

February 16, 2026

West Des Moines City Council Proceedings
Monday, February 16, 2026

Mayor Russ Trimble opened the regularly scheduled meeting of the City Council of West Des Moines, Iowa, in the Council Chambers of the West Des Moines City Hall on Monday, February 16, 2026 at 5:30 PM. Council members present were: G. Hudson, D. Loots, M. McKinney, and K. Trevillyan.

On Item 1. Agenda. It was moved by Trevillyan, second by McKinney approve the agenda as presented.

Vote 26-056: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 2. Public Forum:

Al Womble, 818 Ashmore Circle, expressed concerns about HSB 664, which would prohibit cities from adopting civil rights protections that exceed state law, and he requested that the City oppose this proposed legislation.

On Item 3. Council/Manager/Other Entities Reports:

Steve Frevert, Executive Director of the Historic Valley Junction Foundation, and Susan Watts, Board President for the Historical Valley Junction Foundation, presented an update on the organization's activities.

Council member Loots reported that the special election for the at-large Council seat vacated by Renee Hardman will be held tomorrow.

Council member McKinney reported he attended a meeting of the Development and Planning Subcommittee, where discussion was held on two development projects: an expansion of Lutheran Church of Hope and the construction of a new Yard House restaurant in the Jordan Creek Town Center. He also reported he has been elected to serve as the Vice Chair of the Des Moines Area Metropolitan Planning Organization this year.

Council member Hudson expressed appreciation to outgoing Police Chief Chris Scott for his years of service and his efforts to build relationships within the community. He reiterated that there is a special election tomorrow, and he encouraged everybody to exercise their right to vote.

On Item 4. Consent Agenda.

Council members pulled Items 4(c)7, 4(c)14, 4(o), and 4(q) for discussion. It was moved by Hudson, second by Loots to approve the consent agenda as amended.

- a. Approval of Minutes of February 2, 2026 Meeting
- b. Approval of Bill Lists
- c. 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 - 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
 - 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
 - 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. Approval of Order for Violation of Alcohol Laws
- e. Approval of Amendment No. 1 to Professional Services Agreement - Booneville Road Reconstruction, South 60th Street to Raccoon River Drive
- f. Establish Public Hearing - 2026-27 FY Proposed Property Tax Levy
- g. Approval of Interfund Transfers
- h. Order Construction
 - 1. 2026 HMA Resurfacing Program, Phase 2
 - 2. Ashworth Road, 19th Street to 23rd Street

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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. Award Contract - 2026 Playground Replacement at Holiday Park Softball and Raccoon River Park Softball Complexes
- j. Approval of Professional Services Agreement - Supplemental Construction Observation Services
- k. Approval of Destination Iowa Fund Grant Agreement with Iowa Economic Development Authority - MidAmerican Energy RecPlex Event Center Project
- l. Approval and Acceptance of Sign Encroachment Hold Harmless Agreement - Tulip Bloom Sign, 138 5th Street
- m. Establish Consultation Meeting and Public Hearing - SE 35th Street Urban Renewal Area
- n. Approval and Acceptance of Permanent Multi-Purpose Easement - Grand Experience II Southeast
- p. Approval and Acceptance of Condemnation Award - Ashworth Road Reconstruction Project, 19th Street to 23rd Street

Vote 26-057: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 4(c)7 Approval of Liquor License - Maverik Group, LLC d/b/a Maverik #5017, 5308 University Avenue - Class E Retail Alcohol License - Renewal

It was moved by Loots, second by Hudson to approve Item 4(c)7 Approval of Liquor License - Maverik Group, LLC d/b/a Maverik #5017, 5308 University Avenue - Class E Retail Alcohol License - Renewal.

Council member McKinney stated he will abstain on this item due to a potential conflict of interest.

Vote 26-058: Hudson, Loots, Trevillyan...3 yes
McKinney ... 1 abstain due to potential conflict of interest
Motion carried.

On Item 4(c)14 Approval of Liquor License - West Grand Golf, Inc. d/b/a West Grand Golf, 6450 Raccoon River Drive - Special Class C Retail Alcohol License with Outdoor Service - Renewal

It was moved by Hudson, second by Loots to approve Item 4(c)14 Approval of Liquor License - West Grand Golf, Inc. d/b/a West Grand Golf, 6450 Raccoon River Drive - Special Class C Retail Alcohol License with Outdoor Service - Renewal.

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Council member McKinney stated he will abstain on this item due to a potential conflict of interest.

Vote 26-059: Hudson, Loots, Trevillyan...3 yes
McKinney ... 1 abstain due to potential conflict of interest
Motion carried.

On Item 4(o) Approval and Acceptance of Property Interests - Grand Avenue Widening, South 60th Street to South Jordan Creek Parkway

It was moved by Hudson, second by Loots to approve Item 4(o) Approval and Acceptance of Property Interests - Grand Avenue Widening, South 60th Street to South Jordan Creek Parkway.

Council member McKinney stated he will abstain on this item due to a potential conflict of interest.

Vote 26-060: Hudson, Loots, Trevillyan...3 yes
McKinney ... 1 abstain due to potential conflict of interest
Motion carried.

On Item 4(q) Proclamation - West Des Moines Day of Kindness, February 27, 2026

It was moved by Hudson, second by Trevillyan to approve Item 4(q) Proclamation - West Des Moines Day of Kindness.

Mayor Trimble read Proclamation - West Des Moines Day of Kindness

Vote 26-061: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 5(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, initiated by the city of West Des Moines

It was moved by Hudson, second by Loots to consider the second reading of the ordinance.

Vote 26-062: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Hudson, second by Loots to approve the second reading of the ordinance.

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Vote 26-063: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

It was moved by Hudson, second by Loots to waive the third reading and adopt the ordinance in final form.

Vote 26-064: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 5(b) Amendment to City Code - Title 4 (Health and Safety Regulations), Chapter 5C (Solid Waste Control) - Modification of Fees and Charges, initiated by the city of West Des Moines

It was moved by Trevillyan, second by Loots to consider the second reading of the ordinance.

Council member Loots expressed support for these modifications to fees for solid waste control, because it is an essential service. He also reported that the Metro Waste Authority landfill frequently has fires due to people throwing electronic devices with lithium batteries in their garbage, and he encouraged everyone to dispose of such items properly to prevent landfill fires.

Vote 26-065: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Loots to approve the second reading of the ordinance.

Vote 26-066: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

It was moved by Trevillyan, second by Loots to waive the third reading and adopt the ordinance in final form.

Vote 26-067: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 5(c) Davis Estates, west of SE 35th Street and south of Veterans Parkway - Amend the Zoning Map to Establish Multi-Family Residential Zoning, initiated Hubbell Realty Company

It was moved by McKinney, second by Loots to consider the second reading of the ordinance.

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Vote 26-068: Hudson, Loots, McKinney...3 yes
Trevillyan ... 1 no

Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by McKinney, second by Loots to approve the second reading of the ordinance.

Vote 26-069: Hudson, Loots, McKinney...3 yes
Trevillyan ... 1 no

Motion carried.

On Item 6(a) Mayor Trimble indicated this was the time and place for a public hearing to consider University Avenue Corridor, northeast corner of Valley West Drive and Westtown Parkway - Establish the University Avenue Corridor Planned Unit Development (PUD) Ordinance to Govern Development/Redevelopment, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated on a vote of 7-0, the Plan and Zoning Commission recommended City Council approval of the PUD ordinance, and there were several citizen correspondences received which are included with the council communication.

Mayor Trimble asked if there were any public comments.

Penny Bassman, owner of 3535 Westtown Parkway, stated she thinks the proposed plan for this PUD is great, but she expressed concerns about traffic in this area, and she requested that the City conduct traffic studies to ensure the proposed development would not generate an excessive amount of traffic.

Christina Smith, President/CEO of Community Support Advocates, 1516 Valley West Drive, expressed support for the proposed plan for this PUD, but she expressed concerns that if any of the financial responsibility for the proposed streetscape improvements are placed on the property owners along the corridor, it could create a financial hardship for her non-profit organization.

Mayor Trimble asked if there were any additional public comments; hearing none he declared the public hearing closed.

It was moved by Loots, second by McKinney to consider the first reading of the ordinance.

Council member Trevillyan noted the Council communication indicates a Council workshop regarding the overall plans for this corridor will be held after the new Council member is seated. He inquired if it would be beneficial to defer action on this item until after that workshop discussion.

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Council member Loots stated he would not support deferring action on this item, because there is a proposed development project ready to go, and he would not support making them wait for a Council decision. He expressed support for approving this item tonight and addressing the plans for the larger corridor area at a later date during a Council workshop.

Mayor Trimble stated he agrees with Council member Loots.

Council member McKinney stated this development project was discussed extensively by the Development and Planning Subcommittee, where staff reported on the traffic study and assured them that the projected traffic would not create any safety concerns.

Council member Hudson stated he presumes that traffic through this corridor was significantly higher 25 years ago than it is today, so if the roadways were sufficient to accommodate those traffic levels at that time, then they should be able to handle the increase in traffic that would be expected from this proposed development project.

Vote 26-070: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Loots, second by McKinney to approve the first reading of the ordinance.

Vote 26-071: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(b) Mayor Trimble indicated this was the time and place for a public hearing to consider 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, initiated by Plaza Street Partners, LLC. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated on a vote of 7-0, the Plan and Zoning Commission recommended City Council approval of the specific plan amendment.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Loots, second by McKinney to consider the first reading of the ordinance.

Vote 26-072: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

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The City Clerk read the preamble to the ordinance.

It was moved by Loots, second by McKinney to approve the first reading of the ordinance.

Vote 26-073: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(c) Mayor Trimble indicated this was the time and place for a public hearing to consider Issuance of Not to Exceed \$14,500,000 Essential Corporate Purpose General Obligation Bonds, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on February 3, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Hudson, second by Loots to adopt Resolution - Instituting Proceedings to Take Additional Action.

Vote 26-074: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(d) Mayor Trimble indicated this was the time and place for a public hearing to consider Issuance of Not to Exceed \$969,000 General Corporate Purpose General Obligation Bonds, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on February 3, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Loots, second by Hudson to adopt Resolution - Instituting Proceedings to Take Additional Action.

Vote 26-075: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(e) Mayor Trimble indicated this was the time and place for a public hearing to consider Issuance of Not to Exceed \$46,000,000 General Obligation Local Option Sales Tax Bonds, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on February 3, 2026 in the Des Moines

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Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Loots to adopt Resolution - Instituting Proceedings to Take Additional Action.

Vote 26-076: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(f) Mayor Trimble indicated this was the time and place for a public hearing to consider 2025-26 FY Operating and Capital Budget - Amendment #2, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Hudson to adopt Resolution - Approval of Budget Amendment #2.

Council member Hudson expressed support for this budget amendment, and he also expressed appreciation to the Finance Department for their great work in managing the City's budget.

Vote 26-077: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(g) Mayor Trimble indicated this was the time and place for a public hearing to consider 2026 HMA Resurfacing Program, Phase 1, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trevillyan, second by Hudson to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Grimes Asphalt & Paving Corporation.

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Vote 26-078: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(h) Mayor Trimble indicated this was the time and place for a public hearing to consider Booneville Road Reconstruction, South 60th Street to Raccoon River Drive, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Hudson, second by Loots to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to All Star Concrete, LLC.

Vote 26-079: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(i) Mayor Trimble indicated this was the time and place for a public hearing to consider Stonewood Pavement Repairs, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Hudson, second by Loots to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Iowa Contracting, Inc.

Vote 26-080: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 6(j) Mayor Trimble indicated this was the time and place for a public hearing to consider 2026 Court Improvements, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on January 30, 2026 in the Des Moines Register. Mayor Trimble asked if any written comments had been received. The City Clerk stated none had been received.

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Mayor Trimble asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Hudson, second by Loots to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Concrete Connection, LLC.

Vote 26-081: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 7(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, initiated by Forrest L. Ridgway Jr. Revocable Trust and Laura A. Ridgway Revocable Trust

It was moved by Hudson, second by Loots to adopt Resolution - Approval and Release of Plat of Survey, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 26-082: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 7(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, initiated by Long Dirt Investments, LLC

It was moved by Hudson, second by Loots to adopt Resolution - Approval and Release of Plat of Survey, subject to the applicant complying with all applicable City Code requirements and the conditions of approval listed in the Resolution.

Vote 26-083: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 7(c) MidAmerican Energy RecPlex Expansion Construction Manager at Risk (CMAR), initiated by the City of West Des Moines

It was moved by Hudson, second by Loots to adopt Resolution - Approval and Acceptance of Guaranteed Maximum Price (GMP) Change Order Amendment to the Standard Form of Agreement.

Vote 26-084: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

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On Item 7(d) Valley West Urban Renewal Area - Approval of TIF Ordinance, initiated by the City of West Des Moines

It was moved by McKinney, second by Hudson to consider the first reading of the ordinance.

Vote 26-085: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by McKinney, second by Hudson to approve the first reading of the ordinance.

Vote 26-086: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

On Item 7(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), initiated by the City of West Des Moines

It was moved by Trevillyan, second by Loots to consider the first reading of the ordinance.

Council member Trevillyan expressed appreciation to staff for looking into traffic issues when they arise and identifying solutions to make our intersections safer.

Vote 26-087: Hudson, Loots, McKinney, Trevillyan...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Loots to approve the first reading of the ordinance.

Vote 26-088: Hudson, Loots, McKinney, Trevillyan...4 yes

On Item 8(a) Monthly Financial Report - January 2026 - Received and Filed

On Item 9 - Other Matters: none

The meeting was adjourned at 6:51 p.m.

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Respectfully submitted,

Ryan T. Jacobson, CMC
City Clerk

ATTEST:

Russ Trimble, Mayor