

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

October 20, 2025
5:00PM

PROCLAMATION – 4:50PM

Community Planning Month

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 40:

***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) FRENCH WAY	413 EUCLID AVE	Class C Liquor
(B) HEROICS SPORTS LOUNGE	2005 INGERSOLL AVE	Class C Liquor
(C) MARISCOS EL CAPITAN	6050 SE 14TH ST	Class C Liquor

RENEWAL APPLICATIONS

(D) AC HOTEL/REPUBLIC	401 E GRAND AVE	Class C Liquor
(E) BLAZING SADDLE	416 E 5TH ST	Class C Liquor
(F) BORDENAROS PIZZA INC	6108 SW 9TH ST	Class C Liquor
(G) CASEYS GENERAL STORE #2921	3725 BEAVER AVE	Class B Retail
(H) CASEYS GENERAL STORE #2922	3501 E 14TH ST	Class B Retail
(I) CENTRAL CITY 2	1501 MICHIGAN ST	Class E Liquor
(J) CENTRO RESTAURANT	1003 - 1007 LOCUST ST	Class C Liquor
(K) CHEESE SHOP OF DES MOINES	833 42ND ST #B	Special Class C
(L) COA CANTINA	425 E GRAND AVE	Class C Liquor

(QQ) TANGERINE FOOD COMPANY 100 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR DRAKE UNIVERSITY LAW SCHOOL
EVENT ON NOVEMBER 1, 2025.

PUBLIC IMPROVEMENTS

5. Ordering construction of the following:
 - (A) [2nd](#) Avenue Improvements from Court Avenue to I-235: Receiving of bids, (11-4-25) and Setting date of hearing, (12-8-25), Engineer's estimate, \$2,750,000.

([Council Communication No. 25-397](#))
 - (B) [McKinley](#) Avenue Reconstruction from SW 9th Street to SW 14th Street: Receiving of bids, (11-4-25) and Setting date of hearing, (12-8-25), Engineer's estimate, \$5,800,000.

([Council Communication No. 25-396](#))
6. [Approving](#) United States Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) Implementation Grant Agreement.

([Council Communication No. 25-395](#))
7. [Exception](#) to Request for Proposal process for good cause and approving Professional Services Agreement with Kirkham Michael & Associates, Inc. (Michael S. Olson, P.E. President) for Ingersoll Avenue Streetscape from 35th Street to 42nd Street, not to exceed \$489,500.

([Council Communication No. 25-391](#))
8. [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Ace Pipe Cleaning, Inc. for the 2025 Sanitary and Storm Sewer Televising Inspection and Analysis Program – Contract 1, not to exceed \$143,707.

([Council Communication No. 25-394](#))
9. [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Foth Infrastructure and Environment, LLC for additional design services for E. Army Post Road Reconstruction from SE 14th Street to Indianola Avenue, not to exceed \$279,600.

([Council Communication No. 25-392](#))
10. [Approving](#) Private Construction Contract between McAninch Corporation and The Creek at EV, LLC for storm sewer improvements in The Creek at Echo Valley Plat 2.

11. Approving completion and acceptance of Private Construction Contracts between the following:
 - (A) [Evolution](#) Contracting, LLC and TK Development, LLC for Sanitary and Storm Sewer Improvements located at SW 56th Street and Rose Avenue for Southwoods Estates Plat 3.
 - (B) [Lloyd](#) Construction Company and 13th and Mulberry Multifamily, LLC for Paving Improvements located at 1301 Mulberry Street for The Deco.
12. Accepting completed construction and approving final payment for the following:
 - (A) [1851](#) Hartford Avenue Grading and Restoration, Wenthold Excavating, LLC.
 - (B) [Bill](#) Riley Trail Resurfacing from Ashworth Pool to Gray's Lake, TK Concrete, Inc.

SPECIAL ASSESSMENTS

13. [Levying](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-10.
14. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-10.
15. Deletion of NAC – Emergency Assessments at the following:
 - (A) [1516](#) E. Madison Avenue.
 - (B) [2202](#) E. 14th Street.

LAND/PROPERTY TRANSACTIONS

16. [Releasing](#) Subdivision Bond for Carter Court.

BOARDS/COMMISSIONS/NEIGHBORHOODS

17. [Recommendation](#) from Mayor Boesen to appoint Cheryl Peterson to the Urban Design Review Board, Seat 1, with a term expiring June 30, 2027.
18. [Approving](#) the appointment of Lawrence Thacker to the Youth Advisory Board for a term expiring July 31, 2026.

SETTING DATE OF HEARINGS

19. [On](#) conveyance of a Permanent Underground Electric Easement in City property located at 1515 Harriet Street to MidAmerican Energy Company for the ICON Water Trails project, (11-3-25).
20. [On](#) vacation of the east/west alley right-of-way located in the vicinity of 232 E. 16th Court and conveyance to Linette Quintanilla for \$200, (11-3-25).
21. [On](#) request from Highland Park Community Development Association, Inc. (Philip Herman, Officer) to rezone 3851 Sherman Boulevard from “N3a” Neighborhood District to Limited “NX1” Neighborhood Mix District to allow the renovation of the existing one-household dwelling and construction of a two-household dwelling and two (2) accessory dwelling units, for a total of (5) residential dwelling units, (11-3-25).
22. [On](#) Lease Agreement with Kemin Holdings, LC for use of City-owned property located north of and adjoining 2200 Maury Street for \$100, (11-3-25).
23. [On](#) the proposed Second Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area, (11-17-25).

[\(Council Communication No. 25-387\)](#)

24. [On](#) the proposed Fifth Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area, (11-17-25).

[\(Council Communication No. 25-386\)](#)

25. [On](#) the proposed Twelfth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, (11-17-25).

[\(Council Communication No. 25-384\)](#)

26. [On](#) the proposed Thirty-Seventh Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area, (11-17-25).

[\(Council Communication No. 25-385\)](#)

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

27. [Approving](#) payment to ServiceMaster and Complete Plumbing Services on behalf of Regina Agee for a property damage claim.
28. [Approving](#) payment to Ryan Vosburgh and Scotty’s Body Shop University for a property damage claim.

29. [Approving](#) payment to Dianna and Tyler Zaroni for a property damage claim.

APPROVING

30. [Preliminary](#) Award of Home Investment Partnership Program funding, as authorized under the American Rescue Plan (HOME-ARP) from the United States Department of Housing and Urban Development (HUD) to Anawim Housing for nonprofit operating assistance.

[\(Council Communication No. 25-378\)](#)

31. [Grant](#) application to and subsequent grant agreement, if awarded, with the Polk County Housing Trust Fund (PCHTF) for \$100,000 toward owner-occupied repairs.

[\(Council Communication No. 25-379\)](#)

32. [First](#) Amendment and Assignment of Urban Renewal Development Agreement with FW Rehab, LLC.

[\(Council Communication No. 25-382\)](#)

33. [Reauthorization](#) of Small Business Impact Loan Program and Program Policy.

[\(Council Communication No. 25-383\)](#)

34. [Second](#) Amendment to Parking License Agreement with 220 SE 6th Street Properties, LLC.

[\(Council Communication No. 25-388\)](#)

35. [Directing](#) the City Manager to prepare an amendment to the Iowa Reinvestment Act District Plan for the Capital City Reinvestment District modifying the boundaries to include the area within the City known as the Market District.

36. [Des](#) Moines City Council meeting schedule for the calendar year 2026.

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

38. [Purchase](#) from Carahsoft Technology Corporation through its reseller Locality Media, Inc. d/b/a First Due of Record Management Services (RMS) and supplemental agreement per NASPO Value Point contract and State of Iowa Participating Addendum for use by the Fire Department, not to exceed \$290,974.73 for the initial RMS services and a total amount not to exceed \$1,121,083.99 for the optional services.

[\(Council Communication No. 25-390\)](#)

39. [Additional](#) funds of \$51,400 for Professional Services Agreement with Olsson, Inc. (Brad Strittmatter, President) for City Facility Expansion Argonne Armory Fiber Relocation Design Project.

[\(Council Communication No. 25-398\)](#)

40. [Authorizing](#) Finance Director to draw checks on registers for the weeks of October 20 and 27, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of October 20 and 27, 2025; to draw checks for biweekly payroll due October 31, 2025.

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

ORDINANCES - FINAL CONSIDERATION

41. [Amending](#) Section 102-410 of the Municipal Code regarding offense and fine related to prohibited camping.

HEARINGS (OPEN AT 5:00PM) (ITEMS 42 THRU 52)

42. [On](#) conveyance of excess City property located north of and adjoining Carlisle Road to the Des Moines Metropolitan Wastewater Reclamation Authority for future expansion of WRA facilities.
43. [On](#) conveyance of City property known as the 9th and Locust Parking Garage located at 801 Locust Street to Federal Home Loan Bank for \$7,300,000.

[\(Council Communication No. 25-393\)](#)

44. [On](#) vacation of CB & Q Street right-of-way between SE 25th Court and SE 30th Street and conveyance to the Des Moines Wastewater Reclamation Authority for the WRA Treatment Facilities Expansion project.

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

45. [On](#) request from Legacy 515, LLC (Adam Metzker, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for property at 520 35th Street from High Density Residential within a Community Node to Community Mixed Use within a Community Node, and to rezone the property from “NX3” Neighborhood Mix District to “RX2” Mixed Use District to allow use of the property for small-scale office and commercial uses.

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

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

46. On request from Global Des Moines I, LLC (Joseph Zummo, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property at 6101 SE 14th Street from Community Mixed Use within a Regional Node to Industrial within a Regional Node, and to rezone the property from “CX-V” Mixed-Use District to Limited “I1-V” Industrial District to allow use of the property for RV storage including RV storage units and carports.
- (A) First consideration of ordinance above.
- (B) Final consideration of ordinance above (waiver requested by applicant), requires six votes.
47. On request from Robert Bastow (Owner) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for property at 715 E. 25th Street from Low Density Residential to Neighborhood Mixed Use, and to rezone the property from “N3c” Neighborhood District to Limited “RX1” Mixed Use District to allow reuse of an existing building for a dog grooming business.
- (A) First consideration of ordinance above.
- (B) Final consideration of ordinance above (waiver requested by applicant), requires six votes.
48. On request from Cold Storage Rehab, LLC (Abbey Gilroy, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use for the property at 2814 7th Street from Industrial to Neighborhood Mixed Use and to rezone the property from “I1” Industrial District to “RX1” Mixed Use District to allow a mixed use development including rowhome buildings, and a restaurant.
- (A) First consideration of ordinance above.
- (B) Final consideration of ordinance above (waiver requested by Sadie Trytten, NDC), requires six votes.
49. On proposed amendments to Chapter 134 and 135 of the Zoning Ordinance relating to liquor/tobacco sales, definitions, review and approval procedures of a zoning variance, accessory dwelling units and pole signs.
- (A) First consideration of ordinance above.
50. On Lease Agreement with Joppa for property located in the vicinity of 2501 Maury Street.

51. 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.

[\(Council Communication No. 25-380\)](#)

52. On an appeal from Sherman Hill Association (Matt Warner-Blankenship, President) of the Historic Preservation Commission's decision to grant a Certificate of Appropriateness on a request from Colbert Properties (Owner) to construct a new house and garage at 1917 Center Street in the Sherman Hill Local Historic District. **(Choose one alternative below)**

[\(Council Communication No. 25-399\)](#)

- (A) Affirm the decision.
- (B) Reverse the decision and deny the application.
- (C) Remand the application to the Historic Preservation Commission.

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

APPROVING II

53. Review of Zoning Board of Adjustment decision conditionally granting a Use Variance for a "Commercial Service, Studio or Instructional Service" use (fitness center) within an "F" Flood District on property at 414 61st Street owned by 414 61st Street, LLC. **(Choose one alternative below)**

[\(Council Communication No. 25-381\)](#)

- (A) The City Council remands the Decision and Order to the Zoning Board of Adjustment for further study. The effective date of the Board's decision will be deferred for 30 days from the date of this remand.
 - (B) The City Council takes no action to review the Decision and Order. The decision of the Board will become final on November 19, 2025.
 - (C) The City Council declines to remand the decision to the Zoning Board of Adjustment. The decision of the Board becomes final on this date.
54. Issuance of \$66,880,000 General Obligation Bonds, Series 2025A, levying a tax for payment, and approving the Tax Exemption Certificate and the Continuing Disclosure Certificate.

55. [Issuance](#) of \$6,035,000 Taxable General Obligation Bonds, Series 2025B, levying a tax for payment, and the Continuing Disclosure Certificate.

ORDINANCES FIRST CONSIDERATION

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

[\(Council Communication No. 25-389\)](#)

- (A) Parking Modification – University Avenue between 31st Street and 63rd Street
- (B) Traffic Control Change – Intersection of 13th Street and Mulberry Street
- (C) Code Modification – Parking of Trailers for Authorized City Use
- (D) Parking Modification – Garfield Avenue between Idaho Avenue and E. 15th Street
- (E) Parking Modification – Peak Hour Parking Restriction Removal on the following streets in conformance with Connect Downtown:
 - (1) 8th Street between Mulberry Street and Park Street
 - (2) 9th Street between Mulberry Street and Park Street
- (F) Code Correction – Code Corrections to Match Field Conditions on the following streets:
 - (1) Grand Avenue between 9th Street and 10th Street
 - (2) Locust Street between 9th Street and 10th Street
- (G) Corner Clearance Parking Restrictions:
 - (1) SE 5th Street and E. Watrous Avenue
 - (2) E. 29th Street and Guthrie Avenue
 - (3) E. 32nd Court and E. Washington Avenue
 - (4) 39th Place and Madison Avenue
 - (5) 49th Street and Madison Avenue
 - (6) 53rd Street and Aurora Avenue
 - (7) 56th Street and Forest Avenue

57. [Amending](#) Chapter 135 of the Municipal Code relating to trash recycling, refuse locations, and review and approval procedures.

COMMUNICATIONS/REPORTS

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

- (A) Ben Lynch
- (B) Keenan Crow
- (C) Katherine Price
- (D) Deborah Krauss
- (E) Nathan Erickson
- (F) Kassandra St. Claire
- (G) Nina Richtman

MOTION TO ADJOURN.

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