

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** November 20, 2023

**time:** 5:30 P.M.

---

MAYOR .....	RUSS TRIMBLE	CITY MANAGER.....	TOM HADDEN
COUNCILMEMBER AT LARGE .....	RENEE HARDMAN	CITY CLERK.....	RYAN JACOBSON
COUNCILMEMBER AT LARGE .....	MATTHEW MCKINNEY	DEPUTY CITY CLERK...	JULIUS ARRINGTON
COUNCILMEMBER 1 <sup>ST</sup> WARD .....	KEVIN L. TREVILLYAN		
COUNCILMEMBER 2 <sup>ND</sup> WARD .....	GREG HUDSON		
COUNCILMEMBER 3 <sup>RD</sup> WARD.....	DOUG LOOTS		

---

### 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: 797 086 398#*

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 November 6, 2023 and November 15, 2023 Meetings
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Aldi, Inc. d/b/a Aldi #40, 6050 Mills Civic Parkway - Class B Retail Alcohol License - New
    2. Evergreen Properties Investment, LLC d/b/a Circle K, 3501 EP True Parkway - Class E Retail Alcohol License - Renewal
    3. Concert Glen Oaks, LLC d/b/a Glen Oaks Country Club, 1401 Glen Oaks Drive - Class C Retail Alcohol License with Outdoor Service and Catering Privileges - Renewal
    4. Kum & Go, L.C., d/b/a Kum & Go Store #3035, 7265 Vista Drive - Class E Retail Alcohol License - Renewal
  - d. Motion - Approval of Order for Violation of Alcohol Laws
  - e. Motion - Approval of Reappointments
    1. Human Rights Commission
    2. Parks and Recreation Advisory Board
  - f. Motion - Approval of Renewal Contract Agreement - HVAC Repair Services
  - g. Motion - Approval of Public Services Snow and Ice Control Policy

- h. Motion - Approval of Contracts:
  - 1. Holiday Aquatic Filter Media Replacement
  - 2. Valley View Aquatic Filter Media Replacement
- i. Motion - Approval of Change Order #5 - Walnut Creek Floodgates Repair
- j. Motion - Approval of Amendment No. 1 to Professional Services Agreement - EP True Parkway, Wendover Lane to South Grand Prairie Parkway
- k. Motion - Approval of 2022-23 FY Tax Increment Financing Report
- l. Resolution - Order Construction - MidAmerican Energy RecPlex Operational Improvements - Electrical/Mechanical
- m. Resolution - Award Contract - 329 6<sup>th</sup> Street Demolition
- n. Resolution - Accept Work:
  - 1. Raccoon River Park Playground Replacement
  - 2. SE County Line Road, Veterans Parkway to SE Orilla Road
  - 3. SE County Line Road, Veterans Parkway to SE Soteria Avenue
  - 4. South 51st Street, Mills Civic Parkway to Fieldstone Drive
  - 5. South Service Area Segment 3 Sewer
  - 6. Valley Junction Business District Pavers and Sidewalk, Phase 2
- o. Resolution - Approval and Acceptance of Ingress/Egress Access Easement – Highgate Development

**5. Old Business**

- a. Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District) - Modify Land Uses Permitted in the Community Commercial (CMC) Zoning District - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 3 (Special Stops Required) - South 33<sup>rd</sup> Street and Glenwood Drive - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Amendment to City Code - Title 9 (Zoning), Chapter 5 (Agricultural/Open Space and Residential Zoning District) and Chapter 6 (Commercial, Office, and Industrial Zoning District) - Modify Regulations Pertaining to Uses Permitted in the Open Space Zoning District - City Initiated (Continued from October 16, 2023)
  - 1. Motion - Continue item 5(c) to December 4, 2023

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

- a. Amendment to City Code - Title 9 (Zoning) and Title 10 (Subdivision Regulations) - Modify and Establish Requirements and Regulations for Pedestrian Pathways along Private Streets and Vehicle Drive Aisles - City Initiated (Continued from October 16, 2023)
  - 1. Ordinance - Approval of First Reading
- b. Amendment to City Code - Title 9 (Zoning) - Modify Sign Code Regulations Related to Letter, Graphic or Logo Size - City Initiated (Continued from October 16, 2023)
  - 1. Ordinance - Approval of First Reading
- c. Ruthenium, southwest corner of Veterans Parkway and SW 60<sup>th</sup> Street - Amend the Zoning Map to Establish Light Industrial Zoning - City Initiated
  - 1. Ordinance - Approval of First Reading
- d. Amendment #6 to the Ashworth Corridor Urban Renewal Area - City Initiated
  - 1. Resolution - Approval of Urban Renewal Plan Amendment
- e. Lease of City-Owned Property at 217 5<sup>th</sup> Street, Suite 102 - City Initiated (Continued from October 16, 2023 and November 6, 2023)
  - 1. Motion - Approval of Lease Agreement
- f. Issuance of Not to Exceed \$7,500,000 General Obligation Capital Loan Notes - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
  - 2. Resolution - Ratifying, Confirming, Approving and Authorizing a Loan Agreement, and Authorizing and Providing for the Tax Levy to Pay the Loan Agreement

**7. New Business**

- a. Amendment #9 to the Amended and Restated Mills Parkway Urban Renewal Area - Approval of Amended TIF Ordinance - City Initiated
  - 1. Ordinance - Approval of First Reading, Waiver of Second and Third Readings, and Final Adoption
- b. Amendment #1 to the University Avenue Corridor Urban Renewal Area - Approval of Amended TIF Ordinance - City Initiated
  - 1. Ordinance - Approval of First Reading, Waiver of Second and Third Readings, and Final Adoption

Note: Due to the importance and time sensitive nature regarding Items 7(a) and 7(b), the City Council may conduct a first reading, waive the second and third readings, and vote on adoption of this ordinance in final form.

- 8. Receive, File and/or Refer**
  
- 9. Other Matters**
  
- 10. Executive Session**
  - a. Pending/Threatened Litigation  
(with retained legal counsel Jeff Stone of Simmons Perrine Moyer Bergman PLC)

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.