

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

December 8, 2025
5:00 PM

I. CLOSED SESSION – 4:00 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.

* * * * *

PROCLAMATIONS – 4:50 PM

Homeless Persons' Memorial Day

Human Rights Day

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 43:

***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)	SOUTHSIDE SMOKE & VAPE	3324 INDIANOLA AVE	Class B Retail
(B)	THE GREENWOOD LOUNGE	3707 INGERSOLL AVE	Class C Liquor

RENEWAL APPLICATIONS

(C)	AMERICAN LEGION POST 731	1511 SOUTH UNION ST	Special Class C Liquor
(D)	B & B SUPER MARKET	2001 SE 6TH ST	Class B Retail
(E)	BASIC BIRD	2607 BEAVER AVE	Class C Liquor
(F)	EMPIRE	223 4TH ST	Class C Liquor
(G)	ESTRADAS	3029 MERLE HAY RD	Class C Liquor
(H)	FELIX & OSCARS	4050 MERLE HAY RD	Class C Liquor
(I)	FLIX BREWHOUSE IOWA	3800 MERLE HAY RD #1300	Class C Liquor
(J)	HY VEE FOOD STORE #2	2540 E EUCLID AVE	Class E Liquor
(K)	JACKS PLACE	6112 SW 9TH ST	Class C Liquor
(L)	LA TAPATIA GROCERY STORE	1440 DES MOINES ST	Class B Retail
(M)	LICKETY LIQUOR	2501 HUBBELL AVE	Class E Liquor
(N)	PEGGYS TAVERN	3020 FOREST AVE	Class C Liquor
(O)	QUIK TRIP #523R	849 ARMY POST RD	Class B Retail
(P)	QUIKTRIP #535	1501 E GRAND AVE	Class B Retail
(Q)	RICOCHET	400 LOCUST ST #105	Class C Liquor
(R)	SAHOTA FOOD MART	1805 SE 14TH ST	Class E Liquor
(S)	SUDSUCKERS	1511 E ARMY POST RD	Class C Liquor
(T)	SUPER QUICK 2	1824 HUBBELL AVE	Class E Liquor
(U)	TASTE! TO GO AND CATERING	322 E COURT AVE #100	Class C Liquor
(V)	TINAS RABBIT HOLE	2102 INDIANOLA AVE	Class C Liquor
(W)	TOP IT OFF	100 INDIANA AVE	Class C Liquor
(X)	TULLPA RESTAURANT LLC	3708 MERLE HAY RD	Class C Liquor
(Y)	WESLEY ON GRAND	3520 GRAND AVE	Class C Liquor
(Z)	WEST END WINES	22 9TH ST	Class C Liquor

SPECIAL EVENTS APPLICATIONS

(AA)	APRES BAR CO	100 LOCUST ST	5 days
	CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON DECEMBER 19, 2025.		

- (BB) APRES BAR CO 100 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON DECEMBER 27, 2025.
- (CC) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON DECEMBER 26, 2025.
- (DD) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON DECEMBER 20, 2025.
- (EE) APRES BAR CO LLC 2921 INGERSOLL AVE 5 days
CLASS C LIQUOR LICENSE FOR AN EVENT ON DECEMBER 12, 2025.
- (FF) BESPOKE BAR COMPANY 3000 E GRAND AVE ELWELL 5 days
CLASS C LIQUOR LICENSE FOR FOSTERSQUAD EVENT ON DECEMBER 13, 2025.

4-I [Consideration](#) of Alcoholic Beverage License Applications for the following, pending approval of building, electrical, fire, zoning, and police departments: Sponsor: Mayor Boesen.

NEW APPLICATIONS

- (A) BAR MARTINEZ 515 EUCLID AVE Special Class C Liquor

RENEWAL APPLICATIONS

- (B) BUFFALO WILD WINGS 3311 SE 14TH ST Class C Liquor
(C) GAMEDAY 3800 MERLE HAY RD #1220 Class C Liquor
(D) GARDEN NIGHTCLUB 525 E GRAND AVE Class C Liquor
(E) NOCE 1326 WALNUT ST Class C Liquor

SPECIAL EVENT APPLICATIONS

- (F) HOLIDAY HULLABALOO INC 1111 E ARMY POST RD 14 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR HOLIDAY HULLABALOO, DECEMBER 2 – 15, 2025.
- (G) HOLIDAY HULLABALOO INC 1111 E ARMY POST RD 14 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR HOLIDAY HULLABALOO, DECEMBER 19, 2025 – JANUARY 1, 2026.

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

NEW APPLICATIONS

- | | |
|----------------------------|-----------------------|
| (A) NAMESTE | 3314 INDIANOLA AVE |
| (B) SMOKES AND VAPE | 2217 E UNIVERSITY AVE |
| (C) SOUTHSIDE SMOKE & VAPE | 3324 INDIANOLA AVE |

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

NEW APPLICATION

- | | |
|----------------------------|-----------------------|
| (A) SMOKES AND VAPE | 2217 E UNIVERSITY AVE |
| (B) SOUTHSIDE SMOKE & VAPE | 3324 INDIANOLA AVE |

7. [City](#) Clerk to issue Coin Operated Machine Licenses.

PUBLIC IMPROVEMENTS

8. Ordering construction of the following:

- (A) [2026](#) Neighborhood Sidewalk Program: Receiving of bids, (12-23-25) and Setting date of hearing, (1-26-26), Engineer's estimate, \$1,700,000.

([Council Communication No. 25-455](#))

- (B) [E.](#) Court Avenue Reconstruction from E. 7th Street to E. 14th Street: Receiving of bids, (12-23-25) and Setting date of hearing, (1-26-26), Engineer's estimate, \$4,775,000.

([Council Communication No. 25-456](#))

9. [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Bolton & Menk, Inc. for additional professional services for 2nd Avenue Improvements from Court Avenue to I-235, not to exceed \$70,000.

([Council Communication No. 25-450](#))

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

- (A) [Principal](#) Park Maintenance Shed Reroof, Titan Roofing and Exteriors, Inc.
- (B) [Thomas](#) Beck Road Improvements from Bancroft Street to Courtland Drive, Reilly Construction Co., Inc.

SPECIAL ASSESSMENTS

11. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-12.
12. [Deletion](#) of rental inspection assessment at 1322 E. 24th Street.
13. [Deletion](#) of NAC – Emergency Assessments at 1427 5th Avenue.

LAND/PROPERTY TRANSACTIONS

14. [Releasing](#) subdivision bond for Grover Woods Plat 2.
15. [Approving](#) four (4) tax abatement applications for work completed in 2025.

[\(Council Communication No. 25-442\)](#)

BOARDS/COMMISSIONS/NEIGHBORHOODS

16. [Communication](#) from Allen McKinely advising of his resignation from the Board of Directors of IEC Hotel Corporation.
17. [Appointment](#) of Matt Anderson to the Board of Directors of IEC Hotel Corporation.
18. [Approving](#) appointments of initial members to the Food Sustainability Advisory Committee (FSAC).

[\(Council Communication No. 25-440\)](#)

SETTING DATE OF HEARINGS

19. [On](#) City-initiated request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Public/Semi-Public and rezone property located in the vicinity of 1200 Locust Street from “DX1” Downtown District to “P2” Public, Civic, and Institutional District, (12-22-25).
20. [On](#) City-initiated request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Public/Semi-Public, and Parks and Open Space to Downtown Mixed Use and rezone property located in the vicinity of 602 Robert D. Ray Drive, including the “Argonne Armory Building” and a surface parking lot, from “P2” Public, Civic, and Institutional District and “P1” Public, Civic, and Institutional District to “DX2” Downtown District, (12-22-25).

21. [On](#) request from Adam Sieren (developer) regarding two (2) parcels located at 16 Indianola Road (owned by Gregory E. Peterson and Ramona Peterson) and 1947 SW 1st Street (owned by Trent R. Olsen) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential, and rezone property from “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed Use District, to allow the construction of approximately thirty four (34) 3-story rowhome dwelling units, (12-22-25).
22. [On](#) request from Amen Corner, LLC (Daniel Doyle, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low-Medium Density Residential to High Density Residential, and rezone 821 SE 7th Street from “N3c” Neighborhood District to Limited “NX2” Neighborhood Mix District to allow construction of a 12-unit multiple household residential building, (12-22-25).
23. [On](#) request from Bobby Brown and Casey Brown (contract buyers) to rezone property located in the vicinity of 1233 10th Street from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District to allow the property to contain up to eight (8) residential dwelling units, (12-22-25).
24. [On](#) approval of First Amendment to Lease Agreement with Joppa with option to purchase property located generally at 2501 Maury Street, (12-22-25). Sponsor: Mayor Boesen.

CITY MANAGER COMMUNICATIONS

25. [Submitting](#) travel and training request for Mayor Connie Boesen.

[\(Council Communication No. 25-439\)](#)

APPROVING

26. [First](#) Amendment to the urban renewal development agreement with Goldfinch Apartments, LP , Goldfinch Commercial, LLC and VisionBank of Iowa for the mixed-use redevelopment of 3404-3422 Ingersoll Avenue.
27. [Support](#) of an Amendment to the Capital City Reinvestment District to include approximately 50 additional acres to the Reinvestment District boundary and a request for Market District funding allocation.

[\(Council Communication No. 25-446\)](#)

28. [Four](#) minimum assessment agreements associated with affiliated tax abatement applications for commercial properties according to State of Iowa Code 404.

([Council Communication No. 25-447](#))

29. [Grant](#) Agreement with the Iowa Soccer Development Foundation, Inc. (ISDF)

([Council Communication No. 25-445](#))

30. [Third](#) Amendment to Service Agreement with the Iowa Department of Administrative Services.

31. [Supplemental](#) Agreement for Maintenance and Repair of Primary Roads in Municipalities with the Iowa Department of Transportation.

32. Number not used.

33. [Naming](#) of the Fitness Trail at Stone Park as Charles E. Harvey Loop Trail.

34. [Negotiation](#) and execution of agreement with Trees Forever, Inc. for planting and watering of trees, \$200,000.

([Council Communication No. 25-449](#))

35. [Appointment](#) of Marcus Coleman as an Assistant City Attorney 1 to fill a vacancy within the Litigation Division of the Legal Department effective no later than December 15, 2025 and subject to conditions.

36. [Providing](#) support to Creative Visions for its Violence Interruption Program.

37. [Renewal](#) of Municipal Parking Facilities Management Services Agreement with ABM Parking Services, Inc.

([Council Communication No. 25-451](#))

38. [Abatement](#) of public nuisance at 6716 Three Lakes Parkway.

39. Release of fire escrow at the following addresses:

- (A) [1237](#) 13th Street.
- (B) [2705](#) E. Railroad Avenue.
- (C) [3018](#) E. Spring Street.

40. [Purchase](#) from The Waldinger Corporation of replacement pool equipment and installation per State of Iowa Contract for use by Engineering Department, and authorizing negotiation and execution of supplemental agreement with The Waldinger Corporation, not to exceed \$203,787.79.
41. [Purchase](#) from Henderson Products Inc. (Ryan Burkle, Regional Sales Representative) of snow removal equipment and upfitting costs for three (3) Mack 64BR dump trucks consisting of a front plow, plow hitch, wing plow, and dump body per NASPO ValuePoint Master Agreement for use in the Streets Division of the Public Works Department, \$566,007.12.

[\(Council Communication No. 25-458\)](#)

42. [Receive](#) and file the fiscal year (FY) 2025 City Street Financial Report.

[\(Council Communication No. 25-459\)](#)

43. [Authorizing](#) Finance Director to draw checks on registers for the weeks of December 8 and 15, 2025; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of December 8 and 15, 2025; to draw checks for biweekly payroll due December 12, 2025.

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

HEARINGS (OPEN AT 5:00 P.M.) (ITEMS 44 THRU 52)

44. [On](#) Lease Agreement with Bergman Academy for Greenwood Building (formerly the Science Center of Iowa Building) at 100 45th Street in Ashworth Park.
45. [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.
 - (A) [First](#) consideration of ordinance above.
 - (B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.

46. [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.
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.
47. [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.
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.
48. [On](#) proposed amendments to Chapters 134 and 135 of the Municipal Code relating to liquor and tobacco stores and accessory dwelling units.
- (A) [First](#) consideration of ordinance above.
49. [On](#) adoption by reference of the 2024 editions of the International Building Code, International Residential Code and the International Existing Building Code.
- ([Council Communication No. 25-441](#))
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by Cody Christensen, Development Services Director), requires six votes.

50. [On](#) adoption by reference of the International Fire Code, 2024 Edition.

([Council Communication No. 25-441](#))

- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by Chief John TeKippe, Fire Chief), requires six votes.
51. [On](#) 2nd Avenue Improvements from Court Avenue to I-235: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as TK Concrete, Inc. (Tony J. Ver Meer, President) \$2,255,773.50.

([Council Communication No. 25-453](#))

- (A) [Approval](#) of contract and bond.
52. [On](#) McKinley Avenue Reconstruction from SW 9th Street to SW 14th Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as All Star Concrete, LLC (Alex Vazquez, Member and Manager), \$4,326,483.30.

([Council Communication No. 25-454](#))

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

END OF HEARINGS AT _____ PM

APPROVING II

53. [Consideration](#) of development proposals for the disposition, rehabilitation and redevelopment of 602 Robert D. Ray Drive: (**Choose one option below**)

([Council Communication No. 25-444](#))

- (A) White Lotus Group, subject to conditions.
OR
(B) Ntontan Real Estate and Hubbell Realty Company, subject to conditions.
OR
(C) Reject both proposals and issue a new Request for Proposals.

53-I Items regarding agreements with the Des Moines Metropolitan Wastewater Reclamation Authority.

- (A) [Authorizing](#) the approval and execution of and delivery of the Third Amended and Restated Agreement, consenting to the issuance of bonds by the Board of the Des Moines Metropolitan Wastewater Reclamation Authority for the purpose of constructing improvements under the terms of said agreement and related matters.
- (B) [Authorizing](#) the approval and execution of and delivery of the Amended and Restated WRA Operating Contract.

ORDINANCES - FIRST CONSIDERATION

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

[\(Council Communication No. 25-457\)](#)

- (A) Traffic Control Modification – 48th Street and Waterbury Road.
- (B) Corner Clearance Parking Restrictions:
 - (1) E. 23rd Street and E. Washington Avenue.
 - (2) 36th Street and University Avenue.
 - (3) SW 58th Drive and Terrace Drive.
 - (4) Fairlane Drive and E. Hughes Avenue.

55. [Amending](#) Chapter 2 of the Municipal Code relating to definitions and exceptions of the City Council Ethics Code.

COMMUNICATIONS/REPORTS

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

- (A) Anna Campos
- (B) Lanle Sosanya

MOTION TO ADJOURN.

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