

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** October 21, 2024

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

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MAYOR ..... RUSS TRIMBLE  
COUNCILMEMBER AT LARGE ..... RENEE HARDMAN  
COUNCILMEMBER AT LARGE ..... MATTHEW MCKINNEY  
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

CITY MANAGER.....TOM HADDEN  
CITY ATTORNEY.....GRETA TRUMAN  
CITY CLERK.....RYAN JACOBSON  
DEPUTY CITY CLERK...JULIUS ARRINGTON

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### 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: 452 184 149#*

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. 2024 Citizen Survey - Dawn Davis, ETC Institute
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of October 7, 2024 Meeting
  - 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 - Renewal
    2. On The Rise Valley West, LLC, d/b/a Blaze Pizza, 1551 Valley West Drive, Suite 225 - Special Class C Retail Alcohol License with Outdoor Service - Renewal
    3. Des Moines Golf and Country Club d/b/a Des Moines Golf and Country Club, 1600 Jordan Creek Parkway - Class C Retail Alcohol License with Outdoor Service - Renewal
    4. Firebirds of West Des Moines, LLC d/b/a Firebirds Wood Fired Grill, 440 South 68<sup>th</sup> Street, Suite 101 - Class C Retail Alcohol License - Renewal
    5. Kum & Go, LC, d/b/a Kum & Go #1097, 220 50<sup>th</sup> Street - Class E Retail Alcohol License - Renewal
    6. Pho Shobu, LLC d/b/a Pho Shobu, 8950 University Avenue, Suite 103 - Class C Retail Alcohol License - Renewal

- d. Motion - Approval of Settlement Agreement and Consent Order for Violation of Alcohol Laws
- e. Motion - Approval of Appointment - Human Rights Commission Youth Ex Officio Member
- f. Motion - Approval of Professional Services Agreement - 1<sup>st</sup> Street Trail, Raccoon River Bridge to Lincoln Street
- g. Motion - Approval of Change Order #3 - 2023 HMA Resurfacing Program
- h. Resolution - Approval of Special Assessments - Nuisance Abatements
- i. Resolution - Order Construction - 2024 PCC Patching Program, Phase 2
- j. Resolution - Accept Work:
  - 1. 2023 HMA Resurfacing Program
  - 2. 2023 Sewer Pipe Rehabilitation Program
  - 3. Grand Avenue West Segment 6DB Sewer Extension
  - 4. Riverview Drive Erosion Control and Stabilization
  - 5. Val-Gate District Signage
- k. Resolution - Approval of Professional Services Agreement - Historic City Hall, Exterior Stair Replacement
- l. Resolution - Approval and Acceptance of Agreement Regarding a Second Dwelling Unit - 4300 Fuller Road
- m. Resolution - Acknowledgment of Withdrawal of Proposal for the Award and Sale of City-Owned Property Near the Southeast Corner of Grand Avenue and Raccoon River Drive and Return of Proposal Security
- n. Resolution - Approval and Acceptance of Property Interests:
  - 1. Grand Avenue Reconstruction, west of I-35 to South 60<sup>th</sup> Street
  - 2. Mills Civic Parkway Reconstruction, South 91<sup>st</sup> Street to South Grand Prairie Parkway
- o. Proclamation - Approval of Proclamations:
  - 1. Community Planning Month, October 2024
  - 2. Extra Mile Day, November 1, 2024

**5. Old Business**

- a. Pavilion Park, west and south of the intersection of EP True Parkway and Wendover Lane - Amend the Planned Unit Development (PUD) to Revise the Configuration of the PUD Parcels and Establish Uses and Development Regulations for Each Parcel - Pavilion Park, LC and Wendover Reserve, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Woodland Hills Urban Renewal Area - Terminate the Tax Increment Financing (TIF) District and Repeal Ordinance Nos. 1935, 2315, 2400 and 2414 - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

- c. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 1 (Official Traffic Controls) - Traffic Signals at Intersection of South Jordan Creek Parkway and Grand Avenue - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- d. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 7 (U-Turn Prohibited) - Jordan Creek Parkway and 850 ft. south of EP True Parkway (southbound) - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- e. Ashworth Road, 1st Street to 50th Street - City Initiated
  - 1. Motion - Approval of Design Criteria

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

- a. Development Agreement Regarding the Construction of Public Roadway Improvements at Bridgewood Boulevard - Pavilion Park, L.C. and Waukee Community School District
  - 1. Resolution - Approval of Agreement
- b. Development Agreement Regarding the Construction of Public Roadway Improvements at EP True Parkway - Pavilion Park, L.C. and Waukee Community School District
  - 1. Resolution - Approval of Agreement

**7. New Business**

- a. Prime 39 Plat 1, 930 76<sup>th</sup> Street - Acceptance of Surety and Approval of Final Plat to Create 38 Footprint Lots for Multi-Family Development, Six Outlots for Common Space and Storm Water Detention and Two Outlots for Private Streets - JLP Holdings, LLC
  - 1. Resolution - Acceptance of Surety and Approval and Release of Final Plat
- b. Eagle Brook, south of Veterans Parkway and east of SE 35<sup>th</sup> Street - Approval of Preliminary Plat to Create 168 Lots for Single Family Residential Development, Eight Outlots and 16 Street Lots - Eagle Brook, LLC and Charles I. Colby and Ruth Colby Investment Trust
  - 1. Resolution - Approval of Preliminary Plat
- c. Iles Funeral Home, 7200 and 7010 Ashworth Road - Approval of Preliminary Plat to Create One Lot for Commercial Development and Approval of Site Plan to Allow Construction of an approx. 8,400 sq. ft. Funeral Home - Iles Funeral Home Real Estate, LLC
  - 1. Resolution - Approval of Preliminary Plat and Site Plan

- d. Valley Church Community Center Building Addition, 4444 Fuller Road - Approval of Major Modification to Site Plan to Allow 23,500 sq. ft. of Additions to the Existing Community Center Building - Civil Engineering Consultants
    - 1. Resolution - Approval of Major Modification
  - e. Plat of Survey Parcel '2024-87', 4205 Quail Court - Approval of Plat of Survey to Create a 0.14-acre Parcel for the Transfer of Ownership - Fredesvindo Enamorado Diaz and Denice Enamorado
    - 1. Resolution - Approval and Release of Plat of Survey
  - f. Plat of Survey Parcel '2024-165', adjacent to 7799 SW 112<sup>th</sup> Street (Cumming) - Approval of Plat of Survey to Create a 0.284-acre Parcel for the Transfer of Ownership - Tung Nguyen and Nhan Tran
    - 1. Resolution - Approval and Release of Plat of Survey
  - g. Purchase of Vacant Property at 3535 Westown Parkway - City Initiated
    - 1. Resolution - Approval to Initiate the Purchase of Property
- 8. Receive, File and/or Refer**
- a. Betsy Happe Resignation - Human Services Advisory Board
- 9. Other Matters**

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.