

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

May 5, 2025
5:00 PM

PROCLAMATIONS – 4:40PM

Bike Month
Drinking Water Week
Small Business Week
Asian American, Native Hawaiian, and Pacific Islanders (AANHPI) Heritage Month

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) FULL STOP LLC	2127 MLK JR PKWY	Class E Liquor
(B) OH SUSHI	2815 BEAVER AVE #101	Special Class C Liquor

RENEWAL APPLICATIONS

(C) AMERICANA	1312 LOCUST ST #102	Class C Liquor
(D) BROKEN SPOKE BAR	3925 E 14TH ST	Class C Liquor
(E) CASEYS #3977	600 E 14TH ST	Class B Retail
(F) CHEESE BAR	2925 INGERSOLL AVE	Class C Liquor
(G) DOLLAR GENERAL #24813	3261 E EUCLID AVE	Class B Retail
(H) DSM FOOD MART	2829 EASTON BLVD	Class B Retail
(I) H & A MINI MART	145 UNIVERSITY AVE	Class E Liquor

(J)	ISLAS DEL PACIFICO	1434 DES MOINES ST #8	Class C Liquor
(K)	LA TAPATIA 4	1606 6TH AVE	Class B Retail
(L)	LOUIES WINE DIVE	4040 UNIVERSITY AVE	Class C Liquor
(M)	LUCKY HORSE BEER	2331 UNIVERSITY AVE	Class C Liquor
(N)	OLYMPIC FLAME	514 E GRAND AVE	Special Class C Liquor
(O)	PARKS AREA	710 CORNING AVE	Special Class C Liquor
(P)	QUIKTRIP #515	1421 INGERSOLL AVE	Class B Retail
(Q)	ROCA & SHORTYS	208 COURT AVE	Class C Liquor
(R)	SOUTH SIDE FOOD MART	1101 ARMY POST RD	Class E Liquor
(S)	THIRSTY SPORTSMAN	4808 SW 9TH ST	Class C Liquor
(T)	TWISTED VINE BREWERY	112 SE 4TH ST #100	Class C Liquor
(U)	VIBES KITCHEN & BAR	1303 WALNUT ST	Class C Liquor

SPECIAL EVENT APPLICATIONS

- (V) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON MAY 17, 2025.
- (W) BEVOQUE CATERING LLC 3000 E GRAND AVE 5 days
CLASS C LIQUOR LICENSE FOR AN EVENT ON MAY 24, 2025.
- (X) DES MOINES CLUB WFP 100 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR A WEDDING ON MAY 24, 2025.
- (Y) IOWA ASIAN ALLIANCE 1203 LOCUST ST 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR CELEBRASIAN ON MAY 23 - 24, 2025.
- (Z) CAVE DSM 1437 WALNUT ST Class C Liquor
TEMPORARY FOR JAZZ ALLEY ON MAY 17, 2025.

5. [City](#) Clerk to issue Cigarette/Tobacco/Nicotine/Vapor Permits.

PUBLIC IMPROVEMENTS

6. Ordering construction of the following:

- (A) [2025](#) HMA Resurfacing Program Contract 2: Receiving of bids, (5-20-25) and Setting date of hearing, (6-9-25), Engineer's estimate, \$675,000.

[\(Council Communication No. 25-173\)](#)

- (B) [Principal](#) Park Bullpen Relocations: Receiving of bids, (6-3-25) and Setting date of hearing, (6-30-25), Engineer's estimate, \$1,325,000.

[\(Council Communication No. 25-174\)](#)

7. [Approving](#) and authorizing the execution of Iowa Department of Transportation (IDOT) Agreement for the Central Place Trail Phase II project.

[\(Council Communication No. 25-169\)](#)

8. [Approving](#) and authorizing the execution of Iowa Department of Transportation (IDOT) Agreement for pavement rehabilitation on Douglas Avenue from Lower Beaver Road to Merle Hay Road as part of the Douglas Avenue Improvements from Merle Hay Road to Martin Luther King Jr. Parkway project.

[\(Council Communication No. 25-170\)](#)

9. [Approving](#) amendment to agreement with Iowa Department of Natural Resources for the Federal Land and Water Conservation Fund (LWCF) program for SW 1st Street Bridge Improvements project.

10. [Approving](#) Water Quality Initiative Urban Conservation Demonstration Projects cost-share grant contract with Iowa Department of Agriculture and Land Stewardship in the amount of \$108,000 for the Birdland Park Master Plan Improvements – Phase 1A Project.

[\(Council Communication No. 25-180\)](#)

11. [Accepting](#) completed construction and approving final payment for 2024 Traffic Signal Replacement Contract 1, Kline Electric, Inc. d/b/a Heartland Underground Solutions.

SPECIAL ASSESSMENTS

12. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-05.
13. [Deletion](#) of NAC – Emergency Assessment at 1127 21st Street.
14. [Deletion](#) of rental inspection assessment at 3019 E. Douglas Avenue.

LAND/PROPERTY TRANSACTIONS

15. [Approving](#) two (2) tax abatement applications for work completed in 2023 and 2024.

[\(Council Communication No. 25-183\)](#)

BOARDS/COMMISSIONS/NEIGHBORHOODS

16. [Approving](#) the appointment of Stephanie Kiel to the Youth Advisory Board for a term expiring July 31, 2025.
17. [Recommendation](#) from Council Member Coleman to appoint Ryan Bergman to the Historic Preservation Commission, Seat 7, expiring October 18, 2027.
18. [Recommendation](#) from Council Member Westergaard to appoint Tina Miles to the Housing Appeals Board, Seat 5, for a term expiring March 16, 2027.
19. [Recommendation](#) from Council Member Voss to appoint Leigh Carlson to the Greater Des Moines Sister Cities Commission, Seat 6, for a term expiring April 28, 2030.
20. [Recommendation](#) from Council Member Voss to reappoint Chad Layland to the Building and Fire Code Board of Appeals, Seat 3, for a term expiring April 1, 2028.
21. [Recommendation](#) from Council Member Voss to reappoint Richard Trower to the Plan and Zoning Commission, Seat 6, for a term expiring July 1, 2030.
22. [Communication](#) from Justyn Lewis advising of his resignation from the Plan and Zoning Commission, Seat 5, effective immediately.

COMMUNICATIONS FROM PLANNING AND ZONING

23. [Regarding](#) request from HRC NFS I, LLC (Caleb Smith, Officer) for review and approval of the Preliminary Plat “Telus Condos” on 3.21 acres of property in the vicinity of 1310 Murphy Street, which would create two (2) lots for high-density residential development.

SETTING DATE OF HEARINGS

24. [On](#) vacation of air rights within a portion of Ingersoll Avenue right-of-way adjoining 3711 Ingersoll Avenue and conveyance of a permanent easement for air space above city-owned property to Ingersoll Theater, LLC, \$3200, (5-19-25).
25. [On](#) vacation of surface rights within a portion of Euclid Avenue right-of-way adjoining 515 Euclid Avenue and conveyance of a permanent easement for surface building encroachment on city-owned property to 515 Euclid, LLC, \$50, (5-19-25).
26. [On](#) request from Iowa Pacific Processors, Inc (Mike Everett, Officer) and City of Des Moines to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Business Park to Industrial and to rezone parcels located in the vicinity of 2606 Sunset Road from “EX” Mixed Use District to Limited “I1” Industrial District to allow expansion of an existing industrial use, (5-19-25).

27. [On](#) request from Simmonds Properties, Michael H. Simmonds and Linda G. Simmonds to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Low Density Residential within a Neighborhood Node to Community Mixed Use within a Neighborhood Node and to rezone 3018 E. University Avenue from “N5” Neighborhood District to “MX3” Mixed Use District to allow expansion of an existing drive-through restaurant, (5-19-25).
28. [On](#) application to Iowa Economic Development Authority (IEDA) for Community Development Block Grant Funds to prepare, prevent and respond to coronavirus (CDBG-CV), (5-19-25).
29. [On](#) the proposed 2025-2029 Consolidated Plan, which includes the 2025 Action Plan, for the U.S. Department of Housing and Urban Development (HUD) and reprogramming of prior years’ unspent Community Development Block Grant (CDBG), (6-9-25).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

30. [Approving](#) settlement of the City’s claim against Alpha Landscapes LLC.

APPROVING

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

[\(Council Communication No. 25-182\)](#)

32. [HOME](#) Investment Partnerships Program Funds of \$500,000 to Goldfinch Apartments LP for land acquisition to construct the Goldfinch Lofts at 3404 Ingersoll Avenue resulting in twenty-eight (28) affordable residential rental units.

[\(Council Communication No. 25-181\)](#)

33. [Final](#) terms of an urban renewal development agreement with Goldfinch Apartments, LP for the mixed-use redevelopment of 3404-3422 Ingersoll Avenue.

[\(Council Communication No. 25-186\)](#)

34. [Submission](#) of application to the State of Iowa for the Iowa Thriving Communities designation.

[\(Council Communication No. 25-185\)](#)

35. ~~Items related to the Echo Valley development area south of County Line Road and Echo Valley Drive:~~

~~([Council Communication No. 25-189](#))~~

~~(A) [First](#) Amended and Restated Master Development Agreement with United Properties Investment Company, LC and Echo Valley Investment Company, LC and approving master conceptual development plan.~~

~~(B) [Parcel](#) Development Agreement with United Properties Investment Company, LC and Echo Valley Investment Company, LC and approving conceptual development plan for 8050 Golf House Drive.~~

36. ~~[Master](#) Urban Renewal Development Agreement with United Properties Investment Company, LC and Raccoon Valley Investment Company, LC and approving master conceptual development plan for the Echo Valley development area north of County Line Road and Echo Valley Drive.~~

~~([Council Communication No. 25-188](#))~~

37. [Issuance](#) of Certificate of Completion for Center at Sixth at 1760 6th Avenue for construction of a mixed use residential and commercial development in the Metro Center Urban Renewal Area.

38. [Amendment](#) to Parking License Agreement with United States General Services Administration for use of parking spaces within the Third and Court Garage.

39. [Accepting](#) \$225,000 through the 2021 Homeland Security Reallocation Grant program and the purchase of three (3) x-ray systems from Safeware Inc. (Edward A. Simons, President), \$222,333.33 to support statewide Explosive Ordnance Detection (EOD) teams.

~~([Council Communication No. 25-179](#))~~

- 39-I [Amendment](#) to Intergovernmental Agreement for the promotion of tourism and convention activities in the greater Des Moines area.

- 39-II [Agreement](#) with Bravo Greater Des Moines, Inc.

40. Abatement of public nuisances as follows:

(A) [910](#) E. 11th Street.

(B) [2536](#) Morton Avenue.

41. [Master](#) Services Agreement with Heartland Business Systems, LLC (Peter Helander, President) for the purchase of Security and Technology Consulting services.

~~([Council Communication No. 25-177](#))~~

42. [Purchase](#) from Heartland Business Systems (Peter Helander, President) of Cisco SmartNet support services per State of Iowa Agreement and Naspo ValuePoint Agreement for use by the Information Technology Department, \$259,203.36.

([Council Communication No. 25-175](#))

43. [Purchase](#) from Heartland Business Systems (Peter Helander, President) of Cisco 9400 network hardware and Cisco Wireless 9100 access points per State of Iowa Agreement and Naspo ValuePoint Agreement for use by the Information Technology Department, \$319,641.87.

([Council Communication No. 25-176](#))

44. [Purchase](#) from Experis US, LLC (Kye Mitchell, Head of Experis) of information technology relocation project management consulting services per Sourcewell Agreement and Des Moines Short Form for use by the Information Technology Department, not to exceed \$276,268.

([Council Communication No. 25-178](#))

45. [Receive](#) and file Quarterly Treasurer's Report as of March 31, 2025.

46. [Receive](#) and file the Comprehensive Annual Financial [Report](#) for fiscal year ending June 30, 2024.

([Council Communication No. 25-187](#))

47. [Authorizing](#) Finance Director to draw checks on registers for the weeks of May 5 and 12, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of May 5 and 12, 2025; to draw checks for biweekly payroll due on May 16, 2025.

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

HEARINGS (OPEN AT 5:00PM) (ITEMS 48 THRU 57)

48. [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.
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.
49. [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.
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.
50. [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.
- (A) [First](#) consideration of ordinance above.
51. [On](#) request from United Properties Investment 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 (geoparcels 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.

52. [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.
53. [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. **Plan and Zoning Commission recommends denial. (Choose one alternative below)**
- (A) DENY.
- OR**
- (B) Continue the hearing until May 19, 2025 and direct the City Manager and Legal Department to prepare the necessary legislation to approve.
54. [On](#) approval of a Non-Exclusive License Agreement with QuikTrip Corporation for use of a portion of University Avenue and 6th Avenue right-of-way adjoining 614 University Avenue and 1190 6th Avenue for snow melting, de-icing, and irrigation improvements, \$550.
55. [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.
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by Chris Johansen, Neighborhood Services Director), requires six votes.
56. [On](#) Fleur Drive Rehabilitation from George Flagg Pkwy to W. Martin Luther King Jr. Parkway: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as InRoads, LLC (Joseph J. Manatt, CEO), \$711,777.50.

[\(Council Communication No. 25-171\)](#)

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

57. [On](#) Intelligent Transportation Systems (ITS) Upgrade - Phase 5: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Van Maanen Electric, Inc. (Nathan Van Maanen, President), \$1,339,611.98.

[\(Council Communication No. 25-172\)](#)

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

*****END HEARINGS AT _____*****

ORDINANCES FIRST CONSIDERATION

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

[\(Council Communication No. 25-168\)](#)

- (A) Parking and Loading Zone Modifications:

- (1) 3rd Street – Vine Street to Court Avenue.
- (2) Vine Street – SW 3rd Street to SW 2nd Street.

- (B) Parking Modification – E. 22nd Street between E. University Avenue and Ankeny Avenue.

- (C) Parking Modification – SE 17th Street between E. Virginia Avenue and E. Pleasant View Drive.

- (D) Parking Modification – Aurora Avenue between 39th Place and Shawnee Avenue.

- (E) Parking Modification – Broad Street between SW 5th Street and South Union Street.

- (F) Code Correction – Streets intersecting E. Vine Street between Johnson Court and SE 16th Court.

- (G) Code Correction – 14th Street between Laurel Street and Aurora Avenue.

- (H) Code Correction – Dixon Street between E. Washington Avenue and Aurora Avenue.

- (I) Code Correction – Modifications related to right-of-way vacations:

- (1) E. 18th Street from E. Washington Avenue to E. Jefferson Avenue.

- (2) E. Jefferson Avenue from E. 17th Street to Dixon Street.
- (3) Mattern Avenue from E. 17th Street to Dixon Street.
- (J) Code Correction - Park Street between Sixth Avenue and Seventh Street.
- (K) Corner Clearance Parking Restrictions:
 - (1) 47th Street and Ovid Avenue.
 - (2) E. Washington Avenue and E. 32nd Street.
- 59. [Amending](#) Chapter 42 of the Municipal Code relating to emergency actions.
- 60. [Amending](#) Chapter 135 of the Municipal Code establishing an industrial accessory building type and modifying site plan review procedures.
 - (A) [Final](#) consideration of ordinance above (waiver requested by Cody Christensen, Development Services Director), requires six votes.
- 61. [Amending](#) Chapter 26 of the Municipal Code relating to storm shelters for educational occupancies and to adopt the State Electrical Code, State Mechanical Code, and State Plumbing Code.
 - ([Council Communication No. 25-184](#))
 - (A) [Final](#) consideration of ordinance above (waiver requested by Cody Christensen, Development Services Director), requires six votes.
- 62. [Amending](#) Chapter 26 relating to sign and billboard permits.
 - (A) [Final](#) consideration of ordinance above (waiver requested by Chris Johansen, Neighborhood Services Director), requires six votes.

COMMUNICATIONS/REPORTS

- 63. [Requests](#) to speak as follows:
 - (A) Kathy Byrnes
 - (B) Ed Fallon
 - (C) Jah-kai Dupree

MOTION TO ADJOURN.

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