

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

**May 19, 2025**  
**5:00 PM**

**I. CLOSED SESSION – 3:30 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.

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**PROCLAMATION – 4:55 PM**

National Public Works Week

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) BLUE RIBBON BAR	3000 E GRAND AVE	Class C Liquor
(B) JRS SOUTHPORK RANCH	3000 E GRAND AVE	Class C Liquor
(C) LOCALS BAR & STAGE	1433 WALNUT ST #A	Class C Liquor
(D) PALMS DSM	1905 INGERSOLL AVE	Class C Liquor

### RENEWAL APPLICATIONS

(E) CARLS PLACE	1620 WOODLAND AVE	Class C Liquor
(F) CHAIN & SPOKE	515 28TH ST #102	Special Class C
(G) CVS PHARMACY #10329	2303 MERLE HAY RD	Class E Liquor
(H) DEEP END BAR	830 MCKINLEY AVE	Class C Liquor
(I) DES MOINES CIVIC CENTER	221 WALNUT ST	Class C Liquor
(J) EASYGO	2723 GRAND AVE	Class E Liquor
(K) ELWELL FAMILY FOOD	3000 E GRAND AVE	Class C Liquor
(L) FAIRFIELD INN & SUITES	207 CROCKER ST	Class C Liquor
(M) FAREWAY STORES INC #225	2716 BEAVER AVE	Class E Liquor
(N) HOYT SHERMAN PLACE	1501 WOODLAND AVE	Class C Liquor
(O) HUGOS WOOD FIRED KITCHEN	3206 UNIVERSITY AVE	Class C Liquor
(P) JALAPENO PETE'S CANTINA	3000 E GRAND AVE	Special Class C
(Q) JETHROS BBQ SOUTHSIDE	4337 PARK AVE	Class C Liquor
(R) LUCCA	420 E LOCUST ST	Class C Liquor
(S) MOTLEY SCHOOL TAVERN	1903 BEAVER AVE	Class C Liquor
(T) MULLETS	1300 SE 1ST ST	Class C Liquor
(U) PLAZA PUB	6202 DOUGLAS AVE	Class C Liquor
(V) SCORNOVACCAS RISTORANTE	1930 SE 14TH ST	Class C Liquor
(W) SLEEPY HOLLOW	4051 DEAN AVE	Special Class C
(X) SMOKING GOAT PUB	3015 MERLE HAY RD #1	Class C Liquor
(Y) STATION ON INGERSOLL	3124 INGERSOLL AVE	Class C Liquor
(Z) VICTORY LAP PUB & GRUB	3801 EASTON BLVD	Class C Liquor
(AA) WATROUS TOBACCO & FOOD	4001 SW 9TH ST	Class B Retail

### SPECIAL EVENT APPLICATIONS

(BB) CAPITAL CITY PRIDE	431 E LOCUST ST	5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR FESTIVAL ON JUNE 6 - 8, 2025.		
(CC) CAPITAL CITY PRIDE	508 E LOCUST ST	5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR FESTIVAL ON JUNE 6 - 8, 2025.		

(DD) CROSS CHAIN PRODUCTIONS 201 SE 2ND ST LOT 3 & 5 5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR MARKET DISTRICT  
CRITERIUM ON JUNE 14, 2025.

(EE) DEPOT 3000 E GRAND AVE 5 days  
CLASS C LIQUOR LICENSE FOR THE WORLD PORK EXPO ON JUNE 4 - 6,  
2025.

(FF) EVERYBODYS FAVORITE BBQ 710 CORNING AVE 5 days  
CLASS C LIQUOR LICENSE FOR FESTIVAL ON MAY 23 - 25, 2025.

(GG) GREEK FOOD FAIR 1110 35TH ST 5 days  
CLASS C LIQUOR LICENSE FOR FESTIVAL ON JUNE 6 - 7, 2025.

(HH) IOWA CRAFT BREW FESTIVAL 2251 GEORGE FLAGG 5 days  
CLASS C LIQUOR LICENSE FOR FESTIVAL ON JUNE 7, 2025.

(II) LUCKY WIFE WINE SLUSHIES 2201 GEORGE FLAGG 5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR LOWDOWN  
ROUNDUP CUSTOM CAR & TRUCK SHOW ON MAY 30 - 31 AND JUNE 1,  
2025.

(JJ) PAR CATERERS OF DES MOINES 3915 FLEUR DR 5 days  
CLASS C LIQUOR LICENSE FOR PRINCIPAL CHARITY CLASSIC ON MAY  
28 - JUNE 1, 2025.

~~(KK) RED BULL SOAP BOX RACE 306 E 7TH ST BEER TENT 5 days~~  
~~CLASS C LIQUOR LICENSE FOR EVENT ON MAY 31, 2025.~~

(LL) SA PRESENTS 2251 GEORGE FLAGG 5 days  
CLASS C LIQUOR LICENSE FOR WHISKEY MYERS CONCERT ON JUNE 6,  
2025.

(MM) SALISBURY HOUSE 4025 TONAWANDA DR 5 days  
CLASS C LIQUOR LICENSE FOR GARDEN PARTY ON JUNE 8, 2025.

(NN) TANGERINE FOOD COMPANY 2251 GEORGE FLAGG 5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR BALLET DES  
MOINES ON JUNE 12, 2025.

(OO) YOUR PRIVATE BAR 313 WALNUT ST 5 days  
CLASS C LIQUOR LICENSE FOR DAM TO DSM ON MAY 30 - 31, 2025.

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

## **PUBLIC IMPROVEMENTS**

6. [Ordering](#) construction of 2025 Parking Garage Repair Program: Receiving of bids, (6-3-25) and Setting date of hearing, (6-30-25), Engineer's estimate, \$450,000.

[\(Council Communications No. 25-209\)](#)

7. [Approving](#) exception to request for proposal process for good cause and approving Professional Services Agreement with Calhoun-Burns and Associates for City-Wide Bridge Evaluation – 2025, not to exceed \$250,000.

[\(Council Communication No. 25-207\)](#)

8. Items regarding Private Construction Contract for Sanitary and Storm Sewer Improvements at 418 E. 4<sup>th</sup> Street.

(A) [Rescind](#) Private Construction Contract between J&K Contracting, LLC and Nelson Construction Services, LLC.

(B) [Approving](#) Private Construction Contract between KRW Construction LLC and Nelson Construction Services, LLC.

## **SPECIAL ASSESSMENTS**

9. [Levying](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-05.
10. [Deletion](#) of rental inspection assessment at 1293 E. 19<sup>th</sup> Street.

## **LAND/PROPERTY TRANSACTIONS**

11. [Acceptance](#) of real estate documents from the Young Men's Christian Association of Greater Des Moines, Iowa for voluntary acquisition of property located at 401 E. Army Post Road.

[\(Council Communication No. 25-212\)](#)

## **BOARDS/COMMISSIONS/NEIGHBORHOODS**

12. [Communication](#) from Graham Gillette advising of his resignation from the Board of Water Works Trustees, Seat 4, effective May 31, 2025.
13. [Recommendation](#) from Mayor Connie Boesen to appoint Emily Kessinger to the Board of Water Works Trustees, Seat 4, with a term starting June 1, 2025, and expiring April 1, 2031.

14. [Recommendation](#) from Council Member Voss to appoint Britt Shank to Des Moines Civil and Human Rights Commission, Seat 3, with a term expiring April 6, 2026.

## **COMMUNICATIONS FROM PLANNING AND ZONING**

15. [Regarding](#) request from D. Wright Properties, LLC (Dane Wright, Officer) for vacation of approximately 3,817 square feet of a north/south dead end alley right-of-way in the vicinity of 729 SW 63rd Street, which is within the block bounded by Winona Avenue to the south and Tonka Avenue to the north, to allow the vacated area to be assembled and maintained for private use.

## **SETTING DATE OF HEARINGS**

16. [On](#) conveyance of a permanent Underground Electric Easement in city-owned property located at 1505 Martin Luther King, Jr. Parkway to MidAmerican Energy Company for the Fire Station 4 Relocation project, (6-9-25).
17. [On](#) vacation of subsurface rights within a portion of Carpenter Avenue right-of-way adjoining 2400 Carpenter Avenue and conveyance of a permanent easement for subsurface building encroachment on city-owned property to Valo Apartments LLC, \$30, (6-9-25).
18. [On](#) the intent to commence a public improvement project to construct the E. Army Post Road Reconstruction from SE 14<sup>th</sup> Street to Indianola Avenue project and to authorize acquisition of the necessary property interests, including agricultural land, (6-9-25).
19. [On](#) request from the City of Des Moines for designation of the Argonne Armory Building (Armory and World War Memorial Building) at 602 Robert D. Ray Drive as a Local Landmark, (6-9-25).
20. [On](#) request from Scottish Rite Park, Inc. (Daniel J. Boor, Officer) for property located at 2909 Woodland Avenue, for an appeal of a conditionally approved Type 2 Design Alternative to waive public sidewalk along Woodland Avenue and 28th Street, (6-9-25).

## **CITY MANAGER COMMUNICATIONS**

21. [Submitting](#) travel and training requests for Sherill Whisenand, Kelly Simmons, and Georgia Martin.

[\(Council Communication No. 25-200\)](#)

## APPROVING

22. [Request](#) to Polk County Treasurer, and approving agreements with nonprofits for assignment of tax sale certificates for various properties for development and/or rehabilitation of housing.

([Council Communication No. 25-201](#))

23. [\\$750,000](#) in Home Investment Partnership (HOME) Funds for Townhall Food Hall and Apartments resulting in 29 affordable residential rental units.

([Council Communication No. 25-203](#))

24. Support of Workforce Housing Tax Credit (WHTC) benefit applications to be submitted to the Iowa Economic Development Authority (IDEA) for the following:

([Council Communication No. 25-197](#))

- (A) [HOA](#) Aston, LLC for a \$49,875,000 project constructing The Aston Project, 161 housing units at 603 E. 6th Street.
- (B) [Lawmark](#) LP for a \$77,000,000 project constructing the Mezzon on Walnut Project, 209 units at 606 Walnut Street.
- (C) [Cold](#) Storage Rehab, LLC for a \$9,853,625 project constructing the Cold Storage Redevelopment Project, 36 townhome units at 2814 7th Street.
- (D) [111](#) 11th Street, LLC for a \$16,000,000 project constructing the 111 11<sup>th</sup> Street Project, 85 units at 111 11th Street.
- (E) [SEDU](#), LLC for a \$17,020,466 project constructing the SEDU Village Project, 78 units at 1214 31st Street.
- (F) [Vale](#) Street LLC for a \$4,845,806 project constructing the SE Bottoms Rowhomes Project, 24 units at 709 Vale Street.
- (G) [Telus](#) Condos, LLC for a \$9,197,822 project constructing the Telus Condos Phase 1 Project, 32 condo units at 1310 Murphy Street.
- (H) [615](#) Euclid, LLC for a \$4,493,610 project constructing the University of Commerce Historic Building Project, 14 units at 615 Euclid Avenue.
- (I) [Campanello](#), LLC for a \$5,000,000 project constructing the Columbus Park Lofts, 11 units at 2024 SE 6th Street.

25. [Receiving](#) and filing the Good Neighbor Agreement between Monarch Apartments and the Neighborhood Advisory Committee.

([Council Communication No. 25-204](#))

26. [Urban](#) Renewal Development Agreement with Riverview Parking LLC for the construction of a multilevel parking structure with a minimum of 335 parking stalls located at 200, 210, and 216 E. Court Avenue to support the renovation and re-occupancy of the existing office building at 218 E. 2nd Street.

([Council Communication No. 25-196](#))

27. [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. 25-194](#))

28. [First](#) Amended and Restated Urban Renewal Development Agreement with 36 on 6th, LLC for the renovation of 3614 6th Avenue into a mixed-use residential and commercial development.

([Council Communication No. 25-195](#))

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

([Council Communication No. 25-192](#))

- (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.

30. [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. 25-193](#))

31. [Termination](#) Agreement with Des Moines Climate Controlled Self Storage, LLC regarding the Urban Renewal Agreement for sale of land for private redevelopment for the property at 504 E. 12<sup>th</sup> Street.

32. [First](#) Amendment to the Third Supplemental Skywalk Agreement with 515 Walnut LLC.  
([Council Communication No. 25-198](#))
33. [Parking](#) License Agreement with 13<sup>th</sup> and Mulberry Multifamily, LLC.  
([Council Communication No. 25-211](#))
34. [Granting](#) limited exemption to 515 Walnut LLC from the noise control ordinance for 24-hour construction activity, limited to concrete pouring of floor decks on a permitted 33 floor, 390-unit high rise apartment building located at 515 Walnut Street.  
([Council Communication No. 25-202](#))
35. Number not used.
36. [Joint](#) Ownership Agreement with Polk County, Iowa related to upgrade to existing Computer Aided Dispatch System.
37. [Iowa](#) Department of Transportation (IDOT) Supplemental Agreement for maintenance of primary roads in municipalities including emergency maintenance of State of Iowa owned traffic signals from July 1, 2025 to June 30, 2026.
38. [Third](#) Amendment to agreement for tree planting services with Trees Forever, Inc. and authorizing City Manager to execute.
39. Request for outdoor special events in accordance with “Franklin Junior High School” PUD Conceptual Plan for property at 4801 Franklin Avenue:  
(A) [Beaverdale](#) Farmers Market, Tuesdays, June 3 through September 9, 2025.  
(B) [Beaverdale](#) Bluegrass Music Festival, July 19, 2025.
40. [Waiver](#) and consent to conflict of interest in representation by Carney & Appleby, PLC of Des Moines Fire employee appellant in an Iowa Code Chapter 411 matter.
41. [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 and promotional appointments of Assistant City Attorneys to Deputy City Attorney positions to fill vacancies created by retirement within the Infrastructure Division and the Litigation Division of the Legal Department effective no later than July 1, 2025.
- ~~42. Renewal of Municipal Parking Facilities Management Services Agreement with ABM Parking Services, Inc.~~  
(~~Council Communication No. 25-210~~)



43. [Communication](#) from the Greater Des Moines Partnership on behalf of the Iowa State Fair, requesting approval of placement for up to 16 banners to be displayed on banner poles in downtown Des Moines beginning July 2025.
44. [Communication](#) from the Greater Des Moines Partnership on behalf of the Botanical Gardens, requesting approval of placement for up to 25 banners to be displayed on banner poles in downtown Des Moines beginning July 2025.
45. [Abatement](#) of public nuisances at 1218 E. 13<sup>th</sup> Street.
46. [Authorizing](#) Finance Director to draw checks on registers for the weeks of May 19, May 26, and June 2, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of May 19, May 26, and June 2, 2025; to draw checks for biweekly payroll due on May 30, 2025.

#### **ORDINANCES - SECOND CONSIDERATION**

47. [Amending](#) Chapter 42 of the Municipal Code relating to emergency actions.

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

#### **HEARINGS (OPEN AT 5:00 PM) (ITEMS 48 THRU 54)**

48. [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 for \$3,200.
  - (A) [First](#) consideration of ordinance above.
  - (B) [Final](#) consideration of ordinance above (waiver requested by Connor Delaney, Owner), requires six votes.
49. [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.
  - (A) [First](#) consideration of ordinance above.
  - (B) [Final](#) consideration of ordinance above (waiver requested by Connor Delaney, Owner), requires six votes.

50. [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, **and to continue the hearing until June 9, 2025.**

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

51. [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.

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

(B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.

52. [On](#) application to Iowa Economic Development Authority (IEDA) for Community Development Block Grant Funds to prepare, prevent and respond to coronavirus (CDBG-CV).

([Council Communication No. 25-205](#))

53. [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.

([Council Communication No. 25-206](#))

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

54. [On](#) Gray’s Lake Park Sprayground: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Minturn, Inc. (Clinton M. Rhoads, President), \$2,375,720.80.

([Council Communication No. 25-208](#))

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

\*\*\*\*\*END HEARINGS AT \_\_\_\_\_ PM\*\*\*\*\*

## ORDINANCES FIRST CONSIDERATION

55. [Amending](#) Chapter 114 of the Municipal Code relating to parking fines and parking meters.
- (A) [Final](#) consideration of ordinance above (waiver requested by Scott Sanders, City Manager), requires six votes.
56. [Amending](#) Chapter 46 of the Municipal Code to allow private streets to serve as compliant fire access roads.

[\(Council Communication No. 25-199\)](#)

- (A) [Final](#) consideration of ordinance above (waiver requested by Fire Chief John TeKippe), requires six votes.

## COMMUNICATIONS/REPORTS

57. [Requests](#) to speak as follows:
- (A) Carolyn Uhlenhake-Walker  
(B) ~~Carol Fredrich~~

MOTION TO ADJOURN.

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