

MEETING MINUTES
PUBLIC SERVICES COUNCIL COMMITTEE

Monday, November 13, 2023

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
Parks & Recreation Director – Ryan Penning
Park Superintendent – Marco Alvarez

City Engineer – Brian Hemesath
Public Services Director – Gary Rank
Deputy Public Services Director – Joe Cory
Principal Engineer – Jason Schlickbernd
Principal Engineer – Ben McAlister
Principal Engineer – Nick Rentel
Transportation Engineer – Jim Dickinson
Transportation Engineer – Eric Petersen

Guests in Attendance:

None

Meeting was called to order at 11:33 AM by City Engineer, Brian Hemesath.

1. Drainage Issues at 106 13th Street – Follow-Up (JMS)

Issue Summary:

This topic was originally brought forth at the June 12, 2023, PSCC meeting wherein the drainage issues at 106 13th Street were discussed with property owners John & Diane Austin. PSCC direction at that time was to “move forward with stormwater improvements only and make sure the alley would be ready for paving in the future”.

City Staff in conjunction with HR Green have come up with a solution wherein we propose to extend a 10-inch perforated subdrain from Maple Street south to the difficult-to-drain areas on the Austin property, all in a permanent storm sewer easement on the Austin property as the north end of the alley is already paved. A couple of stubs would be provided for the Austin’s to connect to privately to further drain low areas on their property. The Austin’s will also have to undertake some minor grading of their property to get things to drain properly, but at least now there will be a mechanism to do so. We propose that the Austin’s dedicate the necessary permanent storm sewer easement to construct this subdrain.

As the draft plans currently show, we would likely need to remove and replace the fence on the car wash property and obtain a 15-foot temporary construction easement on the car wash property for accommodating the regrading necessary to lower the alley elevation and reinstall gravel surfacing. The other option being considered is avoiding removal and replacement of the car wash fence (which includes several electrical junction boxes and conduit), not obtaining a temporary construction easement on the car wash property, paving the alley including a curb on the west side of the alley to eliminate the need for regrading on the car wash property, and place some large river rock in between the curb and the fence where it is a little steeper.

From a budget standpoint, the project budget would have some funds remaining if we only paved two other alleys and only did stormwater improvements on the 13th-14th Street alley. However, we do not have enough budget to take on the paving of an additional alley in entirety to maximize our budget. We

would have enough budget to include paving the 13th-14th Street alley though. It would make some sense financially to pave the 13th-14th Street alley at this time, but City Staff is seeking concurrence from PSCC members as that was not the direction originally provided to City Staff.

Principal Engineer Jason Schlickbernd stated Staff have not met with the Austin's since the Public Services Council Committee (PSCC) meeting in June. Staff will inform the Austin's of the committee's decision.

Mr. Schlickbernd summarized the solutions provided by HR Green, Inc. He explained that the 10-inch perforated subdrain from Maple Street south to the difficult-to-drain areas on the Austin property would provide them with at least two services, one for their downspout and one for the low area that is outside the back side of the building, if they wanted to put in an inlet.

He discussed the costly removal of the car wash fence due to the electrical conduit and junction boxes on it and proposed cost savings by paving the alley and including a curb so as to not disturb the fence. River rock or landscaping rock would be placed between the fence and back of the curb.

Mr. Schlickbernd added that this alley is located in a commercial area which has been a focus for the City for paving.

Council Member Kevin Trevillyan asked what created the drainage issue on the Austin's property.

Mr. Schlickbernd replied the drainage issues began after Railroad Avenue was reconstructed in the late 2000's. The alley also sits at an elevation that doesn't allow the storm water to flow. He mentioned that the car wash may have diverted water onto the Austin's property when they cut a portion of the curb. Staff don't believe that was the case and the curb has been restored.

Council Member Trevillyan inquired about which direction the water would drain. Mr. Schlickbernd explained everything would drain to the north.

Council Member Trevillyan asked about costs for the project.

Mr. Schlickbernd stated Staff doesn't have specific costs for this portion of the project. However he stated that the budget for alley improvements is \$500,000 annually. Currently Staff are planning to pave two alleys, put in 10-inch subdrain, and add gravel back to the alley which would leave \$75,000 to pave the 13th – 14th Street alley which is more than adequate.

Council Member Matthew McKinney asked for clarification on several topics;

- were the drainage issues caused by changes to Railroad Avenue,
- would this alley be paved in the future as part of the Valley Junction alley projects,
- is this the most cost-effective solution when looking at storm water and paving together.

Mr. Schlickbernd responded that all of these assertions were correct.

Council Member McKinney inquired regarding when the work would occur and if it would be in conjunction with paving of the other alleys.

Mr. Schlickbernd answered that planning and design would occur this winter with construction queued up for the spring of 2024. He added that two other alleys in the 200 block would also be paved. Council Member Trevillyan asked if the curb would start at the north end of the car wash and if snow removal would be impacted.

Mr. Schlickbernd explained that the curb would start where the existing paving is at the north end continuing to the south end where the car wash is located. Noting that there is a low area at the south side of the property so the curb would not be extended all the way down instead it will taper off. Interim Public Services Director Rank explained that snow plowing would not be an issue.

Direction: Committee members were supportive of Staff moving forward with a 10-inch perforated subdrain from Maple Street south to the difficult-to-drain areas on their property. The committee was in favor of providing stubs for the Austin's to connect to privately to further drain low areas on their property. Committee members were also supportive of Staff paving the 13th – 14th Street alley to include a curb on the west side of the alley and place large river rock in between the curb and the fence where it is a little steeper. Staff will seek a dedicated permanent easement for the storm sewer from the property owners.

2. Weekend Work Requests

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

- High Street Storm Sewer Improvements (0510-032-2020) – Absolute Group
- Stagecoach Drive, South 78th Street to South 81st Street (0510-018-2023) – All Star Concrete

Direction: The committee approved the above weekend work on Saturdays and Sundays.

3. Review of Items for Council Meeting (November 20, 2023)

ENGINEERING COUNCIL AGENDA ITEMS:

CONSENT AGENDA

Resolution – Ordering Construction *Eng. Est.: \$218,500.00 Bids: 12/6*

- **RecPlex Operational Improvements, Electrical/Mechanical**
(0510-048-2022) Shive-Hattery, Inc. 692.400.700.5250.490 *Local Option Sales & Service Tax (LOSST)*

Motion – Approving Change Order No. 5 *\$87,824.00*

- **Walnut Creek Floodgates Repair**
(0510-061-2018) Minturn, Inc. 660.000.000.5250.490 *Stormwater Revenue*

Resolution – Approving Amendment No. 1 to Professional Services Agreement *\$9,250.00*

- **EP True Parkway, Wendover Lane to South Grand Prairie Parkway**
(0510-050-2022) McClure Engineering Company 500.000.000.5250.495 *General Obligation Bonds*

Resolution – Accepting Work *\$3,500,228.40*

- **South Service Area Segment 3 Sewer**
(0510-033-2015) S.M. Hentges & Sons, Inc. 640.000.000.5250.490 *Sanitary Sewer Fee Revenues*

Resolution – Accepting Work *\$630,338.48 – liquidated damages \$5,866.00*

- **Valley Junction Pavers Phase 2**
(0510-029-2021) MPS Engineers, PC 500.000.000.5250.490 *General Obligation Bonds*

Resolution – Accepting Work *\$359,982.01*

- **South 51st Street Widening, Mills Civic Parkway to Fieldstone Drive**

(0510-051-2021) Absolute Concrete Construction, Inc. 500.000.000.5250.490 *General Obligation Bonds*

Resolution – Accepting Work \$4,605,629.54

- **SE County Line Road, Veterans Parkway to SE Soteria Avenue**
(0510-015-2021) Elder Corporation 500.000.000.5250.490 *Alluvion Urban Renewal Area TIF*

Resolution – Accepting Work \$1,693,752.73

- **SE County Line Road, Veterans Parkway to SE Orilla Road**
(0510-077-2021) 500.000.000.5250.490 *Tax Increment Financing (TIF) revenue collected from within the Alluvion Urban Renewal Area*

PUBLIC HEARINGS

Resolution – Awarding Contract \$26,600

- **329 6th Street Demolition**
(0510-045-2023) J. Pettiecord, Inc. 100.550.700.5250.416 *General Funds*

OLD BUSINESS

Motion – Approving Traffic Code Amendment – Stop Signs

- **South 33rd Street and Glenwood Drive**
(2nd Reading, Waive 3rd Reading, and Adopt Ordinance)

PUBLIC SERVICES COUNCIL AGENDA ITEMS:

CONSENT AGENDA

Resolution – Approving Public Services Snow and Ice Control Policy Manual

Resolution – Approving Contract Renewal

- **HVAC Repair Services**
Excel Mechanical

PARKS & RECREATION COUNCIL AGENDA ITEMS:

CONSENT AGENDA

Resolution – Accepting Work \$1,877,819.96

- **Raccoon River Park Playground Replacement Project**
(0510 064 2021) Caliber Concrete LLC, 500.000.000.5250.490 *General Obligation Bonds*

Motion – Awarding Contract \$47,886.00

- **Valley View Aquatic Filter Media Replacement**

Motion – Award Contracting \$27,502.00

- **Holiday Aquatic Filter Media Replacement**

4. Staff Updates:

- City Manager Tom Hadden asked for an update on the 8th Street Reconstruction project. Principal Engineer Jason Schlickbernd responded that the project is close to completion, mainline paving has been completed and the contractor is focusing on paving driveways and trail. The project is estimated to be completed by the end of November.

5. Other Matters:

- Council Member Kevin Trevillyan inquired about a completion date for a portion of the 2023 PCC Patching project on EP True Parkway. Principal Engineer Jason Schlickbernd stated the project would be completed within the next few weeks.
- Council Member Kevin Trevillyan received a message from a resident on the 500 block of 5th Street, who stated their trash was not collected because their trash bin was too close to a parked vehicle. The resident also stated they received notice that both the vehicle and owner of the trash bin would be ticketed in the future.

Public Services Director Gary Rank advised he would reach out to the trash collection company to discuss and would follow up with the resident.

- Council Member Matthew McKinney mentioned the new inclusive playground Raccoon River Park Playground and commended Staff for their work on the park. Council Member McKinney also commended Engineering Staff for their work on Grand Avenue from 88th Street west towards Grand Prairie Parkway.
- Council Member Matthew McKinney inquired about restoration on the conduit project. City Engineer Brian Hemesath explained that seeding is paused due to weather, contractors will clean up and stabilize areas and return in the spring for seeding.

Principal Engineer Ben McAlister noted that some of the conduit contracts are still active, and contractors are aware they will have areas to restore in the spring.

- Council Member Matthew McKinney asked for an update on the conduit remedial work in the area of 35th Street and Valley West Drive. Principal Engineer Ben McAlister stated contractors have begun work in that area today and should be completed by the end of November.

The meeting adjourned at 12:19 pm. The next Public Services Council Committee meeting is scheduled for November 27, 2023.

A recording was made. Respectfully submitted by Juanita Greer, Executive Assistant to Director.