

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

**November 3, 2025  
5:00 PM**

**I. CLOSED SESSION – 4:00 PM**

- (A) Roll Call.
- (B) Recess, and reconvene in closed session pursuant to Section 20.17(3) of the Code of Iowa to discuss collective bargaining strategy.
- (C) Closed Session.
- (D) Terminate closed session and reconvene in open session.
- (E) Motion to adjourn.

\* \* \* \* \*

**PRESENTATION – 4:55 PM**

**American Public Works Association - Re-accreditation**

- 1. ROLL CALL:
- 2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
- 3. APPROVING CONSENT AGENDA \* – items 3 through 31:

**\*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) DSM ATHLETIC CLUB      604 LOCUST ST #105      Class C Liquor

### RENEWAL APPLICATIONS

- |     |                      |                        |                |
|-----|----------------------|------------------------|----------------|
| (B) | ALDI INC #03         | 3940 E 14TH ST         | Class B Retail |
| (C) | ALDI INC #29         | 5512 SE 14TH ST        | Class B Retail |
| (D) | ALDI INC #38         | 2543 E UNIVERSITY AVE  | Class B Retail |
| (E) | CHA CHAS HILAND      | 3615 6TH AVE           | Class C Liquor |
| (F) | CHIPOTLE             | 3737 MERLE HAY RD #100 | Class C Liquor |
| (G) | EL PANNANDERO        | 6401 SE 14TH ST        | Class C Liquor |
| (H) | FREMONT              | 1030 E 9TH ST          | Class C Liquor |
| (I) | ORDER OF EAGLES #109 | 6567 BLOOMFIELD RD     | Class C Liquor |
| (J) | GIT N GO STORE #19   | 890 COUNTY LINE RD     | Class B Retail |
| (K) | GIT N GO STORE #3    | 100 WATROUS AVE        | Class B Retail |
| (L) | GIT N GO STORE #6    | 5736 FRANKLIN AVE      | Class B Retail |
| (M) | HESSEN HAUS          | 101 4TH ST             | Class C Liquor |
| (N) | HOQ RESTAURANT       | 303 E 5TH ST           | Class C Liquor |
| (O) | JEANNIES BOTTLE      | 3839 MERLE HAY RD #108 | Class C Liquor |
| (P) | KWIK STAR #1053      | 4105 HUBBELL AVE       | Class B Retail |
| (Q) | PURVEYOR             | 505 E GRAND AVE #105   | Class C Liquor |

### SPECIAL EVENT APPLICATIONS

- (R) EMBASSY CLUB      100 LOCUST ST      5 days  
CLASS C LIQUOR LICENSE FOR A WEDDING RECEPTION ON  
NOVEMBER 22, 2025.
- (S) HY VEE      100 LOCUST ST      5 days  
CLASS C LIQUOR LICENSE FOR A WEDDING RECEPTION ON  
NOVEMBER 15, 2025.
- (T) SIPS IN MOTION      519 PARK ST      5 days  
CLASS C LIQUOR LICENSE FOR FROST AND FLAME BALL ON  
NOVEMBER 22, 2025.

5. [Consideration](#) of 5-day Special Class C Retail Alcohol (Beer/Wine) License for SIPONTEROCKS LLC at 1246 E. 12<sup>th</sup> Street for Barn Bash event on November 15, 2025. Pending approval of building, electrical, fire, zoning, and police departments.

## PUBLIC IMPROVEMENTS

6. Ordering construction of the following:
  - (A) [2026](#) Citywide Traffic Calming Improvements: Receiving of bids, (11-25-25) and Setting date of hearing, (12-22-25), Engineer's estimate, \$340,000.  
  
([Council Communication No. 25-407](#))
  - (B) [Ingersoll](#) Avenue Improvements from 31st Street to 35th Street: Receiving of bids, (11-25-25) and Setting date of hearing, (12-22-25), Engineer's estimate, \$5,630,000.  
  
([Council Communication No. 25-406](#))
  - (C) [Jackson](#) Basin Water Quality Improvements: Receiving of bids, (11-25-25) and Setting date of hearing, (12-22-25), Engineer's estimate, \$3,000,000.  
  
([Council Communication No. 25-405](#))
7. [Approving](#) amendment to United States Army Corps of Engineers (USACE) agreement for expanded scope of work for Risk-Informed Design evaluation of the Des Moines Levee Alterations Program, estimated at \$139,615.06.  
  
([Council Communication No. 25-403](#))
8. [Approving](#) exception to Request for Proposal (RFP) process for good cause and approving Professional Services Agreement with Terracon Consultants, Inc. for DICO 2026-2027 Annual Services - Operation, Maintenance, and Sampling of On-site Groundwater Remediation Treatment System, not to exceed \$200,000.  
  
([Council Communication No. 25-401](#))
9. [Approving](#) Supplemental Agreement No. 4 to the Professional Services Agreement with Bolton & Menk, Inc. for additional professional services for University Avenue Rehabilitation, not to exceed \$29,107.50.  
  
([Council Communication No. 25-404](#))
10. [Approving](#) Change Order No. 4 with WRH, Inc. for additional work on George Flagg Parkway and Fleur Drive Floodgate Closure, \$509,833.03.  
  
([Council Communication No. 25-402](#))

11. Accepting completed construction and approving final payment for the following:
  - (A) [Burke](#) Park Sprayground, Brothers Cleaning Corporation d/b/a Brothers Concrete.
  - (B) [Brenton](#) Skating Plaza Building Repair, Hildreth Construction Services, LLC.
  - (C) [Fort](#) Des Moines Historic Monument Replacement, TNT Tuckpointing and Building Restoration, LLC.
12. Approving completion and acceptance of Private Construction Contracts for the following:
  - (A) [Sanitary](#) Sewer Improvements for 2200 Maury Street, between Ryan Companies US, Inc. and Kemin Industries, Inc.
  - (B) [Storm](#) Sewer Improvements for 4000 Merle Hay Road, between Graphite Construction Group, Inc and Merle Hay Anchors, LLC.

#### **SPECIAL ASSESSMENTS**

13. [Levy](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-11.
14. [Levy](#) assessments for costs of Public Works sewer repair at 2327 E. 9<sup>th</sup> Street, Schedule No. 2025-04.

#### **LAND/PROPERTY TRANSACTIONS**

15. [Approval](#) of final subdivision plat and acceptance of subdivision bond for Ruby Rose Ridge Townhomes, located in the vicinity of 2401 E. 50<sup>th</sup> Court.

[\(Council Communication No. 25-408\)](#)

16. [Termination](#) of real estate documents for acquisition of property located at 200 Euclid Avenue.

[\(Council Communication No. 25-411\)](#)

## SETTING DATE OF HEARINGS

17. [On](#) conveyance of 100 11<sup>th</sup> Street to Hyper Energy Bar LLC, \$554,000, (11-17-25).
18. [On](#) request from John M. Beard (Owner) for designation of the W. W. Witmer House located at 2900 Grand Avenue as a Local Landmark, (11-17-25).
19. [On](#) lease of three (3) motor graders and three (3) rubber-tired end loaders with plows, for use in emergency snow and ice control operations utilizing Sourcewell Contract from Ziegler CAT Inc. (Chris Culbertson, Branch Operations Manager) \$273,000 for use in the Public Works Department, (11-17-25).

[\(Council Communication No. 25-412\)](#)

## LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

20. [Approving](#) payment to Domeco Fugenschuh.
21. [Approval](#) of retention of outside counsel and ratifying the retention agreement.

## APPROVING

22. [Forgiveness](#) and release of HOME Investment Partnership (HOME) Program recorded documents against Esther Hall, also known as Hawthorn Hill, at 921 Pleasant Street.

[\(Council Communication No. 25-410\)](#)

23. [Agreement](#) with Maddy Fusco for design and maintenance of Pioneer Columbus Community Recreation Center Mural Project.

[\(Council Communication No. 25-418\)](#)

24. [Agreement](#) with Iowa Department of Natural Resources (IDNR) for the Federal Land and Water Conservation Fund (LWCF) program for Cheatom Park Playground Improvements Project.

[\(Council Communication No. 25-417\)](#)

25. [Designation](#) of the City of Des Moines as a Bird Friendly Community.
26. [Communication](#) of fire escrow at 2556 Easter Lake Drive.

- 27. Purchase of one (1) replacement catch basin cleaner combination sewer equipment truck, truck chassis from Housby Mack (Kelly Housby, CEO) \$164,160 per Sourcewell Contract and rear boom and hose from Municipal Pipe Tool Company (Mark Kaler, managing member, and Mike Popovich, Gradall Industries President) \$481,946.71, total \$646,106.71 for use in the Department of Public Works.

(Council Communication No. 25-414)

- 28. Purchase of three (3) replacement single axle dump trucks from Housby Mack (Kelly Housby, CEO) per Sourcewell Contract, \$463,425 for use in the Public Works Department.

(Council Communication No. 25-415)

- 29. Purchase of two (2) replacement heavy duty diesel trucks from Housby Mack (Kelly Housby, CEO) per Sourcewell Contract, \$290,716 and snow removal equipment and upfitting costs consisting of a front plow, plow hitch, wing plow, and dump body from Henderson Products Inc. (Ryan Burkle, Regional Sales Representative) per NASPO Participating Addendum, \$252,374.67, total \$543,090.67 for use in the Public Works Department and the Parks and Recreation Department.

(Council Communication No. 25-413)

- 30. Intergovernmental transfer of public funds pursuant to agreement with Iowa Department of Human Services (IDHS) and approval of agreement for fiscal years 2026-2027.

(Council Communication No. 25-416)

- 31. Authorizing Finance Director to draw checks on registers for the weeks of November 3 and 10, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of November 3 and 10, 2025; to draw checks for biweekly payroll due November 14, 2025.

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

**HEARINGS (OPEN AT 5:00 P.M.) (ITEMS 32 THRU 38)**

- 32. 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.
- 33. On vacation of the east/west alley right-of-way located in the vicinity of 232 E. 16<sup>th</sup> Court and conveyance to Linette Quintanilla for \$200.

(A) First consideration of ordinance above.

34. 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. **(Requires 6 votes for approval due to relevant property owner opposition)**

(A) First consideration of ordinance above.

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

35. On request from Joppa (Jim Hagberg, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential for parcels located in the vicinity of 2501 Maury Street and to rezone from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District, to allow a future development that includes permanent and temporary homes, and associated uses.

(A) First consideration of ordinance above.

(B) Final consideration of ordinance above (waiver requested by Dwayne Myers, Real Estate Division Manager), requires six votes (unless abstention reduces the number requirement per Iowa Code Sec. 380.4(2)).

36. On Lease Agreement with Kemin Holdings, LC for use of City-owned property located north of and adjoining 2200 Maury Street for \$100.

37. On the proposed 2026 Action Plan as part of the 2025-2029 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD).

(Council Communication No. 25-409)

38. On 3rd & Court Skywalk Corridor HVAC Replacement: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as All Iowa Mechanical, LLC (James Vigon, CEO), \$102,900.

(Council Communication No. 25-400)

(A) Approval of contract and bond.

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

## COMMUNICATIONS/REPORTS

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

(A) Heather Armstrong.

MOTION TO ADJOURN.

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