

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

**April 21, 2025**  
**5:00 PM**

**PROCLAMATION – 4:55 PM**

Arbor Day

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 42:

**\*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) CASEYS #44	4560 E 14TH ST	Class E Liquor
(B) MASAO	512 E GRAND AVE	Class C Liquor
(C) MULATA	700 LOCUST ST	Special Class C

**RENEWAL APPLICATIONS**

(D) 14TH STREET TAVERN	3418 E 14TH ST	Class C Liquor
(E) ALLORA	1459 GRAND AVE	Class C Liquor
(F) ARTISANAL FOOD COMPANY	2801 FLEUR DR	Class C Liquor
(G) BEST FOOD MART	4028 E 14TH ST	Class E Liquor
(H) DEEP SUPERMARKET	5900 SE 14TH ST #101	Class B Retail
(I) DES MOINES MARRIOTT HOTEL	700 GRAND AVE	Class C Liquor
(J) EMBASSY SUITES HOTEL	101 E LOCUST ST	Class C Liquor
(K) GREENWOOD LOUNGE	3707 INGERSOLL AVE	Class C Liquor
(L) JOHNNYS HALL OF FAME	302 COURT AVE	Class C Liquor

(M) MARIAS MEXICAN	5405 DOUGLAS AVE	Class C Liquor
(N) OLIVE GARDEN	6157 SE 14TH ST	Class C Liquor
(O) TABLE 128	220 SW 9TH ST	Class C Liquor
(P) THAI FLAVOR INGERSOLL	2301 INGERSOLL AVE	Class C Liquor
(Q) VOWS DSM	111 E GRAND AVE #109	Class C Liquor
(R) WICKED RABBIT	1101 ARMY POST RD	Class C Liquor

### **SPECIAL EVENT APPLICATIONS**

- (S) BLUE RIBBON BACON                      3000 E GRAND AVE                      5 days  
CLASS C LIQUOR LICENSE FOR FESTIVAL ON MAY 3, 2025.
  
- (T) DRAKE UNIVERSITY                      2725 UNIVERSITY AVE                      5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR BLACK HISTORY AT  
DRAKE EXHIBIT RECEPTION ON APRIL 25, 2025.
  
- (U) TWISTED VINE BREWERY                      300 E COURT AVE                      5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR MARKET TO  
MARKET RELAY ON MAY 10, 2025.
  
- (V) WINEFEST DES MOINES                      111 E GRAND AVE #110                      5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR VINO IN THE  
VILLAGE ON APRIL 26, 2025.

- 5. [City](#) Clerk to issue Cigarette/Tobacco/Nicotine/Vapor Permits.
  
- 6. [City](#) Clerk to approve Device Retailer Permits.

### **PUBLIC IMPROVEMENTS**

- 7. [Ordering](#) construction of Masonic Cemetery Road Improvements: Receiving of bids, (5-6-25) and Setting date of hearing, (6-9-25), Engineer's estimate, \$747,000.

[\(Council Communications No. 25-152\)](#)

- 8. [Authorizing](#) issuance of a Notice of Intent to Enter into a Guaranteed Maximum Price (GMP) Contract pursuant to Iowa Code Chapter 26A for the 5th & Walnut Parking Garage Skywalk Improvement project and authorization for staff to proceed pursuant to Iowa Code Chapter 26A.

[\(Council Communication No. 25-145\)](#)

- 9. [Approving](#) and authorizing the execution of Iowa Department of Transportation (IDOT) Agreement for the Flashing Yellow Left Turn Signal Head and Retroreflective Backplate Replacement project.

[\(Council Communication No. 25-146\)](#)

10. [Accepting](#) completed construction and approving final payment for 2024 Sidewalk and Pedestrian Ramp Replacement Program, TK Concrete, Inc.

## **SPECIAL ASSESSMENTS**

11. [Levying](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-04.
12. [Levying](#) assessments for costs of Public Works sewer repair at 1649 Capitol Avenue, Schedule No. 2025-03.
13. [Authorizing](#) release of special assessments for 1904 11th Street acquired through the tax sale certificate process.

[\(Council Communication No. 25-156\)](#)

14. [Deletion](#) of rental inspection assessment at 1428 E. 25<sup>th</sup> Street.
15. Deletion of NAC – Emergency Assessments at the following:
  - (A) [900](#) Williams Street.
  - (B) [650](#) 27<sup>th</sup> Street.

## **LAND/PROPERTY TRANSACTIONS**

16. [Authorization](#) to proceed with acquisition of the necessary property interests for the Guthrie Avenue Trail from Glenbrook Drive to Moss Drive project.

[\(Council Communication No. 25-155\)](#)

## **BOARDS/COMMISSIONS/NEIGHBORHOODS**

17. [Approving](#) amendments to the Neighborhood Recognition Policy.

[\(Council Communication No. 25-158\)](#)

18. Recommendation from Mayor Boesen for the following:
  - (A) [Appoint](#) Mark Core to the Greater Des Moines Sister Cities Commission, Seat 2, for a term starting April 29, 2025, and expiring April 28, 2030.
  - (B) [Reappoint](#) Andrea Boulton to the Board of Water Works Trustees, Seat 1, expiring April 1, 2031.
  - (C) [Reappoint](#) David Gross to the Board of Water Works Trustees, Seat 3, expiring April 1, 2031.
19. [Recommendation](#) from Council Member Simonson to appoint John Erpelding to the Plan and Zoning Commission, Seat 5, for a term expiring July 6, 2026.
20. [Recommendation](#) from Council Member Westergaard to appoint Annamarie Snider to the Urban Design Review Board, Seat 5, for a term expiring June 30, 2025.
21. [Communication](#) from Brett Burk advising of his resignation from the Des Moines Civil and Human Rights Commission, Seat 3, effective June 1, 2025.
22. [Communication](#) from Shannon Henson advising of her resignation from the Housing Appeals Board, Seat 6, effective immediately.

## **COMMUNICATIONS FROM PLANNING AND ZONING**

23. [Regarding](#) request from Kenyon Hill Ridge, LLC (Dean Quirk, Officer) for review and approval of a Preliminary Plat “Ruby Rose Ridge Townhomes” on property in the vicinity of 2401 E. 50<sup>th</sup> Court to allow for the subdivision of the property for a townhome development with sixty-five (65) lots.

## **SETTING DATE OF HEARINGS**

24. [On](#) request from Clara M. Formaro and Charlene M. Bowen (Owners) regarding two (2) parcels located at 2644 and 2650 Easton Boulevard to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the properties from Low Density Residential to Neighborhood Mixed Use and to rezone the properties from “N3b” Neighborhood District to “RX2” Mixed Use District to allow reuse of an existing building for a church, (5-5-25).
25. [On](#) request from Jose Rosalio Macias (Owner) regarding a property located in the vicinity of 6120 Indianola Avenue (geo parcel # 782426477015) to rezone the property from “N1a” Neighborhood District to Limited “N1a-2” Neighborhood District to allow the development of the property for a two-household (duplex) residential use, (5-5-25).

26. [On](#) request from Urban Dreams (Izaah Knox, Officer) regarding two (2) parcels located at 1411 and 1419 7th Street to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the properties from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node and to rezone the properties from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District to allow the development of residential rowhomes, (5-5-25).
27. [On](#) request from United Properties Invest Co, LC (Michael A Coppola, Officer) regarding approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (geoparcel 91000060291), to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for portions of the property from Community Mixed Use, Parks and Open Space, and Development Control Zone to Community Mixed Use and Development Control Zone and for review and approval of the 1st Amendment to the United Properties/Echo Valley PUD (Planned Unit Development) Conceptual Plan, to allow the development of new residential and commercial uses, (5-5-25).
28. [On](#) request from Raccoon Valley Investment Company, LC (Michael A Coppola, Officer) regarding approximately 43.9 acres of property on two (2) parcels located in the vicinity of 2909 County Line Road (Echo Valley Drive) for review and approval of a 2nd Amendment to the Airport Business Park Phase II PUD (Planned Unit Development) Conceptual Plan to allow residential development, (5-5-25).
29. [On](#) request from WC MRP Des Moines Center, LLC (Michaela Scott, Officer) regarding property located at 5000 SE 14th Street for review and approval of a 3rd Amendment to the Southdale PUD (Planned Unit Development) Conceptual Plan to allow use of the tenant bay known as 5116 SE 14th Street for a “Liquor Store” use selling alcoholic liquor, wine, and/or beer for off-premise consumption, (5-5-25).
30. [On](#) approval of a Non-Exclusive License Agreement with QuikTrip Corporation for use of a portion of University Avenue and 6<sup>th</sup> Avenue right-of-way adjoining 614 University Avenue and 1190 6<sup>th</sup> Avenue for snow melting, de-icing, and irrigation improvements for \$550, (5-5-25).
31. [On](#) amendments to Chapter 134 of the Des Moines Municipal Code modifying group living descriptions signage regulations, industrial use categories, the accessory building definition and the outdoor storage description, (5-5-25).
32. [On](#) amendments to Chapter 134 of the Des Moines Municipal Code defining camping and emergency shelter as temporary accessory uses to a place of worship use, (5-19-25).

## LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

33. [Approving](#) payment to Bankers Trust Company.

### APPROVING

34. ~~[HOME](#) Investment Partnerships Program, as authorized under the American Rescue Plan (HOME-ARP) Agreement with Starts Right Here, LLC for \$1,000,000 for the construction of STAY at 525 E. 9th Street.~~

~~([Council Communication No. 25-157](#))~~

35. [Final](#) terms of an urban renewal development agreement with Townhall Associates LP for the historic renovation of 1601 6th Avenue into a mixed-use residential and commercial development, and the new construction of a mixed-use residential and commercial building at 1605/1609/1619 6th Avenue.

([Council Communication No. 25-163](#))

36. Number not used.

37. [Agreement](#) with the Des Moines Police Gold Braid Organization for the period July 1, 2025 through June 30, 2026.

([Council Communication No. 25-161](#))

38. Abatement of public nuisances as follows:

- (A) [839](#) 16<sup>TH</sup> Street.
- (B) [20](#) E. Broad Street.

39. [Payment](#) of donated funds from Ruan Family Foundation for plant material and installation services from Quality Cut Lawn Care LLC (Steve Darcy, President) for Fleur Drive Medians Phase Three Landscape Project, \$76,866.35.

([Council Communication No. 25-162](#))

40. [Microsoft](#) Enterprise Enrollment Agreement and procurement of Microsoft Enterprise services from Insight Public Sector (Joyce Mullen, President and CEO) per Omnia Contract and City Short Form Agreement for use by the Information Technology Department, \$2,528,762.34.

([Council Communication No. 25-160](#))

41. [Authorizing](#) amendment and execution of the same for contract with NAPA Integrated Business Solutions for on-site fleet services parts procurement and supply services.

([Council Communication No. 25-159](#))

42. [Authorizing](#) Finance Director to draw checks on registers for the weeks of April 21 and 28, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of April 21 and 28, 2025; to draw checks for biweekly payroll due on May 2, 2025.

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

#### HEARINGS (OPEN AT 5:00 PM) (ITEMS 43 THRU 57)

43. [On](#) conveyance of vacated alley right-of-way adjoining 1014 Virginia Avenue to Home Opportunities Made Easy, Inc. d/b/a H.O.M.E., Inc., \$100.

44. [On](#) conveyance of 1447 E. Railroad Avenue and Geoparcels 7824-11-156-002 to MidAmerican Energy Company in exchange for a portion of 1450 Harriet Street for \$16,020.

45. [On](#) vacation of surface rights within a portion of College Avenue right-of-way adjoining 1601 6th Avenue and conveyance of a Permanent Easement for Surface Building Encroachment on City-Owned Property to Indigo Dawn, LLC, \$300.

(A) [First](#) consideration of ordinance above.

46. [Vacation](#) of excess cemetery property adjoining 1636 and 1700 48th Street and conveyance to Susan D. Andrews, \$21,850.

(A) [First](#) consideration of ordinance above.

47. [On](#) vacation of street right-of-way adjoining 100 28th Street and Geoparcels 7824-07-280-002 and conveyance to Cornerstone Developers, LLC, \$1,000.

(A) [First](#) consideration of ordinance above.

48. [On](#) the proposed Fourth Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area.

[\(Council Communication No. 25-167\)](#)

- (A) [First](#) consideration of ordinance establishing Oak Park-Highland Park TIF District No. 6 in the Oak Park-Highland Park Urban Renewal Area.
- (B) [Final](#) consideration of ordinance above (waiver requested by Cody Christensen, Development Services Director) requires six votes.

49. [On](#) the proposed Seventh Amendment to the Urban Renewal Plan for the Southside Economic Development District Urban Renewal Area.

[\(Council Communication No. 25-166\)](#)

50. [On](#) the proposed Sixteenth Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Area.

[\(Council Communication No. 25-165\)](#)

51. [On](#) the proposed 36th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

[\(Council Communication No. 25-164\)](#)

52. [On](#) 2025 Bridge and Structural Repair: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Jorgensen Contracting Co. (Marty Jorgensen, President), \$986,058.

[\(Council Communication No. 25-147\)](#)

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

53. [On](#) 2025 Hot Mix Asphalt (HMA) Residential Paving Program Contract 1: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as OMG Midwest Inc. dba Des Moines Asphalt & Paving (Kevin Bragg, President), \$874,066.23.

[\(Council Communication No. 25-148\)](#)

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



54. [On](#) 2025 Hot Mix Asphalt (HMA) Resurfacing Program Contract 1: Resolution approving plans, specifications, form of contract documents, engineer's estimate, and receive and file bids, and designating lowest responsive, responsible bidder as OMG Midwest, Inc. dba Des Moines Asphalt & Paving (Kevin Bragg, President), \$568,694.27.

([Council Communication No. 25-149](#))

- (A) [Approving](#) contract and bond.

55. [On](#) E. 9th Street Basin Park Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Alpha Landscapes LLC (Riley Marvin, Owner), \$356,755.

([Council Communication No. 25-153](#))

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

- (B) [Approving](#) dedication of City-owned property located at 3825 E. 9th Street as parkland and naming of the park as Kathryn Krieg Park.

([Council Communication No. 25-154](#))

56. [On](#) Beaverdale Park – Stream Enhancement and Stabilization: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as TK Grading & Seeding LLC (Tyler Knudsen, Owner) \$98,306.

([Council Communication No. 25-150](#))

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

57. [On](#) E. Locust Street Lighting Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Kline Electric, Inc. d/b/a Heartland Underground Solutions (Shane T. Kline, President), \$245,990.

([Council Communication No. 25-151](#))

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

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

## APPROVING II

58. [Receive](#) and file communication from the Plan & Zoning Commission regarding request from Jenelle Patterson (Owner) for vacation of an “L”-shaped alley right-of-way in the vicinity of 1650 Dean Avenue where the requested alley right-of-way is bound by E. 17th Street to the east and an east/west alleyway to the north, and where the requested vacation would allow the vacated area to be assembled with adjoining parcels and maintained for private use. The requested segment of right-of-way measures approximately 4,396 square feet in area. **(Plan and Zoning Commission recommends denial) (Choose one alternative below)**

(A) Receive and file the communication from the Plan and Zoning Commission.

**OR**

(B) Receive and file the communication from the Plan and Zoning Commission and refer to the Engineering Department, Real Estate Division to proceed with vacation and conveyance of the alley right-of-way under the City’s established vacation policy.

## COMMUNICATIONS/REPORTS

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

- (A) Andy Bingham
- (B) Kourtney Knapp

MOTION TO ADJOURN.

*The City of Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages participation in City government. To better serve you, please notify us at least three business days in advance when possible at 515-283-4209, should special accommodations be required. Assistive Listening Devices are available for meetings in the City Council Chambers.*

View City Council agendas online at [DSM.city](http://DSM.city)



All-America City  
1949 1976 1981 2003 2010 2017