

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

**February 24, 2025**  
**5:00 PM**

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 47:

**\*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) DES MOINES YACHT CLUB	2617 INGERSOLL AVE	Class C Liquor
(B) PAVILION	3000 E GRAND AVE	Special Class C

**RENEWAL APPLICATIONS**

(C) ANNIES IRISH PUB	204 3RD ST	Class C Liquor
(D) BARATTAS BLANK PARK ZOO	7401 SW 9TH ST	Class C Liquor
(E) BELLHOP	440 E GRAND AVE	Class C Liquor
(F) CENTRAL CITY LIQUOR	1460 2ND AVE	Class E Liquor
(G) EAST END LIQUOR	3804 HUBBELL AVE	Class E Liquor
(H) ERNIES BOONDOCK	440 E GRAND AVE	Class C Liquor
(I) ESCAPE CHAMBERS	338 SW 6TH ST	Class C Liquor
(J) GATEWAY MARKET MLK	2002 WOODLAND AVE	Class C Liquor
(K) GIT N GO STORE #28	3274 E UNIVERSITY AVE	Class B Retail
(L) GOPUFF	1510 OHIO ST	Class B Retail
(M) H & A MINI MART	5901 FLEUR DR	Class E Liquor
(N) HAMPTON INN	5001 FLEUR DR	Class B Retail
(O) HILTON DES MOINES	435 PARK ST	Class C Liquor

(P)	INGERSOLL LIQUOR	3500 INGERSOLL AVE	Class E Liquor
(Q)	LA TAPATIA 2	3504 MERLE HAY RD	Class B Retail
(R)	MACCABEES DELI	1150 POLK BLVD	Class B Retail
(S)	OAK PARK RESTAURANT	3901 INGERSOLL AVE	Class C Liquor
(T)	QUIK TRIP #527	614 UNIVERSITY AVE	Class B Retail
(U)	SIMONS	5800 FRANKLIN AVE	Class C Liquor
(V)	TRUMANS KC PIZZA TAVERN	400 SE 6TH ST	Class C Liquor
(W)	WEST END LOUNGE	2309 FOREST AVE	Class C Liquor
(X)	WILLOW ON GRAND	6011 GRAND AVE	Class C Liquor
(Y)	WOOLYS	504 E LOCUST ST	Class C Liquor

### SPECIAL EVENT APPLICATIONS

- (Z) ANNIES IRISH PUB                                      311 COURT AVE                                      5 days  
CLASS C LIQUOR LICENSE FOR ST PATTYS DAY BLOCK PARTY ON  
MARCH 17, 2025.
- (AA) APRES BAR CO    519 PARK ST    5 days  
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON MARCH 8,  
2025.
- (BB) DES MOINES ARTS FESTIVAL      120 E 5TH ST                                      5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR REVEAL EVENT  
ON MARCH 6, 2025.

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

### PUBLIC IMPROVEMENTS

8. Approving Professional Services Agreements related to the Des Moines Stormwater Master Plan implementation:
 

[\(Council Communication No. 25-073\)](#)

  - (A) [Howard](#) R. Green, Inc. for the 50th Street and Douglas Avenue Drainage Study and Preliminary Design, not to exceed \$150,000.
  - (B) [HDR](#), Inc. for the George Flagg Parkway and Bell Avenue Drainage Study and Preliminary Design, not to exceed \$180,000.
  - (C) [Strand](#) Associates, Inc. for the Merle Hay Road and Douglas Avenue Drainage Study and Preliminary Design, not to exceed \$182,100.

9. [Approving](#) Supplemental Agreement No. 7 to the Professional Services Agreement with Kirkham Michael & Associates, Inc. for additional design services for the Southeast Connector – SE 30<sup>th</sup> Street to U.S. 65, not to exceed \$5,328,000.

[\(Council Communication No. 25-072\)](#)

10. [Approving](#) Change Order No. 1 with Grimes Asphalt and Paving Corporation for additional work on 2024 HMA Resurfacing Program Contract 1, \$377,680.97.

[\(Council Communication No. 25-074\)](#)

11. [Approving](#) and adopting the Iowa Statewide Urban Design and Specifications (SUDAS) Design Manual, 2025 Edition; SUDAS Standard Specifications, 2025 Edition; and the City of Des Moines General Supplemental Specifications to the SUDAS Standard Specifications, 2025 Edition, as the official design standards and standard specifications and supplemental specifications for the City of Des Moines.

[\(Council Communication No. 25-079\)](#)

12. Accepting completed construction and approving final payment for the following:
  - (A) [2024](#) HMA Rural Paving Program – LOSST, Grimes Asphalt and Paving Corporation.
  - (B) [Levee](#) Trail Reconstruction from North Valley Drive to 63<sup>rd</sup> Street, Caliber Concrete, LLC.
  - (C) [2023](#) HMA Residential Paving Program Contract 1 – LOSST, Grimes Asphalt and Paving Corporation.
  - (D) [Woodland](#) Cemetery Retaining Wall Replacement, Miner Hardscape, LLC.

## **SPECIAL ASSESSMENTS**

13. [Levying](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-02.
14. [Deletion](#) of rental inspection assessment at 2023 40<sup>th</sup> Place.
15. Deletion of NAC – Emergency Assessment at the following:
  - (A) [4215](#) Hubbell Avenue.
  - (B) [1235](#) 5<sup>th</sup> Avenue.

## LAND/PROPERTY TRANSACTIONS

16. [Approving](#) 155 tax abatement applications for work completed in 2024.

([Council Communication No. 25-068](#))

## BOARDS/COMMISSIONS/NEIGHBORHOODS

17. Number not used.
18. [Recommendation](#) from Mayor Boesen to appoint Andy McCoy to the Transportation Safety Committee, Seat 8, for a term expiring December 31, 2025.

## COMMUNICATIONS FROM PLANNING AND ZONING

19. [Regarding](#) request from Pamela Delaney (Owner) for review and approval of a Preliminary Plat “Delaney Acres Plat 1” on 15.49 acres of property in the vicinity of 4789 NE 33rd Court in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow the property to be subdivided into two (2) buildable lots and two (2) outlots.

## SETTING DATE OF HEARINGS

20. [On](#) conveyance of vacated alley right-of-way adjoining 926 40<sup>th</sup> Place and 925 41<sup>st</sup> Street to Capital Homes II, LLC d/b/a Cutler Construction Company and Cindy L. Fitch and Paul E. Finch, (3-10-25).
21. [On](#) conveyance of Flood Protection Levee Easements for relocation of a portion of the Southeast Des Moines Levee system, as required by the Southeast Connector – SE 30th Street to U.S. Highway 65 Project, to the United States of America, acting by and through the Secretary of the Army, (3-10-25).
22. [On](#) conveyance of approximately 180 feet of the vacated north-south alley right-of-way extending south from Carpenter Avenue between 24<sup>th</sup> Street and 25<sup>th</sup> Street to Valo DSM LLC for \$25,300 and acceptance of a Permanent Easement for Public Ingress and Egress, (3-10-25).
23. [On](#) conveyance of City-owned property at 913 Douglas Avenue to Home Opportunities Made Easy, Incorporated for redevelopment of housing, (3-10-25).
24. [On](#) a license agreement with Capital City Pride-Des Moines for use of a portion of street right-of-way at E. Grand Avenue and E. 5<sup>th</sup> Street for a temporary art installation, (3-10-25).

25. [On](#) request from the Italian-American Cultural Center of Iowa (Jeffrey M. Lamberti, Officer) regarding property located at 2633 Fleur Drive to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for portions of the property from Neighborhood Mixed Use and Low Density Residential to Neighborhood Mixed Use, and for approval of the 5th Amendment to the Butler Mansion PUD (Planned Unit Development) Conceptual Plan to allow a cultural and events center use with building modifications, a new building and other site modifications, (3-10-25).
26. [On](#) request from Grace Methodist Church (Clint Martin, Officer) to rezone 1070 37th Street from “P2” Public, Civic and Institutional District to “N5” Neighborhood District to allow the property to be subdivided from the church property for use as a one-household residence, (3-10-25).
27. [On](#) request from PPDSM, LLC (Adam Sieren, Officer) to rezone 2005 SW 9th Street from “N5” Neighborhood District to Limited “N5-2” Neighborhood District to allow reuse of the existing structure for two-household residential dwelling (duplex), (3-10-25).
28. [To](#) receive oral or written testimony from any resident or property owner of Des Moines on the proposed property tax amount for fiscal year 2026, (3-24-25, 7:30 AM).
29. [On](#) 2024 U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER), (3-24-25).
30. [On](#) a least cost agreement with Housby Mack, Inc. to replace refuse truck fleet every two years for four years, not to exceed \$2,000,000, (3-10-25).

**LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS**

31. [Authorizing](#) and directing the City Manager and City Attorney to execute an agreement in a matter related to litigation.

**APPROVING**

32. [Emergency](#) Solutions Grant (ESG) Rapid Unsheltered Survivor Housing (RUSH) Grant agreement with the U.S. Department of Housing and Urban Development (HUD).

[\(Council Communication No. 25-065\)](#)

33. [Reprogramming](#) of prior year’s unspent Community Development Block Grant (CDBG) Funds.

[\(Council Communication No. 25-066\)](#)

34. [28E](#) Agreement with the City of West Des Moines, Polk County and Home Opportunities Made Easy, Incorporated for provision of services to establish a community land trust.

([Council Communication No. 25-082](#))

35. [Polk](#) County Multi-Jurisdictional [Local Hazard Mitigation Plan](#).

([Council Communication No. 25-067](#))

36. [First](#) Amendment to Parking Lease Agreement with Principal Life Insurance Company.

([Council Communication No. 25-081](#))

37. [Submittal](#) of an application for funding to the 2026 Governor's Traffic Safety Bureau (GTSB) Law Enforcement Highway Safety Grant Program.

([Council Communication No. 25-063](#))

38. [Intergovernmental](#) 28E Agreement with the Iowa Department of Revenue for providing and funding alcoholic beverage enforcement.

39. [2024](#) Certified Local Government (CLG) Annual Report and authorization for Mayor's signature for submittal to the Iowa Department of Cultural Affairs.

40. [Communication](#) from the Greater Des Moines Partnership on behalf of the Downtown Farmers Market, requesting approval of placement for up to 30 banners to be displayed on banner poles in downtown Des Moines beginning April 1, 2025.

41. Abatement of public nuisances as follows:

- (A) [816](#) E. 28<sup>th</sup> Street.
- (B) [2432](#) Maple Street.
- (C) [4125](#) Knob Hill.
- (D) [3001](#) Dean Avenue.
- (E) [4221](#) SE 14<sup>th</sup> Street.
- (F) [2825](#) SE 14<sup>th</sup> Street, Unit 28.
- (G) [2825](#) Se 14<sup>th</sup> Street, Unit 49.
- (H) [2825](#) Se 14<sup>th</sup> Street, Unit 65.

42. Release of fire escrow at the following locations:

- (A) [1458](#) E. 18<sup>th</sup> Street.
- (B) [1540](#) 32<sup>nd</sup> Street.

- 43. [Purchase](#) from Ennis-Flint Inc. of traffic paint per IDOT contract for use by the Traffic & Transportation Department, \$125,000.

[\(Council Communication No. 25-071\)](#)

- 44. [Purchase](#) from Stew Hansen Dodge City (Dan Boettcher, General Manager) of auto body repair services per State of Iowa Master Agreement for use by various departments for an additional \$150,000 for fiscal year 2025 and authorizing renewal agreement for fiscal year 2026.

[\(Council Communication No. 25-080\)](#)

- ~~45. Promotional appointment of an Assistant City Attorney to a Deputy City Attorney to fill a vacancy created by retirement within the infrastructure division of the Legal Department effective no later than April 1, 2025 and the appointment of Thomas G. Fisher Jr. effective no later than July 1, 2025 as Chief Deputy City Attorney to fill a vacancy created by retirement.~~

- 46. [Authorizing](#) Finance Director to draw checks on registers for the weeks of February 24 and March 3, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of February 24 and March 3, 2025; to draw checks for biweekly payroll due on March 7, 2025.

**ORDINANCES - SECOND CONSIDERATION**

- 47. [On](#) proposed connection fee ordinance for East Army Post Road and Indianola Avenue Trunk Sanitary Sewer System Benefited District.

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

**HEARINGS (OPEN AT 5:00 PM) (ITEMS 48 THRU 53)**

- 48. [Dismiss](#) hearing on vacation of air rights within a portion of 41st Street right-of-way adjoining 4109 University Avenue and conveyance of a Permanent Easement for Air Space Above City-Owned Property to Uptown Partners Corp. for \$2,041.
- 49. [On](#) approval of a lease agreement with Riley Drive Entertainment XIII, Inc. d/b/a Tonic Bar Des Moines for a portion of the vacated north/south alley right-of-way adjoining 201 Court Avenue for use as a sidewalk café.

50. On 2025 Sewer Lining Program: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Hydro-Klean, LLC (Wade Anderson, President), \$3,399,004.54

[\(Council Communication No. 25-076\)](#)

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

51. On East Army Post Road Trunk Sanitary Sewer from SE 14th Street to Three Lakes Estates: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as S. M. Hentges & Sons Inc. (Steven M. Hentges, President), \$4,321,000.

[\(Council Communication No. 25-075\)](#)

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

52. On Hamilton Drain Storm Water Improvements Phase 4: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Corell Contractor, Inc. (Grant S. Correll, President), \$2,198,439.07.

[\(Council Communication No. 25-077\)](#)

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

53. On Porter Avenue Improvements from SW 9th Street to South Union Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as TK Concrete, Inc. (Tony J. Ver Meer, President), \$600,764.

[\(Council Communication No. 25-078\)](#)

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

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



## ORDINANCES FIRST CONSIDERATION

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

[\(Council Communication No. 25-069\)](#)

- (A) Parking Modification – 39th Street between Ingersoll Avenue and Woodland Avenue.
  - (B) Parking Modification – Intersection of SW 28th Street/Gannett Avenue and Gannett Avenue/Rittenhouse Street.
  - (C) Parking Modification – Grand Avenue between 2nd Avenue and the Grand Avenue bridge.
  - (D) Code Correction – E. Edison Avenue between South Union and SE 2nd Street.
  - (E) Code Correction – E. 22nd Street and Milton Avenue.
  - (F) Code Correction – Littell Avenue between Fleur Drive and Army Post Road.
  - (G) Corner Clearance Parking Restrictions:
    - (1) E. 22nd Street and Ankeny Avenue.
    - (2) E. 29th Street and Lyon Street.
    - (3) E. 30th Street and Kinsey Avenue.
55. [Amending](#) Chapter 114 of the Municipal Code relating to monthly parking rates for the 1200 Mulberry City parking garage.

[\(Council Communication No. 25-070\)](#)

## COUNCIL REQUESTS

56. [Direction](#) to the City Manager and City Attorney regarding potential franchise fee increase.

## COMMUNICATIONS/REPORTS

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

- (A) Kellie Midgorden
- (B) Chris Felice
- (C) Carolyn Uhlenhake-Walker
- (D) Adam Callanan
- (E) Carmen Morck
- (F) Garland F Armstrong
- (G) George McKeever
- (H) Jacqueline Stolz
- (I) Carol Maher

MOTION TO ADJOURN.

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