

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

September 8, 2025
5:00 PM

PROCLAMATION – 4:55 PM

Latino Heritage Month

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 52:

***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) A DONG RESTAURANT	1511 HIGH ST	Special Class C
(B) LEOS LAUNDROMATS	1424 E OVID AVE	Special Class C
(C) MOTLEY SCHOOL TAVERN	1903 BEAVER AVE	Class C Liquor
(D) STRIKING SPARROW	1930 SE 6TH ST	Class C Liquor

RENEWAL APPLICATIONS

(E) 5 DE MAYO MEXICAN	5118 SE 14TH ST	Class C Liquor
(F) AMERICAN OUTLAWS	214 3RD ST	Class C Liquor
(G) ANDYS PLACE	5114 SW 9TH ST	Class C Liquor
(H) ANGRY GOLDFISH	2301 SW 9TH ST	Class C Liquor
(I) BOMB BAR	209 4TH ST	Class C Liquor
(J) CASEYS STORE #2314	3527 INDIANOLA AVE	Class B Retail
(K) CASEYS STORE #2676	2106 ECHO VALLEY DR	Class E Liquor
(L) CEVICHE	223 E WALNUT ST	Class C Liquor

(M) CLUB 2000	422 INDIANOLA RD	Class C Liquor
(N) CLYDES FINE DINER	111 E GRAND AVE 111	Class C Liquor
(O) CROATIAN FRATERNAL	6575 INDIANOLA AVE	Class C Liquor
(P) DRAKE UNIVERSITY	1310 25TH ST	Special Class C
(Q) DZO	2611 INGERSOLL AVE	Class C Liquor
(R) EL VALLE TIENDA	101 ARMY POST RD	Class B Retail
(S) FAREWAY #900	100 E EUCLID AVE	Class E Liquor
(T) GAMEDAY LANES	3800 MERLE HAY RD5	Class C Liquor
(U) GUCKENHEIMER	1900 SCOTT AVE	Class C Liquor
(V) HAUNT	500 LOCUST ST	Class C Liquor
(W) HOLIDAY INN	1050 6TH AVE	Class C Liquor
(X) LAMP	418 E 5TH ST	Class C Liquor
(Y) NEW NORTHWESTERN	321 E WALNUT ST	Class C Liquor
(Z) QUIK TRIP #560	2300 MLK JR PKWY	Class B Retail
(AA) RITAS CANTINA	401 SE 5TH ST	Class C Liquor
(BB) TACHIDO	409 COURT AVE	Class C Liquor
(CC) VIVA MEXICAN	6101 GRAND AVE	Class C Liquor
(DD) WALGREENS #00359	2545 E EUCLID AVE	Class E Liquor
(EE) WALGREENS #04714	4555 FLEUR DR	Class E Liquor
(FF) WALGREENS #05362	1330 E UNIVERSITY AVE	Class E Liquor
(GG) WALGREENS #05721	3140 SE 14TH ST	Class E Liquor
(HH) WALGREENS #05777	2930 E UNIVERSITY AVE	Class E Liquor
(II) WALGREENS #05852	3030 UNIVERSITY AVE	Class E Liquor
(JJ) WALGREENS #07452	4415 DOUGLAS AVE	Class E Liquor
(KK) WALGREENS #07453	104 E EUCLID AVE	Class E Liquor
(LL) WALGREENS #07833	3501 INGERSOLL AVE	Class E Liquor
(MM) WALGREENS #07968	6200 SE 14TH ST	Class E Liquor
(NN) WAL-MART #1723	5101 SE 14TH ST	Class E Liquor
(OO) WELLMANS PUB	2920 INGERSOLL AVE	Class C Liquor
(PP) XBK	1159 24TH ST #A	Class C Liquor

SPECIAL EVENT APPLICATIONS

(QQ) CALDERON	3000 E GRAND AVE	5 days
CLASS C LIQUOR LICENSE FOR A WEDDING ON SEPTEMBER 27, 2025.		
(RR) EBERSOLE MILLER	3000 E GRAND AVE	5 days
CLASS C LIQUOR LICENSE FOR A WEDDING ON SEPTEMBER 27, 2025.		
(SS) HY VEE	3000 E GRAND AVE	5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR A WEDDING ON OCTOBER 4, 2025.		
(TT) HY VEE	100 LOCUST ST	5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR A WEDDING ON OCTOBER 4, 2025.		

(UU) IOWA LATINO FESTIVAL 1330 GRAND AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR A FESTIVAL ON
SEPTEMBER 27 - 28, 2025.

(VV) LUCKY WIFE WINE 4000 URBANDALE AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR BEAVERDALE
FALL FESTIVAL ON SEPTEMBER 19 - 20, 2025.

(WW) SA PRESENTS 2251 GEORGE FLAGG 5 days
CLASS C LIQUOR LICENSE FOR TURNSTILE CONCERT ON SEPTEMBER
28, 2025.

(XX) SA PRESENTS 2251 GEORGE FLAGG 5 days
CLASS C LIQUOR LICENSE FOR CODY JINKS CONCERT ON SEPTEMBER
18, 2025

(YY) THIRSTY PIGS LLC 520 ROBERT D RAY DR 5 days
CLASS C LIQUOR LICENSE FOR DRAKE HOOPS FEST ON OCTOBER 2,
2025.

(ZZ) TOP IT OFF 215 10TH ST #150 5 days
CLASS C LIQUOR LICENSE FOR ISPACE OPEN HOUSE PARTY ON
OCTOBER 2, 2025.

(AAA) V-CLUB 4029 URBANDALE AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR BEAVERDALE
FALL FESTIVAL ON SEPTEMBER 19 - 20, 2025.

(BBB) YOUR PRIVATE BAR 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR A WEDDING ON SEPTEMBER 20, 2025.

(CCC) YOUR PRIVATE BAR 4025 TONAWANDA DR 5 days
CLASS C LIQUOR LICENSE FOR A WEDDING ON SEPTEMBER 12, 2025.

OUTDOOR SERVICE APPLICATIONS

(DDD) CHRISTOPHERS 2816 BEAVER AVE Class C Liquor
TEMPORARY FOR BEAVERDALE FALL FESTIVAL ON SEPTEMBER 19 - 20,
2025.

(EEE) GOODSONS 2815 BEAVER AVE Class C Liquor
TEMPORARY FOR BEAVERDALE FALL FESTIVAL ON SEPTEMBER 19 - 20,
2025.

(FFF) PARLOR 4041 URBANDALE AVE Class C Liquor
TEMPORARY FOR BEAVERDALE FALL FESTIVAL ON SEPTEMBER 19 - 20,
2025.

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

NEW APPLICATIONS

- | | |
|------------------|-------------------------------|
| (A) CLOUD9 | 2705 SW 9 TH ST #1 |
| (B) ELITE CLOUDS | 202 4 TH ST #4 |

RENEWAL APPLICATIONS

- | | |
|--------------------|------------------------------|
| (C) PUFF PUFF PASS | 521 E 14 TH ST #B |
|--------------------|------------------------------|

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

NEW APPLICATIONS

- | | |
|----------------------|------------------------------|
| (A) ELITE CLOUDS | 202 4 TH ST #4 |
| (B) PUFF PUFF PASS | 521 E 14 TH ST #B |
| (C) SAHOTA FOOD MART | 1805 SE 14 TH ST |

PUBLIC IMPROVEMENTS

7. [Approving](#) Professional Services Agreement with HDR Engineering, Inc. for professional services for Citywide Sanitary Sewer System Inflow and Infiltration (I&I) Program, not to exceed \$135,550.

([Council Communication No. 25-342](#))

8. [Water](#) Resource Restoration Sponsored Project Performance Agreement with the Iowa Department of Natural Resources (IDNR) and associated Maintenance Agreements with two (2) private property owners for the Swan Lake Branch Sponsored Project.

([Council Communication No. 25-323](#))

9. [Partners](#) for Fish and Wildlife Program Landowner Agreement with the United States Fish and Wildlife Service for a grant of native prairie seed for a habitat restoration and retention project at James W. Cownie Soccer Complex.

10. [Completion](#) and acceptance of improvements set forth and constructed pursuant to Memorandum of Understanding for the Riverwalk Dog Park & Lauridsen Skate Park Parking Lot with Polk County.

11. [Approving](#) Private Construction Contract between All Star Concrete, LLC and HRC NFS I, LLC for paving improvements in Telus Condos.

12. Approving completion and acceptance of Private Construction Contracts for the following:

- (A) [Paving](#), Sanitary and Storm Sewer Improvements for Carter Court, between Vanderpool Construction, Inc. and Greater Des Moines Habitat for Humanity.
- (B) [Sanitary](#) Sewer Improvements for the 1400 block of E. 26th Street, between Third Day Plumbing, LLC and Humberto Lechuga and Miguel Malagon.
- (C) [Storm](#) and Sanitary Sewer Improvements for 201 SE 6th Street, between Elder Corporation and District at 6th, LLC.
- (D) [Storm](#) Sewer Improvements for 2450 Forest Avenue, between Elder Corporation and Des Moines Independent Community School District.
- (E) [Sanitary](#) Sewer Improvements for 5100 Hubbell Avenue, between Pleva Mechanical, Inc. and Ryan Resorts, LLC.
- (F) [Storm](#) Sewer Improvements for 317 E. 6th Street, between Elder Corporation and HOA Development LLC.
- (G) [Paving](#) Improvements for High Street Lofts, between Holzworth Construction LLC and Hoyt, LLC,

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

- (A) [2023](#) Traffic Signal Replacement Contract 1, Iowa Signal, Inc.
- (B) [2023](#) Traffic Signal Replacement Contract 2, Iowa Signal, Inc.
- (C) [Intelligent](#) Transportation Systems Phase 3, Iowa Signal, Inc.

SPECIAL ASSESSMENTS

- 14. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-09.
- 15. [Deletion](#) of NAC – Emergency Assessment at 1922 Leyner Street.

LAND/PROPERTY TRANSACTIONS

16. [Approval](#) of final subdivision plat for Gray's Station Plat 8.
([Council Communication No. 25-329](#))
17. [Approval](#) of two (2) tax abatement applications for work completed in 2023.
([Council Communication No. 25-328](#))
- 17-I [Approving](#) forfeiture of Real Estate Installment Contract conveying excess City property locally known as 1321 Vermont Street, 1407 Michigan Street and 16 Forest Avenue to 1321 Vermont Street, LLC.
18. [Authorization](#) to proceed with acquisition of the necessary property interests for the 2026 Sewer Repair Contract.
([Council Communication No. 25-339](#))

BOARDS/COMMISSIONS/NEIGHBORHOODS

19. [Recommendation](#) from Mayor Boesen to reappoint Andrea Ytzen to the Building and Fire Code Board of Appeals, Seat 1, for a term expiring April 1, 2028.
- 19-I [Recommendation](#) from Council Member Gatto to appoint Annamaria Loiocono to the Parks and Recreation Board, Seat 14, with a term expiring June 30, 2029.
20. [Recommendation](#) from Council Member Mandelbaum to reappoint Kameron Middlebrooks to the Des Moines Civil and Human Rights Commission, Seat 6, for a term expiring April 3, 2028.
21. [Recommendation](#) from Council Member Mandelbaum to reappoint Johnny Alcivar to the Plan and Zoning Commission, Seat 13, for a term expiring July 1, 2030.
22. [Communication](#) from Loyd Ogle advising his resignation from the Parks and Recreation Board, Seat 2, effective immediately.

COMMUNICATIONS FROM PLANNING AND ZONING

23. [Regarding](#) city-initiated request for vacation of approximately 4.3 acres of the CB & Q Street right-of-way between SE 25th Court and SE 30th Street, and in the vicinity of 2901 CB & Q Street to allow the vacated areas to be assembled for expansion of the Wastewater Reclamation Authority facility.

SETTING DATE OF HEARINGS

24. [On](#) conveyance of City-owned property at 930 Thornton Avenue to Greater Des Moines Habitat for Humanity for rehabilitation of housing, (9-29-25).
25. [On](#) vacation of air and subsurface rights within portions of Murphy Street and SW 14th Street right-of-way adjoining 1310 Murphy Street and conveyance of a Permanent Easement for Air Space Above City-owned Property and a Permanent Easement for Subsurface Building Encroachment on City-owned Property to HRC NFS I, LLC for \$1,625, (9-29-25).
26. [On](#) vacation of surface rights within a portion of Depot Street right-of-way adjoining 108 3rd Street and conveyance of a Permanent Easement for Surface Building Encroachment on City-owned property to JDS Real Estate Investments, LLC for \$33,400, (9-29-25).
27. [On](#) vacation of excess cemetery property adjoining 1708 48th Street and conveyance to Linda C. Kline, \$5,000, (9-29-25).
28. [On](#) vacation of the north/south and east/west alley right-of-way located in the vicinity of 1650 Dean Avenue and conveyance to adjoining property owners for \$350, (9-29-25).
29. [On](#) vacation of multiple segments of street and alley right-of-way located in the vicinity of E. 19th Street and Hubbell Avenue to allow them to be assembled into Ashfield Park, (9-29-25).
30. [To](#) correct vacation of two irregular shaped segments of undeveloped right-of-way located in the vicinity of 6200 Scout Trail and correct the release of Permanent Easement for Public Right of Way on said property, (9-29-25).
31. [To](#) correct the vacation of portions of E. 36th Street, E. 36th Court, Arthur Avenue, E. 40th Court, and Lot Q right-of-way located in the Fourmile Creek Floodplain and issue a Corrected Quit Claim Deed to Polk County Conservation Board for the Lower Fourmile Creek Greenway project, (9-29-25).

32. [On](#) request from 61st Street Construction, LLC (Daniel Doyle, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of 1603 Walker Street from Low Density Residential to High Density Residential and to rezone from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District to allow redevelopment of the property for a multiple-household building with up to 12 dwelling units, (9-29-25).
33. [On](#) the proposition to enter into a Loan Agreement with Axon Enterprise, Inc. in the principal amount of not-to-exceed \$1,091,997.95 for the purpose of providing funds for the purchase of certain taser certification bundle equipment and materials, (9-29-25).

[\(Council Communication No. 25-345\)](#)

34. [On](#) a Lease Agreement with E.O. Johnson Company, Inc. not to exceed \$450,000.00 for leasing of multi-function devices (printer, copier, scanner and facsimile) for use in City operations for a two-year period, to be paid in 24 monthly payments, (9-29-25).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

35. [Approving](#) payment to Abakar Adoum for a property damage claim.

CITY MANAGER COMMUNICATIONS

36. [Submitting](#) travel and training for Sister Cities Commission Vice-Chair Kelly Simmons.

[\(Council Communication No. 25-344\)](#)

37. Number Not Used.

APPROVING

38. [HOME](#) Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) Funding for Home Opportunities Made Easy, Incorporated (HOME, Inc.) to construct an affordable single-family home at 913 Douglas Avenue, \$199,000.

[\(Council Communication No. 25-337\)](#)

39. [Preliminary](#) terms of an urban renewal development agreement with JDS Real Estate Investments LLC for the rehabilitation of a 33,540 square foot office building at 108 3rd Street.

[\(Council Communication No. 25-331\)](#)

40. ~~[Preliminary](#) terms of an Urban Renewal Development Agreement with ECG Southridge, LP for the construction of a 160-unit apartment building located at 7210 SE 14th Street.~~

~~([Council Communication No. 25-330](#))~~

41. [Issuance](#) of certificate of completion to Meridian at Gray's Landing LLC for construction of the Meridian Building at 425 SW 11th Street.
42. [Agreement](#) with the Des Moines Carousel Foundation for construction, funding, and maintenance of improvements related to the Des Moines Heritage Carousel in Union Park.

([Council Communication No. 25-327](#))

43. [Community](#) Attraction and Tourism (CAT) Grant Agreement with Iowa Economic Development Authority (IEDA) and ICON Water Trails for the Birdland Park Master Plan Improvements - Phase 1 Project in the amount of \$1,000,000.

([Council Communication No. 25-343](#))

44. [Outdoor](#) special event "Cool Cars for Cats" on October 4, 2025 in accordance with Franklin Junior High School PUD Conceptual Plan for property at 4801 Franklin Avenue.
45. [One](#) year extension to the collective bargaining agreement with Municipal Employees Association (MEA) and the City of Des Moines for period July 1, 2026 through June 30, 2027.

([Council Communication No. 25-334](#))

46. [Nonbinding](#) Letter of Intent with Des Moines Metropolitan Wastewater Reclamation Authority and authorizing the City Manager to negotiate potential purchase of real estate adjacent to City property for purposes of expanding a tiny home village.
47. [First](#) Amendment to Supplemental Agreement No. 3 with Iowa Communications Network (ICN) for data center colocation services, fiber optic network hardware, network connectivity and hardware support.

([Council Communication No. 25-338](#))

48. [\\$36,000](#) in additional funds for the annual agreement with Insight Public Sector, Inc. (Joyce Mullen, President and CEO) for Microsoft Azure Blob storage pursuant to Microsoft Enterprise Enrollment Agreement and City Contract No. K24-449, for \$96,000 total annual amount.

([Council Communication No. 25-335](#))

49. [Purchase](#) of annual maintenance agreement from Tyler Technologies Inc. (Bryan Proctor, President) for the Records Management System (RMS), years 6-10 for use by the Police Department, \$210,754.26 with annual maintenance fees thereafter subject to an annual increase of 5%.

([Council Communication No. 25-325](#))

50. [Purchase](#) of ammunition from Keisler Police Supply, Inc. (Doug Kiesler, Chief Executive Officer) per State of Iowa Master Agreement for use by the Police Department, \$411,604.57 and approving City Manager to approve future purchase orders through fiscal year 2029 for an annual not to exceed amount of \$230,000 plus 5% increase per year.

([Council Communication No. 25-324](#))

51. [Purchase](#) of one (1) replacement 2023 Caterpillar 416 Backhoe Loader from Ziegler Caterpillar (Chris Culbertson, Branch Operations Manager) per Sourcewell Contract for use by the Cemetery Division of the Parks and Recreation Department, \$159,096.

([Council Communication No. 25-326](#))

52. [Authorizing](#) Finance Director to draw checks on registers for the weeks of September 8, 15 and 22, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of September 8, 15 and 22, 2025; to draw checks for biweekly payroll due September 19, 2025.

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

HEARINGS (OPEN AT 5:00PM) (ITEMS 53 THRU 59)

53. [On](#) conveyance of property interests to Polk County for the Iowa Confluence Water Trails Project, **continued from the August 18, 2025 meeting.**
54. [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.

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

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

55. [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.

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

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

56. [On](#) the proposed Urban Renewal Plan for the Riverview Urban Renewal Area.

[\(Council Communication No. 25-332\)](#)

57. [On](#) the proposed First Amendment to the Urban Renewal Plan for the SE Industrial Urban Renewal Area.

[\(Council Communication No. 25-333\)](#)

58. [On](#) Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Reilly Construction Co., Inc. (Chris R. Reilly, President), \$4,921,105.39.

[\(Council Communication No. 25-340\)](#)

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

59. [On](#) Skywalk Bridge 3CaS Repair: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Hildreth Construction Services, LLC (Mark R. Hildreth, Owner), \$749,000.

[\(Council Communication No. 25-341\)](#)

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

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

COMMUNICATIONS/REPORTS

60. Requests to speak as follows: None at this time.

MOTION TO ADJOURN.

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