

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

August 4, 2025
5:00 PM

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 54:

***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) AIR LANES	4200 FLEUR DR	Class C Liquor
(B) MEGA SAVER	6304 SW 9TH ST	Class B Retail

RENEWAL APPLICATIONS

(C) 1833 SALOON	1833 HUBBELL	Class C Liquor
(D) BAR NICO	428 E LOCUST ST	Class C Liquor
(E) BEECHWOOD LOUNGE	416 E WALNUT ST	Class C Liquor
(F) BLACKBIRD HOSPITALITY	713 WALNUT ST	Class C Liquor
(G) BLUE SUSHI SAKE GRILL	316 COURT AVE	Class C Liquor
(H) CAVE DSM	1437 WALNUT ST	Special Class C
(I) CHAMLING FOOD	200 ARMY POST	Class B Retail
(J) DES MOINES ART CENTER	4700 GRAND AVE	Class C Liquor
(K) DJANGO	1420 LOCUST ST	Class C Liquor
(L) DRAKE UNIVERSITY	2615 CARPENTER	Special Class C
(M) DRAKE UNIVERSITY	2875 UNIVERSITY	Class C Liquor
(N) EAST SIDE EDDIES	3517 E 26TH ST	Class C Liquor
(O) EL PALOMINO	3116 E 14TH ST	Class B Retail
(P) GIT N GO STORE #26	2140 E PARK AVE	Class B Retail

(Q) GIT N GO STORE #7	3000 MERLE HAY	Class B Retail
(R) HY VEE FAST & FRESH	1113 E ARMY POST	Class E Liquor
(S) HY-VEE FAST & FRESH	4701 FLEUR DR	Class E Liquor
(T) INGERSOLL TAP	2837 INGERSOLL	Class C Liquor
(U) PHO REAL KITCHEN	200 4TH ST	Class C Liquor
(V) SECRET ADMIRER	110 SW 5TH ST	Class C Liquor
(W) SORIANO LATINO	2300 HICKMAN RD	Class B Retail
(X) STAR BAR	2811 INGERSOLL	Class C Liquor
(Y) THAI FLAVORS	1254 E 14TH ST	Special Class C
(Z) TOADS TAVERN	3002 STATE AVE	Class C Liquor
(AA) W-TAO SUSHI	400 WALNUT ST	Class C Liquor
(BB)ZOMBIE BURGER	300 E GRAND AVE	Class C Liquor

SPECIAL EVENT APPLICATIONS

(CC) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON AUGUST 16, 2025.

(DD) APRES BAR CO 1415 WOODLAND 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR IMSN ALUMNI BANQUET ON AUGUST 23, 2025.

(EE) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR THE DES MOINES WEDDING SHOW ON AUGUST 24, 2025.

(FF) GREATER DM PARTNERSHIP 1119 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR THE WORLD FOOD AND MUSIC FESTIVAL ON AUGUST 22 - 24, 2025.

(GG) GREATER DM PARTNERSHIP 1205 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR THE WORLD FOOD AND MUSIC FESTIVAL ON AUGUST 22 - 24, 2025.

(HH) GREATER DM PARTNERSHIP 1330 GRAND AVE 5 days
CLASS C LIQUOR LICENSE FOR THE WORLD FOOD AND MUSIC FESTIVAL ON AUGUST 22 - 24, 2025.

(II) HY VEE 100 LOCUST ST 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR AN EVENT ON AUGUST 16, 2025.

(JJ) SALISBURY HOUSE 4025 TONAWANDA 5 days
CLASS C LIQUOR LICENSE FOR GATSBY GALA ON AUGUST 23, 2025.

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

NEW APPLICATIONS

- | | |
|---------------------|----------------------------|
| (A) MEGA SAVER | 6304 SW 9 TH ST |
| (B) TOBACCO MASTERS | 1101 ARMY POST RD |

RENEWAL APPLICATIONS

- | | |
|----------------------------|-----------------------|
| (C) GOLDENLAND FOOD MARKET | 2740 DOUGLAS AVE |
| (D) SMOKE PLANET | 2809 E UNIVERSITY AVE |
| (E) TRIPPY TIMES | 2907 DOUGLAS AVE |

6. [City](#) Clerk to approve Device Retailer Permits for the following:

NEW APPLICATIONS

- | | |
|-------------------|----------------------------|
| (A) PREMIUM SMOKE | 1242 E 14 TH ST |
|-------------------|----------------------------|

RENEWAL APPLICATIONS

- | | |
|-----------|---------------------------|
| (B) OASIS | 630 SW 9 TH ST |
|-----------|---------------------------|

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

PUBLIC IMPROVEMENTS

8. [Approving](#) the Fiscal Year 2027 Traffic Safety Improvement Program (TSIP) application to the Iowa Department of Transportation (IDOT) for the Forest Avenue Improvement Project.

[\(Council Communication No. 25-291\)](#)

- 8-I [Approval](#) of 28E Agreement with the Iowa State Fair Authority to construct a sidewalk along E. 30th Street from E. University Avenue to E. Grand Avenue.

[\(Council Communication No. 25-302\)](#)

- 8-II [Approving](#) 28E Agreement with the Iowa State Fair Authority for a temporary traffic signal at E. 30th Street and Maple Street.

[\(Council Communication No. 25-303\)](#)

9. [Approving](#) Supplemental Agreement No. 2 to the Professional Services Agreement with HR Green, Inc. for additional professional services for McKinley Avenue Reconstruction, SW 9th Street to SW 14th Street, not to exceed \$95,940.

[\(Council Communication No. 25-288\)](#)

10. [Approving](#) Change Order No. 1 with Jasper Construction Services, Inc. for additional work on SW 9th Street Viaduct Rehabilitation, \$232,660.

[\(Council Communication No. 25-287\)](#)

11. [Approving](#) Change Order No. 5 with Synergy Contracting, LLC for additional work on 2nd Avenue Reconstruction from University Avenue to the Des Moines River, \$210,429.30.

[\(Council Communication No. 25-293\)](#)

12. Approving Private Construction Contracts between the following:
 - (A) [DCI](#) Group, Inc. and Valo Apartments LLC for paving, sanitary and storm sewer improvements adjoining 2400 Carpenter Avenue.
 - (B) [Estes](#) Company, LLC d/b/a Estes Construction and Des Moines Prep Facilities LLC for storm sewer improvements in E. 5th Street.
13. Accepting completed construction and approving final payment for the following:
 - (A) [2021](#) Sewer Repair Contract 1, On Track Construction, LLC.
 - (B) [2024](#) Sewer Repair Contract 1, Absolute Concrete Construction, Inc. d/b/a Absolute Group.
 - (C) [Des](#) Moines Levee Alterations – Phase B, Peterson Contractors, Inc.
 - (D) [Fleur](#) Drive Rehabilitation from McKinley Avenue to Army Post Road, Inroads, 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. 2025-08.

LAND/PROPERTY TRANSACTIONS

15. [Partially](#) releasing subdivision bond for Brook Landing Plat 2.
16. [Approval](#) of final subdivision plat and acceptance of subdivision bond for Three Lakes Estates Plat 13.

[\(Council Communication No. 25-295\)](#)

17. [Approving](#) 197 tax abatement applications for work completed in 2025.

[\(Council Communication No. 25-296\)](#)

18. [Authorization](#) to proceed with acquisition of the necessary property interests for the ML King Jr. Parkway Lane Modifications from I-235 to Hickman Road project.

[\(Council Communication No. 25-292\)](#)

BOARDS/COMMISSIONS/NEIGHBORHOODS

19. [Communication](#) from Kayla Berkson advising of her resignation from the Plan and Zoning Commission, Seat 4, effective immediately.
20. [Communication](#) from Kuuku Saah advising of his resignation from the Zoning Board of Adjustment, Seat 6, effective immediately.
21. [Recommendation](#) from Council Member Mandelbaum to appoint Julian Neely to the Zoning Board of Adjustment, Seat 6, with a term expiring April 6, 2026.

COMMUNICATIONS FROM PLANNING AND ZONING

22. [Regarding](#) request from Linette Quintanilla (Owner) for vacation of approximately 2,758 square feet of an east/west alley right-of-way in the vicinity of 232 E. 16th Court, which is within the block bounded by E. 16th Court to the east and a north/south alleyway between Dean and E. Court Avenue, to allow the vacated area to be assembled and maintained for private use.
23. [Regarding](#) Preliminary Plat “The Creek at Echo Valley Plat 2” for 9.14 acres of property in the vicinity of 8050 Golf House Drive to allow the property to be subdivided into fifteen (15) buildable lots and three (3) outlots.

SETTING DATE OF HEARINGS

24. [On](#) vacation of portions of E. 37th Street, E. 38th Street, E. Jefferson Avenue and Williams Street right-of-way located in the Fourmile Creek Floodplain and conveyance to Polk County Conservation Board for the Lower Fourmile Creek Greenway Project, (8-18-25).
25. [On](#) vacation of multiple segments of street and alley right-of-way in the vicinity of 201 SE 7th Street for City storm water and park improvements, (8-18-25).
26. [On](#) vacation of the north/south alley right-of way located east of and adjoining 715, 719, 723 and 729 SW 63rd street and conveyance to D. Wright Properties, LLC for \$28,500, (8-18-25).

27. [On](#) request from Cynthia Ruiz Delgado (Owner) and Jaime Zadkiel Rubio Jr. (Owner) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of 2002 Indianola Avenue from Low Density Residential to Neighborhood Mixed Use and to rezone from “N5” Neighborhood District to Limited “RX1” Mixed Use District to allow reuse of an existing building for a barbershop, (8-18-25).
28. [On](#) request from Jaime Villafana Navarro (Owner) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of 1824 Dean Avenue from Low Density Residential to Industrial and to rezone from “N3c” Neighborhood District to Limited “I1” Industrial District to allow reuse of an existing building as a warehouse space for office and storage of vehicles and materials, (8-18-25).
29. [On](#) the issuance of not to exceed \$38,000,000 General Obligation Bonds or Capital Loan Notes for essential corporate purposes, (8-18-25).
30. [On](#) the issuance of not to exceed \$33,000,000 General Obligation Urban Renewal Bonds or Capital Loan Notes for essential corporate urban renewal purposes, (8-18-25).
31. On the issuance of General Obligation Bonds or Capital Loan Notes for the following:
 - (A) [On](#) the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-1, (8-18-25).
 - (B) [On](#) the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-2, (8-18-25).
 - (C) [On](#) the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-3, (8-18-25).
 - (D) [On](#) the issuance of not to exceed \$750,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-4, (8-18-25).
 - (E) [On](#) the issuance of not to exceed \$900,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-5, (8-18-25).
 - (F) [On](#) the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-6, (8-18-25).
32. [On](#) the proposed Urban Renewal Plan for the Riverview Urban Renewal Area, (9-8-25).

[\(Council Communication No. 25-299\)](#)

33. [On](#) the proposed First Amendment to the Urban Renewal Plan for the SE Industrial Urban Renewal Area, (9-8-25).

[\(Council Communication No. 25-298\)](#)

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

34. [Approving](#) payment to Aaron Guerrero, Stephanie Luna and Yvette Mixon for a property damage claim.
35. [Approving](#) payment to MidAmerican Energy for a property damage claim.
36. [Approving](#) payment to Angela Wagaman for a property damage claim.
37. [Approving](#) settlement of the City's claims against Holt Sales and Service, LLC, Ram Development, LLC and MPS Engineers, PC.
38. [Approving](#) payment to Clifford Watkins.

CITY MANAGER COMMUNICATIONS

39. [Submitting](#) travel and training for Greater Des Moines Sister Cities Commission Chair Sherill Whisenand.

[\(Council Communication No. 25-301\)](#)

APPROVING

40. Number not used.
41. Number not used.
42. [Agreement](#) with Mark Kitlinski for the provision of public sanitary sewer service to property outside the City of Des Moines at 4815 Meredith Drive.

[\(Council Communication No. 25-282\)](#)

43. [Funding](#) Agreement with HRC NFS I, LLC (Hubbell Realty Company, Joe Pietruszynski) for acquisition of right-of-way and construction of SW 16th Street improvements south of Tuttle Street.

[\(Council Communication No. 25-297\)](#)

44. [Procurement](#) of equipment and installation of a parking access revenue control system for the 1200 Mulberry Garage per Sourcewell contract and authorizing negotiation and execution of a supplemental agreement with Parkeon, Inc. d/b/a Flowbird, estimated amount of \$180,000.

([Council Communication No. 25-290](#))

45. [Authorizing](#) the City Manager to negotiate an agreement with Joppa to develop a tiny home village at the Chesterfield School site at 2501 Maury Street.

([Council Communication No. 25-300](#))

46. [Negotiation](#) and execution of a contract for Weapons of Mass Destruction Hazardous Materials Field Teams with Iowa Department of Health and Human Services.

47. [Negotiation](#) and execution of Blood Product Services Agreement with Catholic Health Initiatives-Iowa, Corp. d/b/a MercyOne Des Moines Medical Center and Lifeserve Blood Center.

- 47-1 [Appointment](#) of Emily Duffy to Assistant City Attorney II position effective in August 2025 to fill a vacancy created by retirement and promotion.

48. [Receipt](#) of financial reports from Des Moines Water Works.

49. [Accepting](#) proposal and authorizing contract with Eide Bailly LLP for auditing services, annual estimated amount, \$168,998.

([Council Communication No. 25-286](#))

50. [Purchase](#) from EZ Liner and Arrow Striping Equipment of one (1) replacement truck mounted street long line painter to paint high visibility traffic markings in compliance with national standards per Sourcewell contract for use by the Engineering Department, allowing \$125,000 trade-in allowance for the city's current machine, bringing the total cost to \$488,586.

([Council Communication No. 25-285](#))

51. [Receive](#) and file Quarterly Treasurer's Report as of June 30, 2025.

52. [Authorizing](#) Finance Director to draw checks on registers for the weeks of August 4 and 11, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of August 4 and 11, 2025; to draw checks for biweekly payroll due on August 8, 2025.

ORDINANCES SECOND CONSIDERATION

53. [Amending](#) the franchise fee in Section 6 heretofore granted to Iowa Power and Light Company, predecessor in interest to MidAmerican Energy Company.
54. [Amending](#) the franchise fee in Section 6 heretofore granted to Midwest Gas Company, predecessor in interest to MidAmerican Energy Company.

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

HEARINGS (Open at 5:00 PM) (Items 55-56)

55. [On](#) conveyance of the west half of the vacated north/south alley right-of-way adjoining 2417 E. 23rd Street to William A. Bieghler and Diana M. Bieghler, \$50.
56. [On](#) conveyance of property interests to Polk County for the Iowa Confluence Water Trails Project **and to continue the hearing until August 18, 2025.**

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

INFORMAL HEARING

57. [On](#) authorization to proceed with acquisition of the necessary property interests for the Central Place Trail Phase 2 Project.

([Council Communication No. 25-294](#))

ORDINANCES FIRST CONSIDERATION

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

([Council Communication No. 25-289](#))

- (A) Parking Modification – Locust Street between Robert D. Ray Drive and 2nd Avenue.
- (B) Parking Modification – 10th Street between Locust Street and Grand Avenue.
- (C) Parking Modification – 4th Street between Grand Avenue and Watson Powell Jr. Way.

COMMUNICATIONS/REPORTS

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

(A) Joe Van Haalen

MOTION TO ADJOURN.

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