



**URBAN DALE CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS – 3600 86<sup>TH</sup> STREET  
WEDNESDAY, JANUARY 2, 2019**

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|---|------------------|
| <b>1. Call to Order and Roll Call</b>   | <b>7:00 P.M.</b> |
| <b>2. Pledge of Allegiance</b>  | <b>7:01 P.M.</b> |
| <b>3. CHARACTER COUNTS! Statement</b>   | <b>7:01 P.M.</b> |
| <b>4. Approve Agenda</b>  | <b>7:02 P.M.</b> |
| <b>5. Mayor's Appointments</b>  | <b>7:02 P.M.</b> |
| <b>a.) Resolution 04-2019</b>   |                  |
| <b>6. 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. Approve City Council Minutes</b>  | <b>7:08 P.M.</b> |
| <b>a.) December 18, 2018</b>  |                  |
| <b>8. Consent Agenda</b>  | <b>7:09 P.M.</b> |
| <b>a.) Approve Bills</b>  |                  |
| <b>b.) Approve Business Licenses</b>  |                  |
| <b>c.) Ordinance No. 2018-17 Grade Ordinance –<br/>        Third and Final Reading</b>  |                  |
| <b>d.) Adopt Purchasing Policies and Procedures Manual<br/>        – January 2019 Update</b>  |                  |
| <b>e.) MWA 2019 Residential Scrap Tire Program Agreement<br/>        (Council Letter 5838)</b>  |                  |
| <b>f.) Special Event Request – Kiwanis Trivia Night Fundraiser<br/>        (Council Letter 5841)</b>  |                  |
| <b>g.) Approve Ventech Solutions Inc. IDEA Contract Amendment<br/>        (Council Letter 5837)</b>   |                  |
| <b>h.) Receive 2018 Citizen Survey Reports</b>  |                  |
| <b>i.) Receive Planning &amp; Zoning Commission Minutes -<br/>        December 10, 2018</b>   |                  |
| <b>j.) Receive Parks &amp; Recreation Commission Minutes –<br/>        December 19, 2018</b>  |                  |

9. **PUBLIC HEARING – Consider “Merle Hay Apartments”** **7:10 P.M.**  
**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**  
a.) **Amendment to the Comprehensive Plan**  
b.) **ORDINANCE NO. 2019-01**  
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 – Consider Meredith Drive Improvements** **7:20 P.M.**  
**– 156<sup>th</sup> Street to 170<sup>th</sup> Street (Council Letter 5844)**  
a.) **Resolution 05-2019 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 06-2019 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 07-2019 Ordering Bids, Approving Plans,**  
**Specifications and Form of Contract and Related Matters**
11. **Consider Right-of-Way Purchase – Meredith Drive** **7:25 P.M.**  
**Improvements – 156<sup>th</sup> Street to 170<sup>th</sup> Street**  
**(Council Letter 5844)**  
Would approve a right-of-way acquisition and temporary easement in the amount of \$15,100.
12. **Consider Request to Waive Readings - Ordinance No. 2018-18** **7:30 P.M.**  
**Amendment to Zoning Ordinance: Floodplain–Second Reading**  
a.) **Suspend Rules Requiring Three Readings of an**  
**Ordinance for Ordinance No. 2018-18**  
b.) **Waive Second Reading and Approve Third and Final**  
**Reading of Ordinance No. 2018-18 Amendment to Zoning**  
**Ordinance: Floodplain**  
Would suspend the rules, waive the second reading and approve the Third and final reading of Ordinance No. 2018-18, per Staff request.
13. **Establish Public Hearing to Consider Thomas Capital Advisors** **7:35 P.M.**  
**LLC, Development Agreement (Council Letter 5842)**  
a.) **Resolution 03-2019 Fixing Date for a Public Hearing**  
**on the Proposal to Enter into a Development Agreement**  
**with Thomas Capital Advisors, LLC, and Providing for**  
**Publication of Notice Thereof**  
Would establish a January 15, 2019 public hearing to consider a Development Agreement with Thomas Capital Advisors, LLC, and authorize the City Clerk to publish notice of this hearing.

14. **Consider 72<sup>nd</sup> Street Reconstruction Project – Douglas Avenue to Prairie Avenue (Council Letter 5835)** **7:40 P.M.**  
a.) **Resolution 01-2019 Ordering Construction of the 72<sup>nd</sup> Street Reconstruction Project, 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 72<sup>nd</sup> Street Reconstruction Project, establish a January 29, 2019 public hearing for the consideration of bids, and authorize the City Clerk to publish notice of this hearing.
15. **Consider 104<sup>th</sup> Street Reconstruction Project – Hickman Road to Douglas Avenue (Council Letter No. 5836)** **7:45 P.M.**  
a.) **Resolution 02-2019 Ordering Construction of the 104<sup>th</sup> Street Reconstruction Project, 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 104<sup>th</sup> Street Reconstruction Project, establish a January 29, 2019 public hearing for the consideration of bids, and authorize the City Clerk to publish notice of this hearing.
16. **2018 PCC Patch Program Phase 2 – Mary Lynn Drive- Partial Release of Retainage (Council Letter 5843)** **7:50 P.M.**  
Would release a portion of the retainage held for the 2018 PCC Patch Program Phase 2 – Mary Lynn Drive, in the amount of \$40,000.
17. **Walker Johnston Sports Complex Advertising Agreement (Council Letter 5839)** **7:55 P.M.**  
Would approve the Walker Johnston Sports Complex advertising agreement with Varsity Group Marketing.
18. **Miracle League Complex Donation Agreement (Council Letter 5840)** **8:00 P.M.**  
Would approve the donation agreement between the Urbandale Miracle League Committee and the City, and accept the Urbandale Miracle League Complex.
19. **Closed Session Pursuant to Code §21.5(1)(c) Regarding Pending Litigation**
20. **Council Items**
21. **Mayor’s Items**
22. **Adjournment**