

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

**June 9, 2025**  
**5:00 PM**

**PROCLAMATION – 4:55 PM**

Pride Month

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 51:

**\*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 Applications for the following:

**NEW APPLICATIONS**

<del>(A) ALPINE TAP ROOM</del>	<del>2720 INGERSOLL AVE</del>	<del>Class C Liquor</del>
(B) BIG GROVE DES MOINES	555 17TH ST #300	Class C Liquor
(C) EL PATIO MEXICAN	611 37TH ST	Class C Liquor
(D) IOWA STATE FAIR STORE	3000 E GRAND AVE	Class B Retail
<del>(E) LEOS LAUNDROMATS</del>	<del>1424 E OVID AVE</del>	<del>Special Class C</del>
(F) NATIONWIDE MUTUAL	1100 LOCUST ST	Class C Liquor
(G) SUNSHINE LIQUOR & TOBACCO	2424 SW 9TH ST	Class E Liquor
(H) TOBACCO HUT PLUS US GAS	3000 SW 9TH ST	Class E Liquor

**RENEWAL APPLICATIONS**

(I) AKEBONO	215 10TH ST	Class C Liquor
(J) BERK AND CHESTERS	5800 FLEUR DR	Class C Liquor
(K) BLANK PARK ZOO	7401 SW 9TH ST	Class C Liquor
(L) BLAZE PIZZA	300 W MLK JR PKWY	Special Class C



(OO)DES MOINES ARTS FESTIVAL 1408 LOCUST ST 5 days  
CLASS C LIQUOR LICENSE FOR FESTIVAL ON JUNE 27 - 29, 2025.

(PP) DES MOINES ARTS FESTIVAL 1501 GRAND AVE 5 days  
CLASS C LIQUOR LICENSE FOR FESTIVAL ON JUNE 27 - 29, 2025.

(QQ)HY VEE 100 LOCUST ST 5 days  
CLASS C LIQUOR LICENSE FOR HALL OF FAME DINNER ON JUNE 18,  
2025.

(RR)LUCKY WIFE WINE SLUSHIES 1100 LOCUST ST 5 days  
CLASS C LIQUOR LICENSE FOR JUNETEENTH NEIGHBORS DAY ON JUNE  
21, 2025.

(SS) SOUTHERN HOSPITALITY 2251 GEORGE FLAGG 5 days  
CLASS C LIQUOR LICENSE FOR TREATY OAK REVIVAL ON JUNE 27, 2025

(TT) TOP IT OFF LIQUID CATERING 1402 LOCUST ST 5 days  
CLASS C LIQUOR LICENSE FOR FLYNN WRIGHT SUMMER PARTY ON  
JUNE 18, 2024.

(UU)WAT LAO BUDDHAVAS 1806 E PARK AVE 5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR BOUN PRAVETH  
ON JUNE 20 - 22, 2025.

(VV)WINEFEST DES MOINES 666 GRAND AVE 5 days  
CLASS C LIQUOR LICENSE FOR SIPS IN THE CITY ON JUNE 13, 2025.

#### **OUTDOOR SERVICE APPLICATION**

(WW) IOWA CUBS 1 LINE DR Class C Liquor  
TEMPORARY FOR BBQ AND BREWS ON JUNE 21, 2025.

(XX) SLEEPY HOLLOW 4051 DEAN AVE Special Class C  
TEMPORARY FOR MAKER MARKET ON JUNE 28 – 29, 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 the following:
  - (A) [2025](#) Riverwalk Improvement – Balustrade Replacement: Receiving of bids, (6-24-25) and Setting date of hearing, (7-14-25), Engineer’s estimate, \$230,000.  
  
([Council Communication No. 25-228](#))
  - (B) [Nahas](#) Pool Equipment Replacement: Receiving of bids, (6-24-25) and Setting date of hearing, (7-14-25), Engineer’s estimate, \$255,000.  
  
([Council Communication No. 25-229](#))
8. [Approving](#) and authorizing the execution of the Iowa Department of Transportation (IDOT) Cooperative Agreement for the 6th Avenue Improvements from School Street to University Avenue project.  
  
([Council Communication No. 25-223](#))
9. [Approving](#) and authorizing the execution of the Iowa Department of Transportation (IDOT) Agreement for the East Army Post Road from SE 14th Street to Indianola Avenue project.  
  
([Council Communication No. 25-224](#))
10. [Approving](#) and authorizing the execution of the Iowa Department of Transportation (IDOT) Agreement for the Intelligent Transportation Systems (ITS) Upgrade Phase 6 project.  
  
([Council Communication No. 25-225](#))
11. [Approving](#) Change Order No. 7 with McGough Construction Co., LLC for additional work on City Facility Expansion Phase 1 Improvements, in the amount of \$305,960.47.  
  
([Council Communication No. 25-222](#))
12. [Acceptance](#) of a proposal from MidAmerican Energy Company to install streetlights and pedestrian lights for E. 4th Street Reconstruction from north of E. Market Street to E. Court Avenue, estimated amount of \$147,552.13.  
  
([Council Communication No. 25-221](#))

13. Accepting completed construction and approving final payment for the following:
  - (A) [SW](#) 56<sup>th</sup> Street Rehabilitation from Leland Avenue to Wolcott Circle, Inroads, LLC.
  - (B) [Union](#) Park Rocket Slide Repair, Cushman Excavation, LLC.
  - (C) [Birdland](#) Pool Repair and Painting Improvements, Superior Painting & Epoxy Coating, LLC.

### **SPECIAL ASSESSMENTS**

14. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-06.
15. [Deletion](#) of NAC – Emergency Assessment at 518 Watrous Avenue.
16. Deletion of rental inspection assessment for the following:
  - (A) [2718](#) 41<sup>st</sup> Place.
  - (B) [2003](#) Center Street.
  - (C) [909](#) Pioneer Road.

### **BOARDS/COMMISSIONS/NEIGHBORHOODS**

17. [Recertification](#) of 43 recognized neighborhoods and conditional recertification of 3 neighborhoods.

[\(Council Communication No. 25-236\)](#)
18. [Recommendation](#) from Mayor Boesen to appoint Carol Hunter to the Library Board of Trustees, Seat 1, with a term expiring June 30, 2031.
- 18-I [Recommendation](#) from Council Member Mandelbaum to appoint Claire Cumbie-Drake to the Housing Appeals Board, Seat 6, with a term expiring March 16, 2026.
19. [Approving](#) the appointments of Ay’ana Moore and Chloe Lepak to the Youth Advisory Board with a term expiring July 31, 2025.

## COMMUNICATIONS FROM PLANNING AND ZONING

20. [Regarding](#) request from Bell Avenue Properties, Inc. (Jonathan Koehn, Officer) for vacation of two (2) irregular shaped segments of undeveloped right-of-way, measuring approximately 2,550 square feet and 11,228 square feet in area, in the vicinity of 6200 Scout Trail to allow the vacated land to be assembled and maintained for private use.
21. [Regarding](#) City initiated request for right-of-way vacation of approximately 36,000 square feet of the SE 14th Court right-of-way, which is to the north of the E. Edison Avenue.

## SETTING DATE OF HEARINGS

22. [On](#) vacation of air rights within a portion of E. 6<sup>th</sup> Street right-of-way adjoining 603 E. 6<sup>th</sup> Street, and to correct the vacation of air, subsurface, and surface rights within portions of Des Moines Street and E. 6<sup>th</sup> Street right-of-way adjoining 603 E. 6<sup>th</sup> Street, and conveyance of a Corrected Permanent Easement for Air Space Above City-owned Property to HOA Aston LLC, (6-30-25).
23. [On](#) assessment of \$500 penalty to alcoholic beverage license/permit holders for violation of Iowa alcoholic beverage laws, (6-30-25).
24. [On](#) assessment of \$1,500 penalty and 30-day suspension to alcoholic beverage license/permit holder for violation of Iowa alcoholic beverage laws, (6-30-25).
25. [On](#) assessment of \$1,500 penalty and 60-day suspension to alcoholic beverage license/permit holder for violation of Iowa alcoholic beverage laws, (6-30-25).

## LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

26. [Approving](#) payment to Graham Collision and Enterprise Rent-A-Car on behalf of Dustin Pettiecord and Kelley Parkins for a property damage claim.
27. [Approving](#) payment to State Farm on behalf of its insureds Everett and Abby Peterson for a property damage claim.
28. [Approving](#) payment to Mike and Melissa Oliver for a property damage claim.
29. [Approving](#) payment to Denise Sterling and her attorney for a personal injury claim.
30. [Approving](#) payment to Mary Nieto and her attorney for a personal injury claim.
31. [Approving](#) payment to Madison Henderson and her attorney for a personal injury claim.

## APPROVING

32. [Preliminary](#) award of \$750,000 in Community Development Block Grant (CDBG) Funds for the rehabilitation of the University of Commerce Building at 615 Euclid Avenue, resulting in fourteen (14) affordable residential rental units.

[\(Council Communication No. 25-238\)](#)

33. [Support](#) of Workforce Housing Tax Credit (WHTC) benefit application to be submitted to the Iowa Economic Development Authority (IDEA) by 61st Street Construction LLC (VareCo,) for a \$1,980,000 project constructing 12 housing units at 1603 Walker Street.

[\(Council Communication No. 25-231\)](#)

- 33-I [Support](#) of Workforce Housing Tax Credit (WHTC) benefit application to be submitted to the Iowa Economic Development Authority (IDEA) by Urban Dreams for a \$1,750,000 project constructing six (6) housing units at 1411 7<sup>th</sup> Street. Sponsor: Mayor Boesen.

[\(Council Communication No. 25-231\)](#)

34. [First](#) Amended and Restated 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 and 1619 6th Avenue.

[\(Council Communication No. 25-216\)](#)

35. Minimum Assessment Agreement as required for commercial tax abatement for the following properties:

(A) [4205](#) Merle Hay Road.

[\(Council Communication No. 25-217\)](#)

(B) [4241](#) Merle Hay Road

[\(Council Communication No. 25-218\)](#)

36. [Termination](#) Agreement with Wells Fargo Financial regarding the Development Agreements, Restrictive Covenants, and Minimum Assessment Agreements for the properties at 800 and 801 Walnut Street and 800 Mulberry Street.

[\(Council Communication No. 25-215\)](#)

37. [Request](#) to Polk County Treasurer for assignment of tax sale certificates for various properties for development and/or rehabilitation of housing.

[\(Council Communication No. 25-232\)](#)

38. [Operating](#) Agreement with Ingersoll Grand Self-Supported Municipal Improvement District (SSMID) for the provision of services and activities within the Ingersoll Grand SSMID through June 30, 2030.

[\(Council Communication No. 25-214\)](#)

39. [Accepting](#) the 2026 Project Safe Neighborhood grant from the State Office of Drug Control Policy in the amount of \$70,492.

[\(Council Communication No. 25-235\)](#)

40. [Recyclables](#) Processing and Marketing Service Agreement with Metro Waste Authority effective through June 30, 2028.

[\(Council Communication No. 25-240\)](#)

41. [Submittal](#) of a multi-jurisdictional grant application as part of the U.S. Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) Discretionary Grant Program and commitment to provide required matching funds.

[\(Council Communication No. 25-220\)](#)

42. [Rescinding](#) the designation of St. Etienne, France as a Sister City.

43. [One-time](#) fiscal year 2025 funding increase of up to \$70,000 to the short form agreement for the repair and maintenance of heavy-duty trucks and the installed refuse collection equipment and related telematics services with Housby Mack Inc.

[\(Council Communication No. 25-239\)](#)

44. [Purchase](#) from The Sutphen Corporation (Shelby Sutphen-Chambers, President) of 100' platform tandem axle aerial fire apparatus and two (2) single axle pumping fire apparatus per H-GAC Cooperative Agreement for use by the Fire Department, \$5,060,535.

[\(Council Communication No. 25-233\)](#)

45. [Purchase](#) from Carrier Access IT (Chad Kruse, President/CEO) of phone system implementation consulting and professional services per Omnia Agreement for use by the Information Technology Department, not to exceed \$285,000.

[\(Council Communication No. 25-213\)](#)

- 46. [Purchase](#) from Baker Group of lighting to be installed on the Linda and Thomas Koehn Boardwalk at MacRae Park per State of Iowa contract and authorizing negotiation and execution of supplemental agreement for use by the Parks and Recreation Department, \$109,661.

([Council Communication No. 25-234](#))

- 47. [Purchase](#) from Toter, Inc (Chad Coquette, Executive Director/CEO) of solid waste collection carts per Sourcewell contract for use by the Public Works Department, \$700,000.
- 48. [Purchase](#) from Central Salt LLC (Thomas Peterson, President/General Manager) of granular deicer products and approving use of Central Iowa Salt Group Contract for use by the Public Works Department, \$662,500. (Eleven (11) potential bidders, two (2) received.
- 49. [Use](#) of various City Facilities as poll sites for precincts 24, 25, and 54 for the Polk County General Election on Tuesday, November 4, 2025.
- 50. [Authorizing](#) Finance Director to draw checks on registers for the weeks of June 9 and 23, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of June 9 and 23, 2025; to draw checks for biweekly payroll due on June 13 and 27, 2025.

**ORDINANCES - FINAL CONSIDERATION**

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

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

**HEARINGS (OPEN AT 5:00 PM) (ITEMS 52 THRU 60)**

- 52. [On](#) conveyance of a permanent Underground Electric Easement in City property located at 1505 Martin Luther King, Jr. Parkway to MidAmerican Energy Company for the Fire Station 4 Relocation Project.
- 53. [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.
  - (A) [First](#) consideration of ordinance above.
  - (B) [Final](#) consideration of ordinance above (waiver requested by Brent Dahlstrom, Valo Apartments LLC), requires six votes.

54. [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 continuing the hearing until June 30, 2025, **continued from May 19, 2025.**
55. [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.

[\(Council Communication No. 25-230\)](#)

56. [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. (**Choose one alternative below**)

(A) Deny.

**OR**

(B) Approve.

57. [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.
58. [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).

[\(Council Communication No. 25-237\)](#)

59. [On](#) Masonic Cemetery Road Improvements: 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), \$612,255.

[\(Council Communication No. 25-226\)](#)

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

60. On 2025 HMA Resurfacing Program Contract 2: 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), \$529,871.40.

([Council Communication No. 25-227](#))

- (A) Approval of contract and bond.

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

### **ORDINANCES FIRST CONSIDERATION**

61. Amending Chapter 46 of the Municipal Code relating to the prohibition of consumer fireworks within the City limits.

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

62. Amending Chapter 114 of the Municipal Code regarding Traffic Regulation Changes as follows:

([Council Communication No. 25-219](#))

- (A) Parking Modifications – Three Lakes Estates Plats 10-14:

- (1) Southeast Thirtieth Street between East Army Post Road and Brockway Drive.
- (2) Lake Hills Drive between Sweetwater Drive and Brockway Drive.
- (3) Lake Ridge Avenue between Lake Hill Drive and East Pine Avenue.
- (4) Sweetwater Drive between Lake Hill Drive and East Pine Avenue.

### **COMMUNICATIONS/REPORTS**

63. Requests to speak as follows:

- (A) Bonnie Davis
- (B) Samantha Scott
- (C) Kathy Byrnes
- (D) Ed Fallon
- (E) Suzanne Overton
- (F) Rebekah Delgado
- (G) Garland Armstrong

**EXTRA ITEM**

1. [Authorizing](#) the Parks Director to create a program to provide complimentary pool passes for the families of Iowa National Guard Members deployed outside the United States.  
**Sponsor:** Mayor Boesen.

MOTION TO ADJOURN.

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