

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

**November 17, 2025**  
**5:00 PM**

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 39:

**\*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) BALLET DES MOINES	655 WALNUT ST #120	Special Class C Liquor
(B) BREW OIL #105	1918 SE 14 <sup>TH</sup> ST	Class E Liquor

**RENEWAL APPLICATIONS**

(C) 821 SQ LIQUOR	821 E EUCLID AVE	Class E Liquor
(D) BIANCHIS	2820 HUBBELL AVE	Class C Liquor
(E) BREAKFAST CLUB	212 E 3RD ST #A	Class C Liquor
(F) CASEYS #2892	6120 DOUGLAS AVE	Class B Retail
(G) C FRESH MARKET	801 UNIVERSITY AVE #1	Class E Liquor
(H) EUROPA GROCERIES	3839 MERLE HAY RD	Class B Retail
(I) GOLDEN FAMILY MARKET	4109 SE 14TH ST	Class B Retail
(J) HIGH LIFE LOUNGE	200 SW 2ND ST	Class C Liquor
(K) LA BAJA COSINA	1938 SE 6TH ST #101	Class C Liquor
(L) MAVERIK #5168	2110 GUTHRIE AVE	Class E Liquor
(M) MOXIE KITCHEN+EVENTS	4119 UNIVERSITY AVE	Class C Liquor
(N) NIGHTINGALE COCKTAIL	435 E GRAND AVE	Class C Liquor
(O) PARK AVENUE PUB	1101 PARK AVE	Class C Liquor
(P) QUIK TRIP #500	3700 HUBBELL AVE	Class E Liquor

(Q)	QUIK TRIP #534	2945 E UNIVERSITY AVE	Class E Liquor
(R)	QUIK TRIP #554	901 SW 63RD ST	Class E Liquor
(S)	QUIKTRIP #541	2428 HUBBELL AVE	Class B Retail
(T)	ROYAL MILE	210 4TH ST	Class C Liquor
(U)	SKIPS	4000 FLEUR DR	Class C Liquor
(V)	TRIANGLE TAP	2506 POST ST	Class C Liquor
(W)	TUMEA AND SONS	1501 SE 1ST ST	Class C Liquor
(X)	VARSITY CINEMA	1207 25TH ST	Class C Liquor

### SPECIAL EVENTS APPLICATIONS

- (Y) APRES BAR CO 100 LOCUST ST 5 days  
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON  
NOVEMBER 29, 2025.
- ~~(Z) HOLIDAY HULLABALOO 1111 E ARMY POST RD 14 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR HOLIDAY  
HULLABALOO, DECEMBER 2 - 15, 2025.~~
- ~~(AA) HOLIDAY HULLABALOO 1111 E ARMY POST RD 14 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR HOLIDAY  
HULLABALOO, DECEMBER 19, 2025 - JANUARY 1, 2026.~~
- (BB) HY VEE 100 LOCUST ST 5 days  
CLASS C LIQUOR LICENSE FOR A RECEPTION ON DECEMBER 6, 2025.
- (CC) IOWA ASIAN ALLIANCE 700 LOCUST ST 5 days  
SPECIAL CLASS C RETAIL ALCOHOL LICENSE FOR PHO KING COOK  
OFF ON DECEMBER 6, 2025.
- (DD) IOWA EUROPEAN CONNECTION 1 LINE DRIVE 14 days  
CLASS C LIQUOR LICENSE FOR CHRISTKINDL MARKET ON DECEMBER  
4 - 14, 2025.
- (EE) RCS PRODUCTIONS 3000 E GRAND AVE # 4H 5 days  
CLASS C LIQUOR LICENSE FOR HOLIDAY HOEDOWN ON DECEMBER  
12 - 13, 2025.
- (FF) SALISBURY HOUSE & GARDENS 4025 TONAWANDA DR 5 days  
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR HOLIDAY TEA  
AT THE CASTLE ON DECEMBER 13, 2025.
- (GG) SALISBURY HOUSE & GARDENS 4025 TONAWANDA DR 5 days  
CLASS C LIQUOR LICENSE FOR EVENTS ON DECEMBER 5 - 7, 2025.

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

**NEW APPLICATIONS**

- |                   |                             |
|-------------------|-----------------------------|
| (A) IOWA CLOUDS   | 2438 HUBBELL AVE            |
| (B) BREW OIL #105 | 1918 SE 14 <sup>TH</sup> ST |

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

**NEW APPLICATIONS**

- |                   |                             |
|-------------------|-----------------------------|
| (A) IOWA CLOUDS   | 2438 HUBBELL AVE            |
| (B) BREW OIL #105 | 1918 SE 14 <sup>TH</sup> ST |

**PUBLIC IMPROVEMENTS**

7. [Approving](#) Supplemental Agreement No. 2 to the Professional Services Agreement with Stanley Consultants, Inc. for additional professional services for Guthrie Avenue Viaduct Over Union Pacific Railroad Rehabilitation, not to exceed \$100,825.

[\(Council Communication No. 25-426\)](#)

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

- (A) [Reilly](#) Construction Co., Inc. and Alley Landing Limited Partnership for sanitary sewer improvements located at 2715 Douglas Avenue for Alley Landing.
- (B) [Legacy](#) Excavation, L.L.C. and J. Larson Homes, L.L.C. for sanitary sewer improvements located south of E. Douglas Avenue and E. 56<sup>th</sup> Street for Woodbury Plat 1.
- (C) [Legacy](#) Excavation, L.L.C. and J. Larson Homes, L.L.C. for storm sewer improvements located south of E. Douglas Avenue and E. 56<sup>th</sup> Street for Woodbury Plat 1.

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

- (A) [4<sup>th</sup>](#) & Grand Parking Garage Electrical Improvements, Van Maanen Electric, Inc.
- (B) [University](#) Avenue – 39<sup>th</sup> Street to 48<sup>th</sup> Street Improvements, Jasper Construction Services, Inc.
- (C) [Woodland](#) Cemetery Road Reconstructions, TK Concrete, Inc.

## **SPECIAL ASSESSMENTS**

10. [Levy](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-11.
11. [Deletion](#) of rental inspection assessment at 234 Park Place.

## **LAND/PROPERTY TRANSACTIONS**

12. [Approving](#) 150 tax abatement applications for work completed in 2025.  
[\(Council Communication No. 25-434\)](#)

## **BOARDS/COMMISSIONS/NEIGHBORHOODS**

13. [Approving](#) appointments to the Youth Advisory Board for a 12-month term expiring July 31, 2026, as follows:
  - (A) Derek Bui
  - (B) Jadie Maldonado-Rodriguez
  - (C) Jayne Stieler
  - (D) Ronia Sibouih
  - (E) Natalia Locknett
  - (F) Nova Cox
  - (G) Christopher Ramirez-Chavez
  - (H) Sophia Dang
  - (I) Tahtiana Portillo-Marie
  - (J) Tanaenja Fleming
  - (K) Viviann Jacobs

### 13-I Accepting resignations from the following:

- (A) [Claire](#) Kranto from the Housing Appeals Board, Seat 7, effective immediately.
- (B) [Lisa](#) Treptow from the Sister Cities Commission, Seat 15, effective immediately.
- (C) [Claudia](#) Thrane from the Des Moines Civil and Human Rights Commission, Seat 2, effective immediately.

14. [Establishing](#) the Food Sustainability Advisory Committee.

[\(Council Communication No. 25-436\)](#)

## COMMUNICATIONS FROM PLANNING AND ZONING

15. [Regarding](#) request from TBSS Real Estate, LLC (Todd Mendenhall, Officer) for review and approval of a Preliminary Plat “Saydel Commercial Plat 2” on 9.44 acres of property in the vicinity of 5554 NE 14th Street in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats, to create one (1) new buildable lot, and to waive the City’s review of the Final Plat.
16. [Regarding](#) request from Steven Pottebaum (Owner) for review and approval of a Preliminary Plat “Saydel Heights” on 1.41 acres of property in the vicinity of 5784 NE 11th Court in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats, to create one (1) new buildable lot, and to waive the City’s review of the Final Plat.

## SETTING DATE OF HEARINGS

17. [On](#) vacation of surface rights within a portion of SW 8th Street right-of-way adjoining 4601 SW 9th Street and conveyance of a Permanent Easement for Surface Building Encroachment on City-Owned Property to C & E Rentals LLC for \$450, (12-8-25).
18. [On](#) request from HRC Woodmont, LLC (Caleb Smith, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Low Density Residential and Low-Medium Density Residential to Low Density Residential, and to rezone property located in the vicinity of 4425 E. Douglas Avenue from “N2b” Neighborhood District and “NX2” Neighborhood Mix District to Limited “N2b” Neighborhood District to allow the development of one-household residential uses, (12-8-25).
19. [On](#) request from Jeff Nicholson and Tonya Nicholson (Owners) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Community Mixed Use to Industrial, and to rezone multiple parcels located in the vicinity of 917 E. 27th Court from “MX3” Mixed Use District and Limited “MX3” Mixed Use District to “I1” Industrial District to allow use of the property for a large equipment rental business, (12-8-25).
20. [On](#) proposed amendments to Chapters 134 and 135 of the Municipal Code relating to liquor and tobacco stores and accessory dwelling units, (12-8-25).
21. [On](#) adoption by reference of the 2024 editions of the International Building Code, International Residential Code and the International Existing Building Code, (12-8-25).

22. [On](#) adoption by reference of the International Fire Code, 2024 Edition, (12-8-25).
23. ~~[On](#) adoption of the Fifth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area, (12-8-25).~~
24. [On](#) Lease Agreement with Bergman Academy for Greenwood Building (formerly the Science Center of Iowa Building) at 100 45th Street in Ashworth Park, (12-8-25).

[\(Council Communication No. 25-421\)](#)

## APPROVING

25. [Preliminary](#) award of \$400,000 in HOME Investment Partnership (HOME) Program funds to Greater Des Moines Habitat for Humanity (Habitat) for 2026 homeownership projects.

[\(Council Communication No. 25-424\)](#)

26. [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, \$175,000.

[\(Council Communication No. 25-423\)](#)

27. [Collateral](#) Assignment of Escrow Agreement, Grant Agreement, Parking License Agreement and Urban Renewal Agreement with 515 Tower LLC and HS Des Moines, LLC.

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

[\(Council Communication No. 25-437\)](#)

29. [\\$75,000](#) Grant Agreement with the Sustainable Forestry Initiative (SFI), Inc. to assist in achieving certification under the Urban and Community Forest Sustainability Standard.

[\(Council Communication No. 25-419\)](#)

30. [Negotiation](#) and execution of service agreement with Polk County to provide sidewalk snow removal for vacant lots.

31. [Amendments](#) to Schedule of Fees for application fees collected by the City's Development Services Department.

([Council Communication No. 25-433](#))

32. [Amendments](#) to Schedule of Fees for Cemeteries under Chapter 34 of the City Code.

([Council Communication No. 25-422](#))

33. Items regarding tax increment needs for Fiscal Year (FY) 2026-2027, internal loans to the Tax Increment Fund, and approving the submittal of the Annual Urban Renewal Report (AURR):

([Council Communication No. 25-438](#))

- (A) [Advance](#) of funds to the Metro Center Urban Renewal Project for planning, oversight, and administration, \$1,500,000.
- (B) [Communication](#) from the City Manager on Tax Increment Financing (TIF) needs for FY 2026-2027 and certification of TIF indebtedness.
- (C) [Urban](#) Renewal Reports for Urban Renewal Plans and Areas within the City of Des Moines.

34. [Communication](#) from the Greater Des Moines Partnership on behalf of the University of Iowa, requesting approval of placement for up to 40 banners on banner poles in Downtown Des Moines beginning the first week of December 2025.

35. [Application](#) from the Drake Neighborhood Association on behalf of Drake Business District, Dogtown, requesting approval of placement for up to 16 banners to be displayed on banner poles in the Drake Neighborhood in November 2025.

36. [Purchase](#) of police emergency vehicle equipment per State of Iowa Contracts, OMNIA Contract through its authorized distributors Public Safety Solutions Missouri LLC (Jonathan Ayres, President), \$203,697.40 and NASPO ValuePoint Master Agreement, through its authorized distributor MacQueen a division of Rayser Holdings Inc. (Michelle Jensen, President and CEO), \$216,812.98, total \$420,510.38.

([Council Communication No. 25-420](#))

37. [Procurement](#) of snow removal services from Beautiful Lawns by Long's, LLC (Brandon Long, Owner), MB Lawn Care, LLC (Mirnes Becirovic, Owner) and Stone Cross Lawn and Landscape (Brad Puckett, Owner) for use by the Public Works and Engineering Departments at a total annual estimated amount of \$300,000. (Five bids received)

38. [Purchase](#) from Kilburg Equipment (Jesse Kilburg, Owner) of one (1) replacement Labrie rear load solid waste truck per Sourcewell contract for use by the Public Works Department, \$277,096.40.

[\(Council Communication No. 25-425\)](#)

39. [Authorizing](#) Finance Director to draw checks on registers for the weeks of November 17 and 24, and December 1, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of November 17 and 24, and December 1, 2025; to draw checks for biweekly payroll due November 26, 2025.

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

**HEARINGS (OPEN AT 5:00 P.M.) (ITEMS 40 THRU 46)**

40. [On](#) conveyance of 100 11<sup>th</sup> Street to Hyper Energy Bar LLC, \$554,000.

[\(Council Communication No. 25-427\)](#)

41. [On](#) request from John M. Beard (Owner) for designation of the W. W. Witmer House located at 2900 Grand Avenue as a Local Landmark.

42. [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.

43. [On](#) the proposed Second Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area.

[\(Council Communication No. 25-431\)](#)

44. [On](#) the proposed Fifth Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area.

[\(Council Communication No. 25-432\)](#)

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

[\(Council Communication No. 25-429\)](#)

46. On the proposed Thirty-Seventh Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

(Council Communication No. 25-430)

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

## **ORDINANCES - FIRST CONSIDERATION**

47. Amending Chapter 114 of the Municipal Code regarding Traffic Regulation Changes as follows:

(Council Communication No. 25-428)

- (A) Parking Modification – 1st Street between Ovid Avenue and E Euclid Avenue.
- (B) Parking Modification – Madison Avenue between 15th Street and 16th Street.
- (C) Corner Clearance Parking Restrictions:
  - (1) SW 2nd Street and Philip Street.
  - (2) SE 6th Street and E Kenyon Avenue.
  - (3) SE 8th Court and Pioneer Road.
  - (4) SW 12th Street & Pleasant View Drive.
  - (5) E 23rd Street and Easton Boulevard.
  - (6) 28th Street and High Street.
  - (7) 56th Street and Shriver Avenue.
- (D) Final consideration of ordinance above, requires six votes.

## **APPROVING COMMUNICATION/REPORTS**

48. Requests to speak as follows:

- (A) Catherine Deangelis.
- (B) Carolyn Uhlenhake-Walker.
- (C) Garland Armstrong.

MOTION TO ADJOURN.

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