

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** September 15, 2025

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

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

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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: 301 214 641#*

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. Karen Cortez, Human Services Advisory Board
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of September 2, 2025 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Apple Corps, L.P., d/b/a Applebee's Neighborhood Grill & Bar, 6190 Mills Civic Parkway - Class C Retail Alcohol License - Renewal
    2. Thawee Wathana, LLC d/b/a Banana Leaf Asian Bistro, 5515 Mills Civic Parkway, Suite 140 - Special Class C Retail Alcohol License - Renewal
    3. Champion Restaurants, Inc. d/b/a Champion's Hideaway, 315 5th Street, Suite 180 - Class C Retail Alcohol License with Outdoor Service - Renewal
    4. Dream.Risk.Create, Inc. d/b/a Des Moines Mobile Bar, 4000 Turnberry Drive - Five-Day Class C Retail Alcohol License for a Private Event on September 20, 2025
    5. Embassy Club West, LLC, d/b/a Embassy West - Class C Retail Alcohol License with Outdoor Service and Catering Privileges - Renewal

6. Envision Homes, LLC d/b/a Heart of Iowa Marketplace, 211 5th Street - Special Class B Retail Native Wine License - Renewal
7. Kinseth Hospitality Company, Inc. d/b/a Holiday Inn Express & Suites, 240 Jordan Creek Parkway - Class C Retail Alcohol License - Renewal
8. Ingersoll Liquor & Beverage Co., d/b/a Ingersoll Wine Merchants, 1300 50<sup>th</sup> Street, Suite 200 - Class E Retail Alcohol License - Renewal
9. Kum & Go, L.C. d/b/a Maverik 5364 (f/k/a Kum & Go #1074), 330 Jordan Creek Parkway - Class E Retail Alcohol License - Renewal
10. Olson-Larsen Galleries, LLC d/b/a Olson Larsen Galleries, 542 5<sup>th</sup> Street - Five-Day Special Class C Retail Alcohol License with Outdoor Service - Effective September 25-29, 2025
11. Pint of No Return, LLC d/b/a Tuddy's Tavern, 6240 Mills Civic Parkway - Class C Retail Alcohol License with Outdoor Service - Renewal
12. Your Private Bartender, LLC d/b/a Your Private Bar, 1701 25th Street (Events Center West) - Class C Retail Alcohol License with Catering Privileges - Renewal
- d. Motion - Approval of Professional Services Agreements:
  1. 2026 Court Improvements Design
  2. South 35<sup>th</sup> Street Trail Reconstruction
- e. Motion - Approval of Amendments to Professional Services Agreements:
  1. Legacy Woods Stormwater Wetland
  2. MidAmerican Energy RecPlex Expansion - Resident Consultant Services
- f. Motion - Approval of Facility Use Agreement - Annual Fundraiser for West Des Moines Human Services at the Stine Barn
- g. Resolution - Approval of Interfund Transfers
- h. Resolution - Approval of Professional Services Agreement - Public Safety Station #21 - Facility Relocation Study
- i. Resolution - Approval and Acceptance of Ingress/Egress and Cross Parking Agreement - Midtown Redevelopment, 1245 and 1261 8<sup>th</sup> Street
- j. Resolution - Establish Consultation Meetings and Public Hearings:
  1. Amendment #3 to University Avenue Corridor Urban Renewal Area
  2. Valley West Urban Renewal Area
- k. Resolution - Approval of Amendment to 28E Agreement - Central Iowa Community Land Trust
- l. Resolution - Approval and Acceptance of Property Interests:
  1. Ashworth Road Reconstruction Project, 19<sup>th</sup> Street to 23<sup>rd</sup> Street
  2. SE Salix Drive Project, Veterans Parkway to SE 1<sup>st</sup> Street
  3. Woodland Avenue Project, Veterans Parkway to SW Kerry Street
- m. Proclamation - Latino Heritage Month, September 15 - October 15, 2025

**5. Old Business**

- a. Cedar Ridge Lot 27 and Cedar Ridge Plat 3 Outlot Y, 9239 Cedar Ridge Drive - Amend the Zoning Map to Establish Single Family Residential Zoning - KRM Development, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- b. Amendment to City Code - Title 4 (Health and Safety Regulations), Title 7 (Public Ways and Property), Title 8 (Building Regulations), and Title 10 (Subdivision Regulations) - Modify Regulations Pertaining to Second Dwelling Units - 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 3 (Special Stops Required) - 92<sup>nd</sup> Street and Westown Parkway, 89<sup>th</sup> Street and Oxford Drive, 90<sup>th</sup> Street and Oxford Drive, and South Gentle Flats Avenue and Westport Drive - 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 3 (Special Yield Required) - Delete Special Yield Required - 92<sup>nd</sup> Street and Westown Parkway, 8<sup>th</sup> Street and Center Street, 8<sup>th</sup> Street and Office Park Road, and 4<sup>th</sup> Street and Grand Avenue - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- e. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 5 (No Parking Zones) - Maple Street, 11<sup>th</sup> Street to 100 feet east of 11<sup>th</sup> Street (south side) - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
  
- f. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 9 (Channelized Intersections) - Delete Channelized Intersection - 4<sup>th</sup> Street Approaching Grand Avenue - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

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

- a. Mills Civic Parkway/Rockwood Lane Annexation - City Initiated
  - 1. Resolution - Approval of 80/20 Voluntary Annexation
  
- b. 2024-2025 FY Community Development Block Grant Program - Consolidated Annual Performance Evaluation Report (CAPER) - City Initiated
  - 1. Resolution - Approval of CAPER

- c. Forest Place, southwest corner of Stagecoach Drive and South 81<sup>st</sup> Street -  
Conveyance of an Easement for Private Storm Sewer - City Initiated
  - 1. Resolution - Approval of Conveyance of Easement
- d. Conduit Network License Agreement - MidAmerican Energy Company
  - 1. Resolution - Approval of Agreement

**7. New Business**

- a. Forest Place, southwest corner of Stagecoach Drive and South 81<sup>st</sup> Street -  
Acceptance of Surety and Approval of Final Plat to Create 101 Lots for Single  
Family Development, Two Outlots, and Six Street Lots - High Point Group, LLC
  - 1. Resolution - Acceptance of Surety and Approval and Release of  
Final Plat
- b. Merchants Bonding, 6700 Westown Parkway - Approval of Major Modification to  
Site Plan to Allow Construction of a Threet-Story Addition and Defer 26 Parking  
Spaces - Sidekick Development, LLC
  - 1. Resolution - Approval of Major Modification
- c. MN2 Asset's DSM, LLC, d/b/a The Hall DSM, 111 South 11<sup>th</sup> Street, Suite 200 -  
Class C Retail Alcohol License with Outdoor Service - New
  - 1. Motion - Denial of Liquor License Application
- d. Westlake Pointe Urban Renewal Area - Approval of Amended TIF Ordinance -  
City Initiated
  - 1. Ordinance - Approval of First Reading
- e. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9  
(Traffic Schedules), Section 3 (Special Stops Required) - Intersection of South  
Harper Court and Harper Lane and Intersection of South 92<sup>nd</sup> Street and Harper  
Lane - City Initiated
  - 1. Ordinance - Approval of First Reading
- f. Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9  
(Traffic Schedules), Section 3 (Special Stops Required) - SE Preserve Court and  
SE Walnut Woods Drive, SE 5<sup>th</sup> Street and SE Hollow Court, and SE 5<sup>th</sup> Street  
and SE Dapple Drive - City Initiated
  - 1. Ordinance - Approval of First Reading

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

**9. Other Matters**

## **CITY COUNCIL WORKSHOP**

(immediately follows Council meeting)

1. Pavement Management System
2. 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.