Public Improvements:
 - 1. Banks Landing Plat 1
 - 2. Woodland Estates Plat 1
- j. Resolution - Approval of Professional Services Agreement - EP True Parkway, Wendover Lane to South Grand Prairie Parkway
- k. Resolution - Approval of Amendments to Development Agreements:
 - 1. Mazur, LLC, Big Acai Corporation, and Puravida, LLC
 - 2. R&H Properties, LLC, Hannah Homes, LLC, and Olson-Larsen Galleries, LLC
- l. Resolution - Approval of Development Agreement (Property Improvement Fund and Regulatory Compliance Fund) - DBH Industries, LLC and 111 5th Street, LLC, 111 5th Street

5. Old Business

- a. Cosgriff Property, northeast and southeast corners of South 88th Street and Stagecoach Drive - Amend the Zoning Map to Establish Neighborhood Commercial, Medium Density Residential, and High-Density Residential Land Use and Zoning - Sunset Co. L.C.
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Mills Landing, 850 South 60th Street - Move Parcel from Mills Landing Specific Plan to Glen Oaks Planned Unit Development (PUD) - Cameron General Contractors
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption (Mills Landing Specific Plan)
 - 2. Ordinance - Approval of Second, Third Readings and Final Adoption (Glen Oaks PUD)

- c. Wells Fargo Solar Right of Way Vacation, generally located along the north side of Stagecoach Drive, just east and north of the intersection of Stagecoach Drive and East Wells Fargo Trail - Vacation of a Portion of Right-of-Way - Wells Fargo Bank, National Association
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- d. 329 6th Street - Approval to Initiate the Purchase - City Initiated (Continued from December 5, 2022)
 - 1. Resolution - Approval to Initiate the Purchase of 329 6th Street

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

- a. Jordan West, southwest corner of EP True Parkway and Jordan Creek Parkway - Amend the Specific Plan Ordinance to Modify Wall Signage Regulations for Tenant Spaces without Public Street Frontage - JDS Real Estate Investments, LLC
 - 1. Ordinance - Approval of First Reading
- b. West Bank, 3330 Westown Parkway - Agreement for Private Development - West Bank
 - 1. Resolution - Approval of Agreement
- c. Stagecoach Drive Right-of-Way Adjoining Lot 1, Wells Fargo Plat 1 - Conveyance of Property Interest to Wells Fargo Home Mortgage, Inc. - City Initiated
 - 1. Resolution - Approval of Conveyance of Property Interest
- d. 2022-23 FY Operating and Capital Budget - Amendment #2 - City Initiated
 - 1. Resolution - Approval of Budget Amendment #2
- e. Public Safety Station #17 Dumpster Enclosure - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

7. New Business

- a. Platinum Pointe Townhomes, southwest corner of Bridgewood Boulevard and South 88th Street - Approval of Final Plat to Create 66 Footprint Lots for Attached Townhome Development, and One Outlot for Common Area - Hale Development CO., LLC
 - 1. Resolution - Acceptance of Public Improvements and Approval and Release of Final Plat

- b. Banks Landing Plat 2, northwest corner of South 88th Street and Booneville Road - Approval of a Preliminary Plat to Create 36 Footprint Lots for Multi-Family Residential Development and One Outlot for Common Area and Approval of a Site Plan to Allow Construction of Attached Townhomes - Black Oak Real Estate Properties, LLC
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
 - c. Kum & Go, 5760 Raccoon River Drive - Approval of a Preliminary Plat to Create Two Lots for Commercial Development and Approval of a Site Plan to Allow Construction of a Convenience Store with Gas Pumps - Kum & Go, L.C.
 - 1. Resolution - Approval of Preliminary Plat and Site Plan
 - d. Val Air Ballroom, 301 Ashworth Road - Approval of Minor Modification to Site Plan to Allow Building and Site Improvements and Accept Legal Documents - VAB, LLC
 - 1. Resolution - Approval of Minor Modification
 - e. Plat of Survey Parcel '2022-1185', 711 and 721 South 32nd Court - Approval of Plat of Survey to Create a 0.07-acre Parcel for Transfer of Ownership - Elizabeth A. Nelson Revocable Trust
 - 1. Resolution - Approval and Release of Plat of Survey
 - f. Amendment to City Code - Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks and Alleys), Section 6 (Maintenance of Parking Terrace and Sidewalks) - Clarify the Responsibility of the Property Owner which Abuts Public Right-of-Way - City Initiated
 - 1. Ordinance - Approval of First Reading
- 8. Receive, File and/or Refer**
- a. West Des Moines Water Works - 2023 Budget
- 9. Other Matters**
- 10. Executive Session**
- a. Potential Acquisition/Disposition of Real Estate

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.