

City of West Des Moines

Council Agenda

date: February 16, 2026

time: 5:30 P.M.

Mayor Russ Trimble
Council Member At Large
Council Member At Large Matthew McKinney
Council Member 1st Ward Kevin L. Trevillyan
Council Member 2nd Ward Greg Hudson
Council Member 3rd Ward Doug Loots

City Manager Tom Hadden
City Attorney Greta Truman
City Clerk Ryan Jacobson
Deputy City Clerk Julius Arrington

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: 117 007 925#*

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. Steve Frevert, Historic Valley Junction Foundation
4. **Consent Agenda**
 - a. Motion - Approval of Minutes of February 2, 2026 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Summerfield Hotel, LLC d/b/a Days Inn, 1258 8th Street - Class B Retail Alcohol License - Renewal
 2. Firecreek Grill, LLC d/b/a Fire Creek Grill, 800 South 50th Street, Suite 110 - Class C Retail Alcohol License with Outdoor Service - Renewal
 3. WRLP West Des Moines, LLC d/b/a Hampton Inn, 7060 Lake Drive - Special Class C Retail Alcohol License with Living Quarters - Renewal
 4. Great Plain's Lodging VI, LLC d/b/a Hilton Garden Inn West Des Moines, 205 South 64th Street - Class C Retail Alcohol License with Outdoor Service and Catering Privileges - Renewal
 5. Hy-Vee, Inc. d/b/a Hy-Vee #4, 555 South 51st Street - Class E Retail Alcohol License - Renewal
 6. Laughingcrabia, Inc. d/b/a Laughing Crab, 4508 University Avenue - Class C Retail Alcohol License with Outdoor Service - Renewal

7. Maverik Group, LLC d/b/a Maverik #5017, 5308 University Avenue - Class E Retail Alcohol License - Renewal
 8. Maxie's Supper Club, LLC d/b/a Maxie's Supper Club, 1311 Grand Avenue - Class C Retail Alcohol License - Renewal
 9. The Meridian WDM, LLC d/b/a The Meridian Event Center, 7001 Westown Parkway, Suite 150 - Class C Retail Alcohol License - New
 10. City of West Des Moines d/b/a MidAmerican Energy RecPlex, 6500 Grand Avenue - Class C Retail Alcohol License with Outdoor Service - Renewal
 11. Blue Tuesday, LLC d/b/a Mitzi's Sausages, 206 5th Street - Class C Retail Alcohol License - Renewal
 12. City of West Des Moines d/b/a Raccoon River Park Softball Complex Concessions, 2500 Grand Avenue - Special Class C Retail Alcohol License - Renewal
 13. Rumley's, LLC d/b/a Rumley's Reclaimed Things, 120 5th Street, Suite B - Special Class C Retail Alcohol License - Renewal
 14. West Grand Golf, Inc. d/b/a West Grand Golf, 6450 Raccoon River Drive - Special Class C Retail Alcohol License with Outdoor Service - Renewal
 15. Muldoon Enterprises LLC d/b/a WineStyles, 5515 Mills Civic Parkway, Suite 120 - Class C Retail Alcohol License - New
 16. Your Private Bartender, LLC d/b/a Your Private Bar, 7150 Ashworth Road - Class C Retail Alcohol License - New
 17. Your Private Bartender, LLC d/b/a Your Private Bar, 209 5th Street - Five-Day Class C Retail Alcohol License for a Private Event on February 28, 2026
- d. Motion - Approval of Order for Violation of Alcohol Laws
 - e. Motion - Approval of Amendment No. 1 to Professional Services Agreement - Booneville Road Reconstruction, South 60th Street to Raccoon River Drive
 - f. Resolution - Establish Public Hearing - 2026-27 FY Proposed Property Tax Levy
 - g. Resolution - Approval of Interfund Transfers
 - h. Resolution - Order Construction
 1. 2026 HMA Resurfacing Program, Phase 2
 2. Ashworth Road, 19th Street to 23rd Street
 3. SE Salix Drive, Veterans Parkway to SE 1st Street
 4. Legacy Woods Water Quality Improvements - Contract A
 5. Legacy Woods Water Quality Improvements - Contract B
 - i. Resolution - Award Contract - 2026 Playground Replacement at Holiday Park Softball and Raccoon River Park Softball Complexes
 - j. Resolution - Approval of Professional Services Agreement - Supplemental Construction Observation Services
 - k. Resolution - Approval of Destination Iowa Fund Grant Agreement with Iowa Economic Development Authority - MidAmerican Energy RecPlex Event Center Project

- l. Resolution - Approval and Acceptance of Sign Encroachment Hold Harmless Agreement - Tulip Bloom Sign, 138 5th Street
- m. Resolution - Establish Consultation Meeting and Public Hearing - SE 35th Street Urban Renewal Area
- n. Resolution - Approval and Acceptance of Permanent Multi-Purpose Easement - Grand Experience II Southeast
- o. Resolution - Approval and Acceptance of Property Interests - Grand Avenue Widening, South 60th Street to South Jordan Creek Parkway
- p. Resolution - Approval and Acceptance of Condemnation Award - Ashworth Road Reconstruction Project, 19th Street to 23rd Street
- q. Proclamation - West Des Moines Day of Kindness, February 27, 2026

5. Old Business

- a. Amendment to City Code - Title 1 (Administrative), Chapter 10 (Finances) - Update the Ordinance Language to Be Current with Updated Iowa Code Requirements and Updated City Terminology - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- b. Amendment to City Code - Title 4 (Health and Safety Regulations), Chapter 5C (Solid Waste Control) - Modification of Fees and Charges - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Davis Estates, west of SE 35th Street and south of Veterans Parkway - Amend the Zoning Map to Establish Multi-Family Residential Zoning - Hubbell Realty Company
 - 1. Ordinance - Approval of Second Reading

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

- a. University Avenue Corridor, northeast corner of Valley West Drive and Westown Parkway - Establish the University Avenue Corridor Planned Unit Development (PUD) Ordinance to Govern Development/Redevelopment - City Initiated
 - 1. Ordinance - Approval of First Reading
- b. Mills Landing, southeast corner of South 60th Street and Mills Civic Parkway - Amend the Specific Plan Ordinance to Adjust Minimum Required Lot Size within PUD Parcels and Update Traffic Counts - Plaza Street Partners, LLC
 - 1. Ordinance - Approval of First Reading
- c. Issuance of Not to Exceed \$14,500,000 Essential Corporate Purpose General Obligation Bonds - City Initiated
 - 1. Resolution - Instituting Proceedings to Take Additional Action
- d. Issuance of Not to Exceed \$969,000 General Corporate Purpose General Obligation Bonds - City Initiated
 - 1. Resolution - Instituting Proceedings to Take Additional Action

- e. Issuance of Not to Exceed \$46,000,000 General Obligation Local Option Sales Tax Bonds - City Initiated
 - 1. Resolution - Instituting Proceedings to Take Additional Action
- f. 2025-26 FY Operating and Capital Budget - Amendment #2 - City Initiated
 - 1. Resolution - Approval of Budget Amendment #2
- g. 2026 HMA Resurfacing Program, Phase 1 - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- h. Booneville Road Reconstruction, South 60th Street to Raccoon River Drive - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- i. Stonewood Pavement Repairs - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract
- j. 2026 Court Improvements - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

7. New Business

- a. Plat of Survey Parcel 2026-1, 4180 Grand Avenue - Approval of Plat of Survey to Create a 4,122 sq. ft. Parcel for the Transfer of Ownership - Forrest L. Ridgway Jr. Revocable Trust and Laura A. Ridgway Revocable Trust
 - 1. Resolution - Approval and Release of Plat of Survey
- b. Plat of Survey Parcel 26-1 and 26-14, 9417 Cascade Avenue, 9449 Cascade Avenue, and 9468 Treehaven Court - Approval of Plat of Survey to Create Two Parcels - Long Dirt Investments, LLC
 - 1. Resolution - Approval and Release of Plat of Survey
- c. MidAmerican Energy RecPlex Expansion Construction Manager at Risk (CMAR) - City Initiated
 - 1. Resolution - Approval and Acceptance of Guaranteed Maximum Price (GMP) Change Order Amendment to the Standard Form of Agreement
- d. Valley West Urban Renewal Area - Approval of 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 5 (No Parking Zones) - Maple Street, 125 ft. north of EP True Parkway (southwest side), Prospect Avenue, 55 ft. east of 4th Street (south side), and Locust Street, 70 ft. west of Meadow Lane (south side) - City Initiated
 - 1. Ordinance - Approval of First Reading

- 8. **Receive, File and/or Refer**
 - a. Monthly Financial Report - January 2026

- 9. **Other Matters**

City Council Workshop

(immediately follows Council meeting)

- 1. FY 2026-27 Capital Improvement Program
- 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.