



**URBAN DALE CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS – 3600 86<sup>TH</sup> STREET  
TUESDAY, JANUARY 15, 2019**

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|-----------|---|------------------|
| <b>1.</b> | <b>Call to Order and Roll Call</b>  | <b>7:00 P.M.</b> |
| <b>2.</b> | <b>Pledge of Allegiance</b>   | <b>7:01 P.M.</b> |
| <b>3.</b> | <b>CHARACTER COUNTS! Statement</b>  | <b>7:01 P.M.</b> |
| <b>4.</b> | <b>Approve Agenda</b>   | <b>7:02 P.M.</b> |
| <b>5.</b> | <b>Mayor's Appointments</b>   | <b>7:02 P.M.</b> |
|           | <b>a.) Resolution 014-2019 Public Art Committee</b>   |                  |
| <b>6.</b> | <b>Citizen's Forum</b>  | <b>7:03 P.M.</b> |
|           | <i>At this time, individuals may address the City Council on matters that are not a part of tonight's regular agenda. There is a five (5) minute time limit. In accordance with the Iowa Open Meetings Law, the City Council cannot take action on any matter brought up at this time. Please make your comments in accordance with the City's Standards of Participation, a copy of which can be obtained from the City Clerk.</i> |                  |
| <b>7.</b> | <b>Approve City Council Minutes</b>   | <b>7:08 P.M.</b> |
|           | <b>a.) January 2, 2019</b>  |                  |
| <b>8.</b> | <b>Consent Agenda</b>   | <b>7:09 P.M.</b> |
|           | <b>a.) Approve Bills</b>  |                  |
|           | <b>b.) Approve Merchant Credit Card Processing Program – City-Wide Credit Card Services (Council Letter 5856)</b>   |                  |
|           | <b>c.) Approve Special Event: Urbandale Education Foundation – Friday Fun Fest (Council Letter 5845)</b>  |                  |
|           | <b>d.) Aurora Avenue Paving – 109<sup>th</sup> Street to Railroad Crossing – Final Acceptance (Council Letter 5849)</b>   |                  |
|           | <b>e.) Approve Legal Services Conflict Waiver Waukee Community School District 28E Agreement (Council Letter 5852)</b>  |                  |
|           | <b>f.) Approve Legal Services Engagement Agreement – 2019 Public Improvements (Council Letter 5855)</b>   |                  |
|           | <b>g.) Receive Solid Waste Collection Operator Certified List</b>   |                  |
|           | <b>h.) Receive Firefighter/EMT-Paramedic Certified List</b>   |                  |
|           | <b>i.) Receive Administrative Technician Certified List</b>   |                  |
|           | <b>j.) Receive Laborer Certified List</b>   |                  |
|           | <b>k.) Receive Civil Service Commission Minutes – October 31, 2018</b>  |                  |

- l.) Receive CIP Committee Minutes – November 19, 2018, November 27, 2018 and December 11, 2018
- m.) Receive Planning & Zoning Commission Minutes - January 7, 2019
- n.) Receive Building Permit Report – December 2018

**9. PUBLIC HEARING CONTINUED – Consider Merle Hay Apartments Amendment to the Comprehensive Plan and Rezoning from “C-G” General Commercial District to “P.U.D.” Planned Unit Development District (6300 Block of Douglas Avenue) Case No. 010-2018-02.02** **7:10 P.M.**

- a.) Amendment to the Comprehensive Plan
- b.) Ordinance No. 2019-01 An Ordinance to Amend Title XV, Chapter 160, Section 160.03 (B) of the Municipal Code of the City of Urbandale, Iowa to Change the Official Zoning Map and to Rezone Certain Properties

Would approve a rezoning from C-G to PUD for 4.82 acres in order to develop 1.24 acres into a four-story multi-family residential project and maintain 2.58 acres for general commercial uses.

**10. PUBLIC HEARING CONTINUED – Consider Meredith Drive Improvements – 156<sup>th</sup> Street to 170<sup>th</sup> Street (Council Letter 5853)** **7:20 P.M.**

- a.) Resolution 005-2019 With Respect to the Adoption of the Resolution of Necessity Proposed for the Meredith Drive Paving Improvements – 156<sup>th</sup> Street to 170<sup>th</sup> Street
- b.) Resolution 006-2019 Directing Preparation of Detailed Plans and Specifications, Form of Contract and Notice to Bidders on the Meredith Drive Paving Improvements – 156<sup>th</sup> Street to 170<sup>th</sup> Street
- c.) Resolution 007-2019 Ordering Bids, Approving Plans, Specifications and Form of Contract and Related Matters
- d.) Consider Right-of-Way Acquisition and Easement

Would authorize the City Manager to solicit bids for the Meredith Drive Paving Improvements – 156<sup>th</sup> Street to 170<sup>th</sup> Street, establish a February 12, 2019 public hearing for the consideration of bids, authorize the City Clerk to publish notice of this hearing; and approve a right-of-way acquisition and easements in the amount of \$27,800.

**11. PUBLIC HEARING - Consider 2019-2024+ Capital Improvements Program** **7:30 P.M.**

Would approve the 2019-2024+ Capital Improvements Program. The recommended CIP anticipates expenditures of \$262,542,700 for the improvement of the City’s infrastructure.

12. **PUBLIC HEARING – Consider Amendment No. 2 to Amended and Restated Northwest Market Center Urban Renewal Plan (Council Letter 5854)** **7:40 P.M.**  
a.) **Resolution 010-2019 Determining an Area of the City to be a Blighted and Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a Combination Thereof, of Such Area is Necessary in the Interest of the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate for Urban Renewal Projects; and Adopting Amendment No. 2 to the Amended and Restated Northwest Market Center Urban Renewal Plan**  
Would adopt Amendment No. 2 to the Amended and Restated Northwest Market Center Urban Renewal Plan.
13. **PUBLIC HEARING - Consider Thomas Capital Advisors LLC, Development Agreement (Council Letter 5846)** **7:50 P.M.**  
a.) **Resolution 008-2019 Approving and Authorizing Execution of A Development agreement By and Between the City of Urbandale and Thomas Capital Advisors, LLC**  
Would authorize the execution of a development agreement with Thomas Capital Advisors, LLC.
14. **PUBLIC HEARING – Consider Conveyance of Real Property to 7109 Hickman, L.L.C. (Council Letter 5847)** **8:00 P.M.**  
a.) **Resolution 009-2019 Approving and Authorizing Execution of an Offer to Purchase Agreement by and between the City of Urbandale and 7109 Hickman, L.L.C.**  
Would authorize the conveyance of real property to 7109 Hickman, L.L.C.
15. **Planning and Zoning Commission Items** **8:10 P.M.**  
a.) **“The Plateau at Deer Creek” Preliminary Plat – REVISED (128<sup>th</sup> Street and Ridgeview Drive)**  
Would approve the lot configurations and easements for construction of 10 single-family detached lots.
16. **Consider 86<sup>th</sup> Street Preservation Project Phase II – Aurora Avenue to Hickman Road (Council Letter 5850)** **8:15 P.M.**  
a.) **Resolution 011-2019 Ordering Construction of the 86<sup>th</sup> Street Preservation Project Phase II, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor**  
Would approve the resolution of necessity for the 86<sup>th</sup> Street Preservation Project Phase 2 – Aurora Avenue to Hickman Road; authorize the City Manager to solicit bids for the project, establish a February 12, 2019 public hearing for the consideration of bids, and authorize the City Clerk to publish notice of this hearing.

- 17. Consider 2019 PCC Reconstruction Program** **8:20 P.M.**  
**(Council Letter No. 5851)**
- a.) Resolution 012-2019 Ordering Construction of the 2019 PCC Reconstruction Program, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor**
- Would approve the resolution of necessity for the 2019 PCC Reconstruction Program; authorize the City Manager to solicit bids for the project, establish a February 12, 2019 public hearing for the consideration of bids, and authorize the City Clerk to publish notice of this hearing.
- 18. Consider 2019 Storm Sewer Intake Rehabilitation Program** **8:25 P.M.**  
**(Council Letter No.5848)**
- a.) Resolution 013-2019 Ordering Construction of the 2019 Storm Sewer Rehabilitation Program, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor**
- Would authorize the City Manager to solicit bids for the improvements to the 2019 Storm Sewer Intakes Project, establish a February 12, 2019 public hearing for the consideration of bids, and authorize the City Clerk to publish notice of this hearing.
- 19. Council Items**
- 20. Mayor's Items**
- 21. Adjournment**