

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** Tuesday, February 19, 2019

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

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MAYOR ..... STEVEN K. GAER  
COUNCILMEMBER AT LARGE ..... RENEE HARDMAN  
COUNCILMEMBER AT LARGE ..... JIM SANDAGER  
COUNCILMEMBER 1<sup>ST</sup> WARD ..... KEVIN L. TREVILLYAN  
COUNCILMEMBER 2<sup>ND</sup> WARD ..... JOHN MICKELSON  
COUNCILMEMBER 3<sup>RD</sup> WARD ..... RUSS TRIMBLE

CITY MANAGER.....TOM HADDEN  
CITY ATTORNEY.....RICHARD SCIESZINSKI  
CITY CLERK.....RYAN JACOBSON

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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 February 4, 2019 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Famous Dave's Ribs, Inc. d/b/a Famous Dave's, 1720 22<sup>nd</sup> Street - Class LC Liquor License with Sunday Sales - Renewal
    2. FormaroStuffed.com, LLC d/b/a Formaro's Stuffed, 2500 Grand Avenue (softball complex) - Class BB Beer Permit with Sunday Sales and Outdoor Service - New
    3. Git N Go Convenience Stores, Inc. d/b/a Git N Go Convenience Store #4, 1325 Grand Avenue - Class BC Beer Permit with Sunday Sales - Renewal
    4. C.C.W., LLC d/b/a Huhot Mongolian Grill, 4100 University Avenue, Suite 101 - Class BW Permit with Sunday Sales - Renewal
    5. Hy-Vee, Inc. d/b/a Hy-Vee Fast & Fresh, 425 South Jordan Creek Parkway - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - New
    6. Hy-Vee, Inc. d/b/a Hy-Vee West Des Moines Health Market, 375 South Jordan Creek Parkway - Class LE Liquor License with Carryout Wine and Sunday Sales - New
    7. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - March 27-28, 2019

8. Kum & Go LC d/b/a Kum & Go #66, 5308 University Avenue - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
  9. Sri Ganesh, LLC d/b/a Paradise Biryani Pointe, 6630 Mills Civic Parkway, Suite 3102 - Class BW Permit with Native Wine and Sunday Sales - Renewal
  10. Samurai Sushi & Hibachi Restaurant, Inc. d/b/a Samurai Sushi & Hibachi Restaurant, 7125 Mills Civic Parkway, Suite 110 - Class LC Liquor License with Sunday Sales - Renewal
  11. Punyesh, LLC d/b/a Vine Food & Liquor, 2704 Vine Street - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
  12. Indianola Hotel, LLC d/b/a West Des Moines IA Sleep Inn & Suites, 885 51<sup>st</sup> Street - Class LB Liquor License with Carryout Wine and Sunday Sales - Renewal
  13. Cost Plus, Inc. d/b/a World Market, 4100 University Avenue, Suite 210 - Class BC Beer Permit with Carryout Wine and Sunday Sales - Renewal
- d. Motion - Approval of Extended Sound Permits:
1. Glen Oaks Country Club, 1401 Glen Oaks Drive
  2. Sully's Irish Pub, 860 1<sup>st</sup> Street
  3. Wellman's Pub & Rooftop, 597 Market Street
- e. Motion - Approval of Reappointments - Sister Cities Commission
- f. Motion - Approval of Payment for Microsoft Enterprise Agreement True-Up
- g. Motion - Approval of Renewal Contract - Landscape Maintenance
- h. Motion - Approval of Professional Service Agreements:
1. Raccoon River Park Lighting Upgrade Study
  2. Holiday Park Signage Construction Documents
- i. Motion - Approval of Artist Agreement - Water Quality Temporary Artwork
- j. Resolution - Approval of Special Assessments - Nuisance Abatements
- k. Resolution - Approval of Financing Agreement - Project Osmium Infrastructure - West Des Moines Water Works
- l. Resolution - Order Construction:
1. Ashworth Road Reconstruction, I-80 Bridge to 98<sup>th</sup> Street
  2. SW 60<sup>th</sup> Street Phase 1, Veterans Parkway South
  3. 2018 Stormwater Intake Repair Program
  4. Hidden Point Park Improvements
- m. Resolution - Accept Work - Miscellaneous Repairs at Parks Restrooms/Shelters
- n. Resolution - Approval of Professional Services Agreement - 2018 FEMA Repairs
- o. Resolution - Approval of Agreement with Waukee Community School District for HAWK Beacon - EP True Parkway Widening, Jordan Creek Parkway to 81<sup>st</sup> Street
- p. Resolution - Approval and Acceptance of Purchase Agreements and Property Interests:
1. Ashworth Road Reconstruction, I-80 Bridge to 98<sup>th</sup> Street
  2. Cedar Ridge Sewer Extension Project
  3. EP True Parkway Extension Project, west of 88<sup>th</sup> Street
- q. Proclamation - Iowa Honey Bee Day, February 27, 2019

**5. Old Business**

- a. Amendment to City Code - Title 9 (Zoning), Chapter 5 (Agricultural/Open Space and Residential Zoning District) and Chapter 10 (Performance Standards) - Eliminate Garage Requirement for Multi-Family Condominium Regime Developments - City Initiated
  - 1. Ordinance - Approval of Third Reading and Final Adoption
- b. Continental Plaza, 7300 Westown Parkway - Rezone approx. 1.08 acres from Professional Commerce Park to Support Commercial - Penta Partners, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Kivell Property, 655 South 88<sup>th</sup> Street - Consistency Zone approx. 8.37 acres from 'Unzoned' to High Density Residential - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- d. Grand Valley, generally located at the northeast corner of South 35<sup>th</sup> Street and Grand Avenue - Amend the Planned Unit Development (PUD) to Modify Miscellaneous Residential Bulk Area Standards - Russell Ver Ploeg (CRVP, LLC)
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- e. Amendment #3 to Coachlight Drive Urban Renewal Area - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Whisper Rock at Quail Cove, north of Cherrywood Drive at Whisper Rock Court - Change Zoning from Single Family Residential to Medium Density Residential - Quail Cove, LLC (Continued from January 21, 2019)
  - 1. Motion - Accept Withdrawal of Rezoning Request
- b. Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District) - Modify the Permitted Uses and Permitted Conditional Uses in the Professional Commerce Park and Office Zoning Districts - City Initiated
  - 1. Ordinance - Approval of First Reading
- c. Amendment to City Code - Title 9 (Zoning), Chapter 15 (Off-Street Parking and Loading) - Modify Certain Parking and Loading Regulations - City Initiated
  - 1. Ordinance - Approval of First Reading
- d. 1525 Grand Urban Renewal Area - City Initiated
  - 1. Motion - Continue Public Hearing to March 18, 2019

- e. 2019-20 FY Operating and Capital Budget - City Initiated
  - 1. Motion - Continue Approval of Resolution to March 13, 2019
- f. Issuance of Not to Exceed \$7,700,000 Essential Corporate Purpose General Obligation Bonds (ECP) - City Initiated
- g. Issuance of Not to Exceed \$700,000 General Corporate Purpose General Obligation Bonds (GCP-1) - City Initiated
- h. Issuance of Not to Exceed \$700,000 General Corporate Purpose General Obligation Bonds (GCP-2) - City Initiated
- i. Issuance of Not to Exceed \$685,000 General Corporate Purpose General Obligation Bonds (GCP-3) - City Initiated
- j. Issuance of Not to Exceed \$655,000 General Corporate Purpose General Obligation Bonds (GCP-4) - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action and Authorizing the Issuance and Levying a Tax for Items 6(f) through 6(j)
- k. West Public Services Facility - Building and Site Improvements (Phase 2) - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Defer Award of Contract to March 4, 2019
- l. Valley Junction Alley Improvements, Phase 5B - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- m. 2018 Sewer Rehabilitation Program - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- n. Grand Avenue Stormwater Pumps - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- o. Assignment of Permanent Easement for Road Right-of-Way - Northeast Corner of Iowa Highway 28 and SW McKinley Avenue - City of Des Moines
  - 1. Motion - Continue Public Hearing to March 4, 2019

**7. New Business**

- a. Willow Creek Villas, west side of Veterans Parkway north of SE Willow Creek Drive - Subdivide Property into 64 Single Family Lots, One Lot for Future Multi-Family Development, One Lot for Detention, Six Public Street Lots, and One Lot for a Future Park - Jerry's Homes, Inc.
  - 1. Resolution - Approval of Preliminary Plat
- b. Grand Living at West Des Moines, 540 South 51<sup>st</sup> Street - Approval of Site Plan to Construct a Five-Story, 180 Unit Senior Living Facility - Ryan Companies
  - 1. Resolution - Approval of Site Plan
- c. South 33<sup>rd</sup> Street and Fuller Road Retaining Wall Improvements - Approval of Fuller Road Wall Agreement - Benton A. Yost and Heather N. Yost
  - 1. Resolution - Approval of Agreement
- d. South 33<sup>rd</sup> Street and Fuller Road Retaining Wall Improvements - Approval of Amendment No. 1 to Professional Services Agreement - City Initiated
  - 1. Motion - Approval of Amendment No. 1 to Professional Services Agreement
- e. American Federation of State, County and Municipal Employees (AFSCME) Union Local #3861 and City of West Des Moines - July 1, 2019 to June 30, 2022 Contract Period - AFSCME and City of West Des Moines
  - 1. Resolution - Approval of Contract
- f. 2019-20 FY Hotel/Motel Tax Allocations - City Initiated
  - 1. Motion - Approval of Subcommittee Recommendation

**8. Receive, File and/or Refer**

**9. Other Matters**

- a. Legislative Updates

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.