

**DES MOINES CITY COUNCIL MEETING**  
**City Hall, City Council Chambers**  
**400 Robert D. Ray Drive**  
**Des Moines, Iowa 50309**

**November 18, 2024**  
**5:00 PM**

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 36:

**\*Note: These are routine items and will be enacted by one roll call vote without separate discussion unless pursuant to Council rules, Council requests an item be removed to be considered separately.**

**LICENSES AND PERMITS**

4. [Approving](#) Alcoholic Beverage License Applications for the following:

**NEW APPLICATIONS**

|                          |                    |                |
|--------------------------|--------------------|----------------|
| (A) BLU                  | 309 13TH ST        | Class C Liquor |
| (B) BLUE SHARK ALE HOUSE | 2301 INGERSOLL AVE | Class C Liquor |
| (C) CHANDELIER           | 413 EUCLID AVE     | Class C Liquor |

**RENEWAL APPLICATIONS**

|                             |                       |                |
|-----------------------------|-----------------------|----------------|
| (D) 821 SQ LIQUOR           | 821 E EUCLID AVE      | Class E Liquor |
| (E) BIANCHIS HILLTOP        | 2820 HUBBELL AVE      | Class C Liquor |
| (F) BREAKFAST CLUB          | 212 E 3RD ST #A       | Class C Liquor |
| (G) C FRESH MARKET          | 801 UNIVERSITY AVE #1 | Class E Liquor |
| (H) E NATION GROCERY LLC    | 3826 DOUGLAS AVE      | Class B Retail |
| (I) EUROPA GROCERIES        | 3839 MERLE HAY RD     | Class B Retail |
| (J) FLIX BREWHOUSE IOWA     | 3800 MERLE HAY RD     | Class C Liquor |
| (K) FONGS PIZZA             | 223 4TH ST            | Class C Liquor |
| (L) GAMEDAY KITCHEN         | 3800 MERLE HAY RD     | Class C Liquor |
| (M) HIGH LIFE LOUNGE        | 200 SW 2ND ST         | Class C Liquor |
| (N) KUM & GO #4110          | 2110 GUTHRIE AVE      | Class E Liquor |
| (O) LA BAJA COSINA MEXICANA | 1938 SE 6TH ST #101   | Class C Liquor |
| (P) MOXIE KITCHEN + EVENTS  | 4119 UNIVERSITY AVE   | Class C Liquor |
| (Q) NIGHTINGALE COCKTAIL    | 435 E GRAND AVE       | Class C Liquor |
| (R) PARK AVENUE PUB         | 1101 PARK AVE         | Class C Liquor |
| (S) QUIK TRIP #500          | 3700 HUBBELL AVE      | Class E Liquor |

|                      |                       |                |
|----------------------|-----------------------|----------------|
| (T) QUIK TRIP #534   | 2945 E UNIVERSITY AVE | Class E Liquor |
| (U) QUIK TRIP #554   | 901 SW 63RD ST        | Class E Liquor |
| (V) QUIKTRIP #541    | 2428 HUBBELL AVE      | Class B Retail |
| (W) ROYAL MILE, THE  | 210 4TH ST            | Class C Liquor |
| (X) SAHOTA FOOD MART | 1805 SE 14TH ST       | Class E Liquor |
| (Y) SKIPS            | 4000 FLEUR DR         | Class C Liquor |
| (Z) SUPER QUICK      | 303 SE 30TH ST        | Class E Liquor |
| (AA) TUMEA AND SONS  | 1501 SE 1ST ST        | Class C Liquor |
| (BB) VARSITY CINEMA  | 1207 25TH ST          | Class C Liquor |

**SPECIAL EVENT APPLICATIONS**

(CC) IOWA EUROPEAN CULTURAL 1 LINE DR (PARKING LOT) 5 days  
 CLASS C LIQUOR LICENSE FOR CHRISTKINDLMARKET ON DECEMBER 5  
 - 8, 2024.

(DD) RCS PRODUCTIONS 3000 E GRAND AVE # 4H 5 days  
 CLASS C LIQUOR LICENSE FOR HOLIDAY HOEDOWN ON DECEMBER 13  
 - 14, 2024.

(EE) SALISBURY HOUSE & GARDENS 4025 TONAWANDA DR 5 days  
 SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR HOLIDAY HIGH  
 TEA ON DECEMBER 14, 2024.

(FF) SALISBURY HOUSE & GARDENS 4025 TONAWANDA DR 5 days  
 CLASS C LIQUOR LICENSE FOR SPIRITS & SPARKLES, HOLLY & IVY AND  
 HOLIDAY CONCERT ON DECEMBER 6 - 8, 2024.

(GG) YOUR PRIVATE BAR 4801 FRANKLIN AVE 5 days  
 CLASS C LIQUOR LICENSE FOR AN EVENT ON DECEMBER 7, 2024.

(HH) YOUR PRIVATE BAR 120 E 5TH ST 14 days  
 CLASS C LIQUOR LICENSE FOR FUNDRAISING EVENT ON DECEMBER 9 -  
 22, 2024.

**TRANSFER TO NEW LOCATION**

(II) 4H BUILDING 3000 E GRAND AVE Class C Liquor  
 TEMPORARY TO THE CATTLE BARN FOR A CHRISTMAS PARTY ON  
 DECEMBER 13, 2024.

5. [City](#) Clerk to issue Cigarette/Tobacco/Nicotine/Vapor Permits.
6. [City](#) Clerk to issue Coin Operated Machine Licenses.

## PUBLIC IMPROVEMENTS

7. Ordering construction of the following:

- (A) [2025](#) Citywide Traffic Calming Improvements: Receiving of bids, (12-10-24) and Setting date of hearing, (1-13-25), Engineer's estimate, \$191,200.

[\(Council Communication No. 24-459\)](#)

- (B) [E.](#) 4<sup>th</sup> Street Improvements from north of E. Market Street to E. Court Avenue: Receiving of bids, (12-10-24) and Setting date of hearing, (1-13-25), Engineer's estimate, \$2,000,000.

[\(Council Communication No. 24-460\)](#)

- (C) [SW](#) 1<sup>st</sup> Street Bridge Park Improvement: Receiving of bids, (12-10-24) and Setting date of hearing, (1-13-25), Engineer's estimate, \$925,000.

[\(Council Communication No. 24-463\)](#)

8. [Approving](#) and authorizing the execution of a Cooperative Agreement with the Iowa Department of Transportation (IDOT) for construction and maintenance of the Euclid Avenue Improvements from Des Moines River to York Street project.

[\(Council Communication No. 24-461\)](#)

- (A) [Ordering](#) construction of Euclid Avenue Improvements from Des Moines River to York Street - Receiving bids, (12-10-24), and Setting date of hearing, (1-13-25). (Construction Estimate - \$5,050,000).

[\(Council Communication No. 24-462\)](#)

9. [Approving](#) Change Order No. 1 with Synergy Contracting, LLC for additional work on Twana Drive Reconstruction from west of 48<sup>th</sup> Place to east of 50<sup>th</sup> Street, \$167,508.15.

[\(Council Communication No. 24-456\)](#)

10. [Approving](#) completion and acceptance of private construction contract between Ryan Companies US, Inc. and Des Moines Industrial, LLC for storm sewer improvements located at 200 E. 15<sup>th</sup> Street.

11. Accepting completed construction and approving final payment for the following:
  - (A) [Border](#) Street Rehabilitation from 80<sup>th</sup> Avenue to 85<sup>th</sup> Avenue – InRoads, LLC.
  - (B) [Urbandale](#) Avenue Resurfacing from 34<sup>th</sup> Street to Beaver Avenue – OMG, Midwest, Inc. d/b/a Des Moines Asphalt & Paving.
  - (C) [University](#) Avenue – 39<sup>th</sup> Street to 25<sup>th</sup> Street Improvements – All Star Concrete, LLC.
  - (D) [City-wide](#) Pump Station Telog Communication System Conversions – Jenson Electric, LLC.
  - (E) [Animal](#) Control Facility Bid Package No. 2 – Grading, Utilities and Public Improvements (Streets) – MPS Engineers, PC d/b/a Kingston Services, PC.
  - (F) [Chesterfield](#) Park Water Playground and Improvements – Caliber Concrete, LLC.

#### **SPECIAL ASSESSMENTS**

12. [Levying](#) assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2024-11.
13. [Deletion](#) of rental inspection assessment at 1630 6<sup>th</sup> Avenue.
14. [Authorizing](#) release of special assessments for 930 Thornton Avenue and 2003 Washington Avenue acquired through the tax sale certificate process.

[\(Council Communication No. 24-469\)](#)

#### **LAND/PROPERTY TRANSACTIONS**

15. [Approving](#) consent to assignment of agreement for use of City-owned property for a water pumping station by the Board of Water Works Trustees of the City of Des Moines, Iowa to Central Iowa Water Works.

#### **COMMUNICATIONS FROM PLANNING AND ZONING**

16. [Regarding](#) request from (Robert N. Armagost, Jr. and Roberta L. Armagost, Owners) for vacation of the southernmost 132 lineal feet of a north/south alley right-of-way in the vicinity of 2114 Southeast 6th Street, which is within the block bounded by Pioneer Road

to the south and Hartford Avenue to the north, to allow the vacated area to be maintained for private use.

17. [Regarding](#) request from 1200 KEO WAY, LLC (Mike Derkenne, Officer) for review and approval of a Preliminary Plat “Matilda Plat 1” on property in the vicinity of 1201 Center Street to allow for the subdivision of an existing rowhouse development into thirty-seven (37) lots.

## SETTING DATE OF HEARINGS

18. [On](#) conveyance of vacated alley right-of-way located west of and adjoining 822 SE 12<sup>th</sup> Street to Micheal Cortez for \$50, (12-9-24).
19. [On](#) request from Michael Renovations, LC (Michael Grundberg, Officer) for property located in the vicinity of 629 49th Street to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential and to rezone the property from “N5-4” Neighborhood District to “NX2” Neighborhood Mix District to allow the reconstruction of an existing covered parking structure and retaining wall, (12-9-24).
20. [On](#) request from 36 on 6th, LLC (Tim Bratvold, Officer) for property located at 3614 6th Avenue and 3612 6th Avenue to rezone the property from “MX1” Mixed Use District to “MX2” Mixed Use District to allow an existing building to be used for an “Eating and Drinking Places – Bar” use, which requires a Conditional Use in the “MX2” District, (12-9-24).

## LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

21. [Approving](#) payment to Abigail Hall and Gage Keutzer for a property damage claim.

## APPROVING

22. [Grant](#) agreements with U.S. Department of Housing and Urban Development (HUD) for funding the City’s 2024 Action Plan which is in the fifth year of the 2020-2024 Consolidated Plan.

[\(Council Communication No. 24-472\)](#)

23. [Reprogramming](#) of unspent Community Development Block Grant (CDBG) funds to be included in the 2024 Annual Action Plan as part of the 2020-2024 Consolidated Plan under the U.S. Department of Housing and Urban Development (HUD).

[\(Council Communication No. 24-473\)](#)

24. [Continuum](#) of Care (CoC) Builds application to the U.S. Department of Housing and Urban Development (HUD).

[\(Council Communication No. 24-470\)](#)

25. [Commitment](#) of \$700,000 in Community Development Block Grant (CDBG) funds with Des Moines Film Center, LLC for Varsity Lofts at 1213-1215 25th Street, resulting in six (6) total affordable residential rental units.

[\(Council Communication No. 24-471\)](#)

26. [Preliminary](#) terms of an Urban Renewal Development Agreement with Des Moines Industrial LLC and Des Moines Industrial Land LLC for the construction of a rail-connected silo infrastructure system, adjacent to the existing operation at 357 SE 15th Street.

[\(Council Communication No. 24-467\)](#)

27. [Preliminary](#) terms of an Urban Renewal Development Agreement with Highland Park Flats LLC for the construction of a 12-unit apartment building located at 3608-3610 5th Avenue.

[\(Council Communication No. 24-468\)](#)

28. [Intergovernmental](#) transfer of public funds pursuant to agreement with Iowa Department of Human Services (IDHS) and agreement for fiscal years 2025-2026.

[\(Council Communication No. 24-454\)](#)

29. [Second](#) Addendum to Agreement for Tree Planting Services with Trees Forever, Inc. and authorizing City Manager to execute.

30. [Second](#) Amendment to Agreement with Downtown Self-Supported Municipal Improvement District (SSMID) for Park, Open Space and Streetscape Maintenance of Principal Riverwalk, Hansen Triangle, Western Gateway Park, East Locust Streetscape and MLK JR. Parkway.

[\(Council Communication No. 24-465\)](#)

31. [Negotiation](#) of agreement with IH Mississippi Valley Credit Union for Brenton Skating Plaza admission and skate rental program.

32. [Adopting](#) an amended schedule of fees for Cemeteries under Chapter 34 of the City Code.

[\(Council Communication No. 24-464\)](#)

- 33. [Amendment](#) and renewal addendum to agreement with Creative Visions, LLC AKA VIP Violence Interruption Program.
- 34. [Communication](#) from the Greater Des Moines Partnership on behalf of East Village Association requesting approval of placement for up to 65 banners to be displayed on banner poles in downtown Des Moines beginning November 21, 2024.
- 35. Abatement of public nuisances as follows:
  - (A) [4600](#) Waveland Court.
  - (B) [3822](#) E. 28<sup>th</sup> Street.
  - (C) [224](#) Astor Street.

35-I Items regarding tax increment needs for Fiscal Year (FY) 2025/2026, internal loans to the Tax Increment Fund, and approving the submittal of the Annual Urban Renewal Report (AURR):

[\(Council Communication No. 24-475\)](#)

- (A) [Advance](#) of funds to the Metro Center Urban Renewal Project for planning, oversight, and administration, \$900,000.
  - (B) [Communication](#) from the City Manager on Tax Increment Financing (TIF) needs for FY 2025-2026 and certification of [TIF](#) indebtedness.
  - (C) [Urban](#) Renewal [Reports](#) for Urban Renewal Plans and Areas within the City of Des Moines.
36. [Authorizing](#) Finance Director to draw checks on registers for the weeks of November 18, 25 and December 2, 2024; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of November 18, 25 and December 2, 2024; to draw checks for biweekly payroll due on November 27, 2024.

\* \* \* \* \* END CONSENT AGENDA \* \* \* \* \*

**HEARINGS (OPEN AT 5:00 PM) (ITEMS 37 THRU 41)**

- 37. [On](#) request from JC AM Group, LLC (John Cheng, Officer) for the following regarding property located at 1419 Pennsylvania Avenue to rezone the property from “N3c” Neighborhood District to Limited “N3c-2” Neighborhood District to allow reuse of the existing structure for a duplex use and to **continue to the December 9, 2024 Council meeting**.
  - (A) [First](#) ~~consideration of ordinance above.~~



38. [On](#) the proposition to authorize an extension of an existing loan agreement with Motorola Solutions, Inc. (Greg Brown, CEO) in which the principal amount is not-to-exceed \$1,035,828 for the purpose of purchasing upgraded body worn camera equipment and related services.

[\(Council Communication No. 24-474\)](#)

39. [On](#) the proposed 2025-2029 Consolidated Plan, which includes the 2025 Action Plan, for the U.S. Department of Housing and Urban Development (HUD).

[\(Council Communication No. 24-476\)](#)

40. [On](#) Birdland and Ashworth Pool Building Repairs: Reject all bids and close the hearing on the plans, specifications, form of contract documents, and Engineer’s estimate.

[\(Council Communication No. 24-458\)](#)

41. [On](#) Gray’s Lake Dock Improvements: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Cushman Excavation, LLC (Chad Cushman, Manager), \$2,427,498.

[\(Council Communication No. 24-457\)](#)

- (A) [Approval](#) of contract and bond.

\*\*\*\*END HEARINGS AT \_\_\_\_\_PM\*\*\*\*

## **ORDINANCES FIRST CONSIDERATION**

42. [Amending](#) Chapter 114 of the Municipal Code regarding Traffic Regulation Changes as follows:

[\(Council Communication No. 24-455\)](#)

- (A) Parking Modifications:  
(1) 12<sup>th</sup> Street – Keosauqua Way to Crocker Street.  
(2) Crocker Street – 12<sup>th</sup> Street to Keosauqua Way.

43. [Amending](#) Chapter 2 of the Municipal Code relating to the composition of the Access Advisory Board.

[\(Council Communication No. 24-466\)](#)

- (A) [Final](#) consideration of ordinance above (waiver requested by Jim Hoff, Assistant City Manager), requires six votes.

44. [Amending](#) Chapter 18 of the Municipal Code relating to agricultural nondomestic animals and exotic animals and the types permitted.

## COMMUNICATIONS/REPORTS

45. [Requests](#) to speak as follows:

- (A) Adam Buhr.
- (B) Ed Fallon.
- (C) Kathy Byrnes.
- (D) Suzanne Overton.
- (E) Heather Armstrong.

## MOTION TO ADJOURN.

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