

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

August 18, 2025
5:00 PM

I. ~~CLOSED SESSION 4:15 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.~~

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 37:

***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) DRAKE UNIVERSITY	2719 FOREST AVE	Special Class C
(B) PLATFORM	400 WALNUT ST	Class C Liquor

RENEWAL APPLICATIONS

(C)	AJS ON EAST COURT	419 E COURT AVE	Class C Liquor
(D)	ALLEGED LEES	510 E GRAND AVE	Class C Liquor
(E)	BERNARDOS BURRITOS	213 4TH ST #300	Class C Liquor
(F)	CHEAP SEATS	2301 HUBBELL AVE	Class C Liquor
(G)	CONFLUENCE BREWING	1235 THOMAS BECK RD	Class C Liquor
(H)	DOLLAR GENERAL #13488	3220 MLK JR PKWY	Class B Retail
(I)	DRAKE UNIVERSITY	2601 FOREST AVE	Special Class C
(J)	DRAKE UNIVERSITY	2507 UNIVERSITY AVE	Special Class C
(K)	EITHER OR	6222 GRAND AVE	Class C Liquor
(L)	EL PAISANO MEXICAN FOOD	901 E EUCLID AVE	Class C Liquor
(M)	EL RINCON CUBANO	1452 2ND AVE	Class C Liquor
(N)	GIT N GO STORE #36	4164 EASTON BLVD	Class B Retail
(O)	GRAND VIEW UNIVERSITY	2811 E 14TH ST	Class C Liquor
(P)	HOMWOOD SUITES	7201 SW 22ND ST	Special Class C
(Q)	HOTEL FORT DES MOINES	1000 WALNUT ST	Class C Liquor
(R)	KUM & GO #120	6304 SW 9TH ST	Class B Retail
(S)	KUM & GO #536	1300 KEOSAUQUA WAY	Class B Retail
(T)	LINNS SUPERMARKET	3805 6TH AVE	Class B Retail
(U)	MAVERIK #5361	3104 UNIVERSITY AVE	Class E Liquor
(V)	PAL JOEYS	6224 GRAND AVE	Class C Liquor
(W)	PINTS PUB N PATIO	319 COURT AVE	Class C Liquor
(X)	SUPER QUICK	303 SE 30TH ST	Class E Liquor
(Y)	SUPER QUICK SMOKES	5625 HICKMAN RD	Class B Retail
(Z)	TEQUILAS LIQUOR STORE	1434 DES MOINES ST	Class E Liquor
(AA)	TOBACCO OUTLET #510	3409 SW 9TH ST	Class B Retail
(BB)	UP/DOWN	500 E LOCUST ST	Class C Liquor
(CC)	WAVELAND COFFEE SHOP	4704 UNIVERSITY AVE	Class C Liquor

SPECIAL EVENT APPLICATIONS

- (DD) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CENTRAL STATE SHRINE ASSOCIATION
AWARDS AND RECOGNITION BANQUET ON AUGUST 29, 2025.
- (EE) BEAVERDALE FALL FESTIVAL 2805 BEAVER AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR A FESTIVAL ON
SEPTEMBER 19 - 20, 2025.
- (FF) EVERYBODYS FAVORITE BBQ 710 CORNING AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR A FESTIVAL ON
SEPTEMBER 5 - 7, 2025.
- (GG) SA PRESENTS 2251 GEORGE FLAGG 5 days
CLASS C LIQUOR LICENSE FOR LAKE STREET DIVE CONCERT ON
SEPTEMBER 10, 2025.

(HH) STAR BAR 2811 INGERSOLL AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR INGERSOLL LIVE
ON AUGUST 23, 2025.

(II) TAI VILLAGE 4200 MLK JR PKWY 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR AN EVENT ON
AUGUST 30 - 31, 2025.

(JJ) YOUR PRIVATE BAR 4025 TONAWANDA DR 5 days
CLASS C LIQUOR LICENSE FOR A WEDDING ON SEPTEMBER 6, 2025.

(KK) YOUR PRIVATE BAR 313 WALNUT ST 5 days
CLASS C LIQUOR LICENSE FOR TOUCHDOWN TAILGATE ON SEPTEMBER
6, 2025.

4-I [Consideration](#) of new 12-month Class C Liquor License for Highland Underground at 3614
6th Avenue. Sponsor: Mayor Boesen.

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

NEW APPLICATIONS

(A) SMOKE PLANET 2809 E UNIVERSITY AVE

PUBLIC IMPROVEMENTS

6. Ordering construction of the following:

(A) [Birdland](#) and Ashworth Pool Building Repairs: Receiving of bids, (9-2-25) and Setting
date of hearing, (9-29-25), Engineer's estimate, \$300,000.

[\(Council Communication No. 25-306\)](#)

(B) [Nahas](#) Aquatic Center Equipment Replacement: Receiving of bids, (9-2-25) and
Setting date of hearing, (9-29-25), Engineer's estimate, \$255,000.

[\(Council Communication No. 25-307\)](#)

7. [Approving](#) and authorizing the execution of Union Pacific Railroad Company (UPRR)
Agreement for the Guthrie Avenue Viaduct over Union Pacific Railroad Rehabilitation.

[\(Council Communication No. 25-311\)](#)

8. [Approving](#) Professional Services Agreement with Olsson, Inc. for Intelligent Transportation Systems (ITS) Master Plan Integration Services – Phase 6, not to exceed \$536,190.

[\(Council Communication No. 25-309\)](#)

9. [Approving](#) Change Order No. 1 with TNT Tuckpointing and Building Restoration, LLC for additional work on Fort Des Moines Historic Monument Replacement, \$107,692.68.

[\(Council Communication No. 25-310\)](#)

10. [Approving](#) Private Construction Contract between McAninch Corporation and HRC NFS I, LLC for sanitary and storm sewer improvements in Telus Condos.

11. Approving completion and acceptance of Private Construction Contracts between the following:

- (A) [Reilly](#) Construction Co., Inc and Ilex Group, Inc. for Sanitary Sewer Improvements located at 950 E Broadway Avenue for Northridge Business Park.
- (B) [Corell](#) Contractor, Inc. and Grand Oakcrest Townhomes, LLC for Storm Sewer and Paving Improvements located at 4005 Grand Avenue for Oak Crest Townhome Development.
- (C) [Vanderpool](#) Construction, Inc. and MidState Properties, LLC for Storm Sewer Improvements located at 1929 SE 14th Court for Hartford Avenue Self Storage.
- (D) [The](#) Underground Company, Ltd. and DR Horton – Iowa, LLC for Sanitary Sewer Improvements located in the vicinity of E. 50th Street and Grandview Avenue for The Woods at Copper Creek Plat 5.
- (E) [The](#) Underground Company, Ltd. and DR Horton – Iowa, LLC for Storm Sewer Improvements located in the vicinity of E. 50th Street and Grandview Avenue for The Woods at Copper Creek Plat 5.
- (F) [The](#) Underground Company, Ltd. and DR Horton – Iowa, LLC for Sanitary Sewer Improvements located in the vicinity of E. 50th Court and Brook View Drive for The Woods at Copper Creek Plat 7.
- (G) [The](#) Underground Company, Ltd. and DR Horton – Iowa, LLC for Storm Sewer Improvements located in the vicinity of E. 50th Court and Brook View Drive for The Woods at Copper Creek Plat 7.
- (H) [Elder](#) Corporation and Des Moines Airport Authority for Sanitary Sewer Improvements located at the intersection of Fleur Drive and Cowles Drive Airport Entrance/Exit Roadway.

12. Accepting completed construction and approving final payment for the following:

- (A) [2025](#) Citywide Traffic Calming Improvements, Caliber Concrete, LLC.
- (B) [63rd](#) Street Trail from SW McKinley Avenue to the Raccoon River, Corell Contractor, Inc.
- (C) [Locust](#) Street Resurfacing from the Des Moines River to 9th Street, Grimes Asphalt and Paving Corporation.

SPECIAL ASSESSMENTS

- 13. [Levying](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-08.

BOARDS/COMMISSIONS/NEIGHBORHOODS

- 14. [Communication](#) from Daniel Stalder advising of his resignation from the Greater Des Moines Sister Cities Commission, Seat 13, effective immediately.
- 15. [Recommendation](#) from Council Member Mandelbaum to appoint Mary Kay Kirsner to the Greater Des Moines Sister Cities Commission, Seat 13, with a term expiring April 28, 2026.
- 16. [Communication](#) from Andrea Woodard advising of her resignation from the Parks and Recreation Board, Seat 14, effective immediately.

COMMUNICATIONS FROM PLANNING AND ZONING

- 17. [Regarding](#) City initiated request for the vacation of the following segments of alley and street right-of-way to allow them to be assembled into Ashfield Park - A) Undeveloped right-of-way along the north, east and south perimeters of Ashfield Park, including Geo-Parcel Numbers 782402205008, 782402620055, and 782402205019. B) The segment of E. 19th Street between Hubbell Avenue and Maple Street, and an alleyway extending southeast from said street segment to Hubbell Avenue.

SETTING DATE OF HEARINGS

18. [On](#) request from Bell Avenue Properties, Inc. (Jonathan Koehn, Officer) and Mid-Iowa Council Boy Scouts of America (Matt Hill, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of multiple parcels in the vicinity of 6200 Scout Trail from Business Park and Development Control to Industrial, and to rezone the property from “EX” Mixed-Use District and “P2” Public, Civic and Institutional District to Limited “I1” Industrial District to allow expansion of the use including building, storage and parking lot additions, (9-8-25).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

19. [Approving](#) settlement of workers’ compensation claim.

APPROVING

20. [Preliminary](#) Award of Home Investment Partnership Program (HOME) Agreement for \$100,000 and Community Development Block Grant (CDBG) Agreement for \$650,000 to the Beacon Village LLC for the Beacon Village Phase II Renovation of 1348 E. Euclid Avenue for 32 units.

[\(Council Communication No. 25-316\)](#)

21. [Agreement](#) for assignment of tax sale certificate for 800 35th Street to Invest DSM for development and/or rehabilitation of housing.

[\(Council Communication No. 25-315\)](#)

22. [Support](#) of an amendment to the final application for the Merle Hay Mall Campus Reinvestment District.

[\(Council Communication No. 25-305\)](#)

23. [Fiscal](#) Year FY2025 Annual Federal Equitable Sharing Agreement and Certification report.

[\(Council Communication No. 25-317\)](#)

24. [Amendment](#) to schedule of fees applicable to special parking permit fine.

25. [Ratification](#) of Iowa Department of Natural Resources (IDNR) Resource Enhancement and Protection (REAP) grant funding application seeking \$300,000 for Birdland Park Master Plan Phase 1A Improvements.

[\(Council Communication No. 25-314\)](#)

26. [Donation](#) agreement with Carol Maher and Des Moines Park and Recreation Foundation d/b/a Friends of Des Moines Parks for funding of bicycle rack installation project.

[\(Council Communication No. 25-313\)](#)

27. [Receipt](#) of the 2024 Annual Report of the Greater Des Moines Public Art Foundation as required by agreement.

- 27-I [Appointment](#) of Assistant City Attorney II to fill a vacancy created by retirement and promotion.

28. [Abatement](#) of public nuisance at 1050 6th Avenue.

29. [Renewable](#) agreements for on-call emergency sanitary and storm sewer repair services from Ontrack Construction and Vanderpool Construction, Inc. for use by the Public Works Department, annual amount not to exceed \$500,000. (345 potential bidders, one (1) bid received).

30. [Purchase](#) from Ziegler Caterpillar (Chris Culbertson, Branch Operations Manager) of one (1) replacement 2025 Caterpillar 930 high-lift wheel loader per Sourcewell contract for use by the Public Works Department, \$249,693.12.

[\(Council Communication No. 25-320\)](#)

31. [Purchase](#) from Ziegler Caterpillar (Chris Culbertson, Branch Operations Manager) of one (1) replacement 2023 CAT CB8 Paving Compactor per Sourcewell contract for use by the Public Works Department, \$144,000.

[\(Council Communication No. 25-321\)](#)

32. [Purchase](#) from MacQueen Group (Mike Osler, Director of Sales) of two (2) replacement purpose-built Elgin Pelican three-wheeled mechanical broom street sweepers per Sourcewell contract for use by the Public Works Department, \$645,031.

[\(Council Communication No. 25-322\)](#)

33. [Purchase](#) from Eagle Sign Co. (John E. Nagle, President) of Parks Signage Fabrication and Installation Services, Phase 11 for use by the Parks and Recreation Department, \$198,688.74. (Twenty (20) potential bidders, one (1) received).

[\(Council Communication No. 25-312\)](#)

34. [Purchase](#) from CDW Government LLC (Christine A. Leahy, President) of computer and accessory equipment per State of Iowa Agreement and Omnia Partners Contract for use by the Information Technology Department, and authorizing negotiation and execution of supplemental agreement with CDW Government, LLC, not to exceed \$250,000.

([Council Communication No. 25-318](#))

35. [Authorizing](#) Finance Director to draw checks on registers for the weeks of August 18, 25 and September 1, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of August 18, 25 and September 1, 2025; to draw checks for biweekly payroll due on August 22 and September 5, 2025.

ORDINANCES - FINAL CONSIDERATION

36. [Amending](#) the franchise fee in Section 6 heretofore granted to Iowa Power and Light Company, predecessor in interest to MidAmerican Energy Company.
37. [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 38 THRU 51)

38. [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.
- (A) [First](#) consideration of ordinance above.
39. [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.
- (A) [First](#) consideration of ordinance above.
40. [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.
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes.

41. [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.

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

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

42. [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 **and to continue the hearing until September 8, 2025.**

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

43. [On](#) conveyance of property interests to Polk County for the Iowa Confluence Water Trails Project **and to continue the hearing until September 8, 2025.**

44. [On](#) the issuance of not to exceed \$38,000,000 General Obligation Bonds or Capital Loan Notes for essential corporate purposes.

[\(Council Communication No. 25-319\)](#)

(A) [Authorization](#) for additional action.

45. [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.

[\(Council Communication No. 25-319\)](#)

(A) [Authorization](#) for additional action.

46. [On](#) the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-1.

[\(Council Communication No. 25-319\)](#)

(A) [Authorization](#) for additional action.

47. On the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-2.

([Council Communication No. 25-319](#))

(A) [Authorization](#) for additional action.

48. On the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-3.

([Council Communication No. 25-319](#))

(A) [Authorization](#) for additional action.

49. On the issuance of not to exceed \$750,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-4.

([Council Communication No. 25-319](#))

(A) [Authorization](#) for additional action.

50. On the issuance of not to exceed \$900,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-5.

([Council Communication No. 25-319](#))

(A) [Authorization](#) for additional action.

51. On the issuance of not to exceed \$1,335,000 General Obligation Bonds or Capital Loan Notes for general corporate purposes, GCP-6.

([Council Communication No. 25-319](#))

(A) [Authorization](#) for additional action.

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

ORDINANCES FIRST CONSIDERATION

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

([Council Communication No. 25-308](#))

- (A) Parking Modifications – Forest Avenue between 27th Street and 30th Street.
- (B) Parking Modifications – 3rd Street between Vine Street to Court Avenue.
- (C) Designation as a One-Way Street – Raccoon Street from SE 6th Street to SE 7th Street.
- (D) Code Corrections and Parking Modifications – WRA Ingersoll Run Sewer Outlet, Phase 28, Segment 2:
 - (1) Seventeenth Street between Locust Street and Ingersoll Avenue.
 - (2) Eighteenth Street between Grand Avenue and Ingersoll Avenue.
 - (3) Locust Street between Thirteenth Street and Fleur Drive.
 - (4) Grand Avenue between Twelfth Street and 28th Street.

COMMUNICATIONS/REPORTS

53. Requests to speak as follows:

None at this time.

MOTION TO ADJOURN.

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