

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

**March 10, 2025  
5:00 PM**

**I. CLOSED SESSION – 4:00 PM**

- (A) Roll Call.
- (B) Recess, and reconvene in closed session pursuant to Section 21.5, subsection 1, paragraph C, of the Iowa Code, to discuss as necessary strategy with counsel in matters that are presently in litigation or where litigation is imminent, where its disclosure would be likely to prejudice or disadvantage the position of the City.
- (C) Closed Session.
- (D) Terminate closed session and reconvene in open session.
- (E) Motion to adjourn.

\* \* \* \* \*

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 32:

**\*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 APPLICATION

(A) FONGS PIZZA 317 E COURT AVE Class C Liquor

### RENEWAL APPLICATIONS

(B) BEAVER TAP 4050 URBAN DALE AVE Class C Liquor  
(C) BUZZARD BILLYS 615 3RD ST Class C Liquor  
(D) CASEYS #3915 3200 SW 9TH ST Class B Retail  
(E) CHUCKS 3608 6TH AVE Class C Liquor  
(F) DOLLAR GENERAL #13292 3102 MERLE HAY RD Class B Retail  
(G) DOLLAR GENERAL #313 2574 HUBBELL AVE #109 Class B Retail  
(H) DOLLAR GENERAL #4554 1020 E ARMY POST RD Class B Retail  
(I) DOLLAR GENERAL #4991 3223 SE 14TH ST Class B Retail  
(J) DOLLAR GENERAL #6077 221 63RD ST Class B Retail  
(K) DOLLAR GENERAL #6725 1428 E OVID AVE Class B Retail  
(L) DOLLAR GENERAL #6735 2650 INGERSOLL AVE Class B Retail  
(M) EL POLLO CATRACHO 4100 SE 14TH ST Class C Liquor  
(N) FRANCIES 2100 WAKONDA VIEW Class C Liquor  
(O) GOOD NEWS DARLING 717 LOCUST ST #102 Class C Liquor  
(P) GRANDVIEW GOLF 2401 E 29TH ST Class C Liquor  
(Q) HY VEE WINE & SPIRITS 2310 HUBBELL AVE Class E Liquor  
(R) IOWA BEEF STEAK HOUSE 1201 E EUCLID AVE Class C Liquor  
(S) MALO RESTAURANT 900 MULBERRY ST Class C Liquor  
(T) MCCUENS PUB 2565 WEDGEWOOD RD Class C Liquor  
(U) PRICE CHOPPER 3425 INGERSOLL AVE Class E Liquor  
(V) PRICE CHOPPER 1819 BEAVER AVE Class E Liquor  
(W) SHOP DSM, THE 901 CHERRY ST Class C Liquor  
(X) STOP N SHOP 5000 SW 9TH ST Class B Retail  
(Y) STUFFED OLIVE, THE 216 COURT AVE #100 Class C Liquor  
(Z) TACOS LA FAMILIA 1610 6TH AVE Class C Liquor

### SPECIAL EVENT APPLICATIONS

(AA) APRES BAR CO 519 PARK ST 5 days  
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON MARCH 29,  
2025.

(BB) SALISBURY HOUSE 4025 TONAWANDA DR 5 days  
CLASS C LIQUOR LICENSE FOR MURDER MYSTERY ON FEBRUARY 21 -  
22, 2025.

5. [City](#) Clerk to issue Coin Operated Machine Licenses.

6. [City](#) Clerk to approve Device Retailer Permits.

## **PUBLIC IMPROVEMENTS**

7. Ordering construction of the following:

- (A) [2025](#) Bridge and Structural Repair: Receiving of bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$1,115,000

[\(Council Communication No. 25-096\)](#)

- (B) [2025](#) Citywide Pavement Marking Program: Receiving of bids, (3-25-25) and Setting date of hearing, (4-7-25), Engineer's estimate, \$620,000.

[\(Council Communication No. 25-097\)](#)

- (C) [2025](#) HMA Residential Paving Program Contract 1: Receiving of bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$1,100,000.

[\(Council Communication No. 25-098\)](#)

- (D) [2025](#) HMA Resurfacing Program Contract 1: Receiving of bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$725,000.

[\(Council Communication No. 25-099\)](#)

- (E) [2025](#) Pedestrian Ramp Replacement Program: Receiving of bids, (3-25-25) and Setting date of hearing, (4-7-25), Engineer's estimate, \$295,000.

[\(Council Communication No. 25-100\)](#)

- (F) [Beaverdale](#) Park – Stream Enhancement and Stabilization: Receiving of bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$155,000.

[\(Council Communication No. 25-101\)](#)

- (G) [E.](#) 9<sup>th</sup> Street Basin Park Improvements: Receiving bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$475,000.

[\(Council Communication No. 25-102\)](#)

- (H) [E.](#) Locust Street Lighting Improvements: Receiving of bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$360,000.

[\(Council Communication No. 25-103\)](#)

8. [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Stantec Consulting Services, Inc. for construction administration services for realignment of the Phase G Southeast Des Moines Levee that is being constructed as a part of the Southeast Connector roadway project for Des Moines Levee Alterations – Phases F, G & H, not to exceed \$120,460.

[\(Council Communication No. 25-091\)](#)

9. [Approving](#) Change Order No. 4 with McGough Construction Co., LLC for additional work on City Facility Expansion Phase 1 Improvements, \$157,824.

[\(Council Communication No. 25-092\)](#)

10. Approving completion and acceptance of Private Construction Contracts for the following:

- (A) [Paving](#) Improvements at Star Lofts, between Capital Homes II, LLC d/b/a Cutler Construction, LLC and Cutler Development, LLC.
- (B) [Paving](#) Improvements at Gray’s Station Plat 5, between Alliance Construction Group, LLC and HRC NFS I, LLC.
- (C) [Paving](#) Improvements at The Woods of Copper Creek Plat 6, between Sternquist Construction, Inc. and HDR Land Development, LLC.
- (D) [Paving](#) Improvements at Stanton Ridge Plat 1, between Alliance Construction Group, LLC and KEC Investments, LLC.
- (E) [Paving](#) Improvements at The Woods of Copper Creek Plat 7, between Sternquist Construction, Inc. and DR Horton – Iowa, LLC.

11. Accepting completed construction and approving final payment for the following:

- (A) [2024](#) Neighborhood Sidewalk Program Contract 1, Caliber Concrete, LLC.
- (B) [3rd](#) & Court Avenue Parking Garage Skywalk Lobby Improvements, Bergstrom Construction, Inc.
- (C) [Glendale](#) Cemetery Pond Dredging Improvements, RW Excavating Solutions, LC.

## **SPECIAL ASSESSMENTS**

12. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-03.
13. Deletion of NAC – Emergency Assessments at the following:
  - (A) [1227](#) E. 36<sup>th</sup> Court.
  - (B) [930](#) Thornton Avenue.
14. [Deletion](#) of rental inspection assessment at 801 E. Watrous Avenue.

## **LAND/PROPERTY TRANSACTIONS**

15. [Approval](#) of six (6) tax abatement applications for work completed in 2024.

[\(Council Communication No. 25-104\)](#)

## **BOARDS/COMMISSIONS/NEIGHBORHOODS**

16. [Recommendation](#) from Mayor Boesen to reappoint Christine Lauridsen Sand to the Airport Authority Board, Seat 3, for a term expiring June 30, 2029.
17. [Recommendation](#) from Mayor Boesen to reappoint Ross Dickinson to the Airport Authority Board, Seat 5, for a term expiring June 30, 2029.
18. [Receipt](#) of communication from Laura Jass advising of her resignation from the Skywalk Committee, Seat 4, effective immediately and approving the appointment of Chris Baker, Seat 4, for a term expiring June 30, 2026, and recommendation from the Urban Design Review Board to appoint Taylor Sellers to Seat 1, for the term expiring June 30, 2027.
- 18-I [Recommendation](#) from Mayor Boesen to appoint Kristin Hanks-Bents to the Transportation Safety Committee, Seat 1, for a term expiring December 31, 2025.

## **SETTING DATE OF HEARINGS**

19. [On](#) vacation of the north/south alley right-of-way adjoining 401 SE 7<sup>th</sup> Street and conveyance of the vacated right-of-way and excess City property locally known as 401 SE 7<sup>th</sup> Street to Newbury Management Company, \$376,320, (3-24-25).
20. [On](#) vacation of air, surface, and subsurface rights within portions of E. 5<sup>th</sup> Street right-of-way adjoining 106 E. 6<sup>th</sup> Street and conveyance of a Permanent Easement for Air Space Above City-owned Property, a Permanent Easement for Surface Building Encroachment on City-owned Property and a Permanent Easement for Subsurface Building Encroachment on City-owned Property to Des Moines Prep Facilities LLC, \$21,596, (3-24-25).

21. [On](#) conveyance of excess City property located at 515 SE 6<sup>th</sup> Street and vacated north/south alley right-of-way adjoining 515 SE 6<sup>th</sup> Street to 509 SE 6<sup>th</sup>, LLC, \$189,000, (3-24-25).
22. [On](#) conveyance of a Permanent Easement for Sanitary Sewer Facilities to the Des Moines Metropolitan Wastewater Reclamation Authority for the WRA Southern Tier Interceptor, Phase 10, Segment 23 Project located at 2600 Hartford Avenue, (3-24-25).
23. [On](#) request from Lee M. Mitchell Trust and Margaret V. Mitchell Trust (Owners), represented by Lora Jorgensen and Colleen Mitchell (Officers) regarding two (2) irregular-shaped parcels located in the vicinity of 1111 SE 30th Street to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the parcels from Business Park to Industrial and to rezone the parcels from “EX” Mixed Use District to Limited “I2” Industrial District to bring the existing “Junk and Salvage Yard” use into conformance with zoning regulations, (3-24-25).

#### **LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS**

24. [Approving](#) payment to Bernice Bentz.

#### **APPROVING**

- ~~25. [HOME](#) Investment Partnership Program American Rescue Plan (HOME ARP) Agreement with Greater Des Moines Supportive Housing for \$1,250,000 and \$1,250,000 of Community Development Block Grant (CDBG) funds for the acquisition and rehabilitation of the Greater Des Moines Supportive Housing Campus at 1050 6th Avenue.~~

~~[\(Council Communication No. 25-086\)](#)~~

26. [Authorizing](#) satisfaction of judgement liens impacting 3004 Columbia Street, 314 E. Sheridan Avenue, and 6214 SW 3rd Street.

[\(Council Communication No. 25-088\)](#)

27. [Parking](#) License Agreement with United States General Services Administration for the Third and Court Garage.

28. [Purchase](#) and installation from Henderson Products Inc. (Ryan Burkle, Regional Sales Representative) of three (3) direct application liquid with granular spreaders for existing snow removal trucks per Sourcewell Contract for use by the Public Works Department, \$115,235.

[\(Council Communication No. 25-089\)](#)

- 29. Purchase from MB Lawn Care LLC of soil quality restoration services for the Soil Quality Restoration Batch and Build Program for use by the Public Works Department, additional amount \$44,000.

([Council Communication No. 25-083](#))

- 30. Exception to procurement ordinance competitive process for good cause and approving procurement from Intergraph Corporation d/b/a Hexagon Safety Infrastructure (Steven Cost, President) of upgrade to existing computer aided dispatch system for use by the Police Department, \$679,340.09.

([Council Communication No. 25-085](#))

- 31. Authorizing Finance Director to draw checks on registers for the weeks of March 10 and 17, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of March 10 and 17, 2025; to draw checks for biweekly payroll due on March 21, 2025.

**ORDINANCES - FINAL CONSIDERATION**

- 32. 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 33 THRU 44)**

- 33. 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. Fitch.
- 34. 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.
- 35. 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.
- 36. On conveyance of City-owned property at 913 Douglas Avenue to Home Opportunities Made Easy, Incorporated for redevelopment of housing.

([Council Communication No. 25-087](#))

37. [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.
38. [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.
  - (A) [First](#) consideration of ordinance above.
  - (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes.
39. [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).
  - (A) [First](#) consideration of ordinance above.
  - (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes.
40. [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.
41. [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 **and to continue to the March 24, 2025 meeting.**
42. [On](#) 2025 Sidewalk and Pedestrian Ramp Replacement Program: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as C-2 Creative Concrete, LLC (Abigail Needham, Owner), \$378,911.

[\(Council Communication No. 25-093\)](#)

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



43. [On](#) E. Euclid Avenue Sidewalk from East of E. 14th Street to Union Pacific Railroad: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as C-2 Creative Concrete, LLC (Abigail Needham, Owner), \$239,940.

[\(Council Communication No. 25-094\)](#)

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

44. [On](#) SE 8th Street Force Main: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Rognes Corp. (Warren K. Rognes, President), \$6,582,308.60.

[\(Council Communication No. 25-095\)](#)

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

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

#### **ORDINANCES FIRST CONSIDERATON**

45. [Amending](#) Chapter 118 of the Municipal Code relating to qualifying improvements for the private property protection program.

[\(Council Communication No. 25-084\)](#)

(A) [Final](#) consideration of ordinance above (waiver requested by Jonathan Gano, Public Works Director), requires six votes.

46. [Establishing](#) the Capital City Reinvestment District pursuant to Iowa Code Chapter 15J.

[\(Council Communication No. 25-105\)](#)

(A) [Final](#) consideration of ordinance above (waiver requested by Scott Sanders, City Manager), requires six votes.

47. [Amending](#) Chapter 114 of the Municipal Code regarding parking modifications on Woodland Avenue from 24th Street to 25th Street.

[\(Council Communication No. 25-090\)](#)

## COMMUNICATIONS/REPORTS

48. Requests to speak as follows:

(A) Carolyn Uhlenhake-Walker

MOTION TO ADJOURN.

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