

January 4, 2021

West Des Moines City Council Proceedings  
Monday, January 4, 2021

Mayor Steven K. Gaer 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, January 4, 2021 at 5:30 PM. Council members present were: R. Hardman, G. Hudson, M. McKinney, and K. Trevillyan. Council member R. Trimble participated via teleconference.

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

Vote 21-001: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 2. Public Forum: No one came forward.

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

Council member Hardman reported she will speak as a panelist at the “Inspire 2021” virtual luncheon, which will be hosted by the West Des Moines Chamber of Commerce on Thursday, January 14<sup>th</sup>. She also reported the Martin Luther King Jr. Day event hosted by the City and the West Des Moines Chamber of Commerce will be held virtually on Friday, January 15<sup>th</sup>.

On Item 4. Consent Agenda.

Council members pulled Items 4(f) and 4(h) for discussion. It was moved by Trevillyan, second by Trimble to approve the consent agenda as amended.

- a. Approval of Minutes of December 21, 2020 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
  1. 26550, LLC d/b/a 50<sup>th</sup> Street Tap, 265 50<sup>th</sup> Street - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
  2. DB2P, LLC d/b/a Allcool Liquors, 5904 Ashworth Road - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - New
  3. Des Moines Traders, LLC d/b/a Bawarchi Indian Grill & Bar, 6630 Mills Civic Parkway, Suite 3102 - Class LC Liquor License - New
  4. Big Al’s South, LLC d/b/a Big Al’s BBQ, 1960 Grand Avenue, Suite 23 – Class LC Liquor License with Sunday Sales and Catering Privileges - New
  5. Bravo Brio Restaurants, LLC d/b/a Brio, 120 South Jordan Creek Parkway – Class LC Liquor License with Sunday Sales and Outdoor Service Privileges – New

January 4, 2021

6. Lakes Venture, LLC d/b/a Fresh Thyme Farmers Market, 2900 University Avenue, Suite E - Class BC Permit with Carryout Wine and Sunday Sales – Renewal
7. Flatin Rusty Taco Des Moines, LLC d/b/a Rusty Taco, 9500 University Avenue, Unit 2108 - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - New
8. Thompson Hospitality, LLC d/b/a Urban Cellar, 640 South 50<sup>th</sup> Street - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges – Renewal
9. Waterfront Seafood Market, Inc. d/b/a Waterfront Seafood Market, 2900 University Avenue - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
- d. Approval of Professional Services Agreement - Raccoon River Park Master Plan Update (Central Area)
- e. Approval of Change Orders:
  1. MidAmerican Energy RecPlex - Pre-Engineered Metal Building, #9
  2. MidAmerican Energy RecPlex - General Construction, #11
- g. Approval of Interfund Transfers
- i. Authorize Applications for Surface Transportation Block Grant (STBG) Program Funding - Des Moines Area Metropolitan Planning Organization
- j. Acceptance of Public Utility Easement - Westport Plat 2
- k. Proclamation - Martin Luther King Jr. Day - January 18, 2021

Vote 21-002: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 4(f) Approval of Subcommittee Recommendation - Funding Allocations for Citywide Housing Programs

Council member Trevillyan expressed concerns that there are 15 homes on the waiting list for the metro home improvement program, but the additional \$100,000 proposed allocation would only cover the funds needed for eight homes. He suggested this item be continued for two weeks to allow time to research ways to allocate more funding towards owner-occupied rehabilitation.

It was moved by Trevillyan, second by Trimble to continue Item 4(f) Approval of Subcommittee Recommendation - Funding Allocations for Citywide Housing Programs to January 19, 2021.

Council member Trimble stated this was discussed at the Finance and Administration Subcommittee, and the additional \$100,000 proposed allocation for owner-occupied rehabilitation is unprecedented. He expressed support for allowing two weeks to research additional funding options, but he stated there is a proposed project that is time-sensitive, so the Council needs to make a decision on these allocations at the January 19<sup>th</sup> meeting.

January 4, 2021

Council member Hardman expressed support for the City's efforts to expand affordable housing and expressed appreciation to staff that have worked to that end. She stated affordable housing is one of the top issues facing any city that wants to meet the needs of its citizens, and she believes the City needs to diversify its affordable housing projects beyond the Valley Junction area. She stated she also supports allowing two weeks to research additional funding options.

Mayor Gaer noted the ongoing comprehensive plan update provides an opportunity to identify potential areas of the city that would make sense for affordable housing projects.

Council member Trevillyan clarified he is not advocating for the owner-occupied rehabilitation funds to go only into the Valley Junction area, as he believes there are homes across the entire city that could benefit from that program.

Council member Hardman stated affordable housing is one of her top priority issues, and she noted a vast majority of the homes on the metro home improvement program are in the Valley Junction area. She stated she does not believe affordable housing should only be in the Valley Junction area, and she expressed a desire for the City to look into affordable housing opportunities in other areas of the city.

Vote 21-003: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 4(h) Order Construction - West Des Moines Digital Enterprise Segment 3, Phase 1

Council member McKinney stated he will abstain on this item because it relates to the portion of the December 21, 2020 executive session which he recused himself from due to a potential conflict of interest.

It was moved by Trimble, second by Trevillyan to approve Item 4(h) Order Construction - West Des Moines Digital Enterprise Segment 3, Phase 1.

Vote 21-004: Hardman, Hudson, Trevillyan, Trimble ... 4 yes  
McKinney ... 1 abstain due to potential conflict of interest  
Motion carried.

On Item 5(a) Amendment to City Code - Title 4 (Health and Safety Regulations), Chapter 3 (Fire Code) - Adopt the International Fire Code, 2018 Edition with Local Amendments and Repeal the International Fire Code, 2015 Edition, with Local Amendments, initiated by the City of West Des Moines

It was moved by Trimble, second by Hardman to consider the second reading of the ordinance.

January 4, 2021

Vote 21-005: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Hardman to approve the second reading of the ordinance.

Vote 21-006: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

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

Vote 21-007: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 5(b) MidAmerican Energy RecPlex - Interior Signage, initiated by the City of West Des Moines

It was moved by McKinney, second by Hudson to adopt Resolution - Award Contract.

Council member McKinney noted staff intends to bring forward a change order to remove a portion of this project, which will then be bid separately as its own project.

Vote 21-008: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

On Item 6(a) Mayor Gaer indicated this was the time and place for a public hearing to consider Vacation Request, 1575 Tulip Tree Lane - Vacate a Portion of a Sanitary Sewer Easement, initiated by Chad Tentinger. He asked for the date the notice was published and the City Clerk indicated the notice was published on December 22, 2020 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

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

It was moved by McKinney, second by Hudson to adopt Resolution - Approval of Vacation Request.

Vote 21-009: Hardman, Hudson, McKinney, Trevillyan, Trimble...5 yes  
Motion carried.

January 4, 2021

On Item 7 - New Business: no items

On Item 8 - Receive, File and/or Refer: no items

On Item 9 - Other Matters: none

The meeting was adjourned at 5:49 p.m.

Respectfully submitted,

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Ryan T. Jacobson, CMC  
City Clerk

ATTEST:

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Steven K. Gaer, Mayor