

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

December 22, 2025
5:00 PM

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 34:

***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) 300 CRAFT AND ROOFTOP | 300 W MLK JR PKWY UNIT 310 | Class C Liquor |
| (B) INGERSOLL DINNER THEATER | 3711 INGERSOLL AVE | Class C Liquor |
| (C) LOS COMPADRES | 2809 6TH AVE | Class C Liquor |
| (D) PARKPUB LLC | 1101 PARK AVE | Class C Liquor |
| (E) TAFARI RESTAURANT | 3900 E 14TH ST | Special Class C |
| (F) TRACKSIDE TAP | 1922 HUBBELL AVE | Class C Liquor |

RENEWAL APPLICATIONS

| | | |
|------------------------------|---------------------|----------------|
| (G) 801 STEAK AND CHOP HOUSE | 801 GRAND AVE #200 | Class C Liquor |
| (H) BAILEYS PUB N GRUB | 918 E EUCLID AVE | Class C Liquor |
| (I) CASEYS #2641 | 2849 E EUCLID AVE | Class B Retail |
| (J) CASEYS #2786 | 5150 E 14TH ST | Class E Liquor |
| (K) CHRISTOPHERS | 2816 BEAVER AVE | Class C Liquor |
| (L) DES MOINES CLUB | 666 GRAND AVE #3400 | Class F Retail |
| (M) EUREST DINING SERVICES | 750 PARK ST | Class C Liquor |
| (N) FAT PUTTER | 713 WALNUT ST | Class C Liquor |
| (O) GIT N GO #2 | 1307 ARMY POST RD | Class B Retail |

| | | |
|-------------------------------|----------------------------|---------------------------|
| (P) HOMEGROWN CRESCENT | 555 17TH ST #102 | Class C Liquor |
| (Q) HY-VEE FAST & FRESH #3 | 3215 SE 14TH ST | Class B Retail |
| (R) LA CABANA | 1435 ARMY POST RD | Class C Liquor |
| (S) LOS LAURELES | 1518 E GRAND AVE | Class C Liquor |
| (T) MAINGATE BAR & GRILL | 2956 E GRAND AVE | Class C Liquor |
| (U) MORTYS PLACE | 2117 E UNIVERSITY AVE | Class C Liquor |
| (V) NOW OR LATER | 3750 E UNIVERSITY AVE | Class C Liquor |
| (W) PHINS PLACE | 4121 SE 14TH ST | Class C Liquor |
| (X) QUIK TRIP #544 | 3941 SE 14TH ST | Class E Liquor |
| (Y) SHOP N SAVE #2 | 1372 E 14TH ST | Class E Liquor |
| (Z) TANGERINE FOOD CO | 900 KEOSAUQUA WAY | Class C Liquor |
| (AA) TEMPLE THEATER | 1011 LOCUST ST 2ND FLOOR | Class C Liquor |
| (BB) UNIVERSITY LIBRARY CAFE | 3506 UNIVERSITY AVE | Class C Liquor |

SPECIAL EVENTS APPLICATIONS

- (CC) APRES BAR CO 100 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON JANUARY 17, 2026.
- (DD) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON JANUARY 24, 2026.
- (EE) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR A WEDDING EVENT ON JANUARY 11, 2026.
- (FF) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR A HOLIDAY PARTY ON JANUARY 17, 2026.

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

PUBLIC IMPROVEMENTS

6. [Approving](#) Supplemental Agreement No. 3 to the Professional Services Agreement with Bolton & Menk, Inc. for additional work on the Sayers Park Sprayground Design, not to exceed \$9,000.
- ([Council Communication No. 25-465](#))
7. [Approving](#) Change Order No. 2 with Jasper Construction Services, Inc. for additional work on SW 9th Street Viaduct Rehabilitation, \$413,216.87.

([Council Communication No. 25-464](#))

8. [Approving](#) Change Order No. 3 with Hydro-Klean, LLC for additional work on 2025 Sewer Lining Program, \$158,867.04.

[\(Council Communication No. 25-460\)](#)

9. Accepting completed construction and approving final payment for the following:
 - (A) [2024](#) Citywide PCC Pavement Patching Program Contract 1, The Concrete Contracting Company, Inc.
 - (B) [Harriet](#) Street Solar Field, Van Maanen Electric, Inc.
 - (C) [Western](#) Gateway Water Features, Caliber Concrete, LLC.
 - (D) [9th](#) & Locust Parking Garage Elevator Improvements, Lloyd Construction Company.
10. [Approving](#) completion and acceptance of Private Construction Contract for paving improvements located in the vicinity of E. Army Post Road and Indianola Road for Three Lakes Estates Plat 10 between Alliance Construction Group, LLC and J. Larson Homes, LLC.

SPECIAL ASSESSMENTS

11. [Levying](#) Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-12.
12. [Deletion](#) of NAC – Emergency Assessment at 1234 5th Avenue.

LAND/PROPERTY TRANSACTIONS

13. [Authorization](#) to proceed with acquisition of the necessary property interests for the 2026 Hot Mix Asphalt (HMA) Residential Paving Program.

[\(Council Communication No. 25-461\)](#)

BOARDS/COMMISSIONS/NEIGHBORHOODS

14. [Recommendation](#) from Mayor Boesen to appoint Luke Garnaas to the Parks and Recreation Board, Seat 2, with a term expiring June 30, 2027.
15. Number not used.
16. Recommendation from Council Member Coleman to approve the following appointments:
 - (A) [Dudley](#) Muhammad to the Housing Services Board, Seat 4, with a term expiring June 30, 2027.
 - (B) [Matt](#) Connolly to the Plan and Zoning Commission, Seat 8, with a term expiring July 6, 2030.
 - (C) [Steven](#) Dingman to the Stormwater Infrastructure Advisory Committee, Seat 4, with a term expiring December 31, 2026.
 - (D) [Dan](#) Fillius to the Transportation Safety Committee, Seat 4, with a term expiring December 31, 2027.

SETTING DATE OF HEARINGS

17. [On](#) vacation of a portion of Des Moines Street right-of-way located west of Robert D. Ray Drive, (1-12-26).
18. [On](#) an appeal from Noah Brinkmeyer of the Historic Preservation Commission's decision to grant a Certificate of Appropriateness on a request from Colbert Properties (owner), represented by Jon Bassett (architect), to construct a new house and garage at 1917 Center Street in the Sherman Hill Local Historic District, (1-12-26).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

19. Approving payments for workers' compensation claims to the following:
 - (A) [Cody](#) Kenyon
 - (B) [Dallas](#) Thurman

APPROVING

20. [Recommendation](#) of developer selection and preliminary terms of an urban renewal development agreement with The Annex Group for construction of a six-story, mixed use building at 100 SW 5th Street.

[\(Council Communication No. 25-474\)](#)

21. [Third](#) Amendment to the Urban Renewal Development Agreement with HRC NFS 1, LLC and Hubbell Realty Company for the Gray's Station Project.

[\(Council Communication No. 25-472\)](#)

22. [Issuance](#) of certificate of completion to Des Moines Industrial, LLC and Des Moines Industrial Land, LLC for the redevelopment of property in the vicinity of 200 SE 15th Street as a multi-modal transloading facility.

23. [Capital](#) Contribution Agreement with 6th Avenue Corridor, Inc. (6AC) for geographic-specific Small Business Impact Loan program funding.

[\(Council Communication No. 25-473\)](#)

24. [Receive](#) and file Good Neighbor Agreement between the North Des Moines Town Hall Developer and the River Bend Good Neighbor Advisory Committee.

[\(Council Communication No. 25-468\)](#)

25. [Management](#) Agreement for A. H. Blank, Bright Grandview, and Waveland Municipal Golf Courses with C Corporation, and approving an exception to the procurement ordinance competitive procurement process for good cause.

[\(Council Communication No. 25-471\)](#)

26. [Negotiation](#) and Execution of subrecipient agreements with Iowa Confluence Water Trails for ICON water trail improvements at Birdland Park.

27. [Concurring](#) in the City Manager's appointment of Jonathan Lund to the position of Fire Chief.

28. [Directing](#) the City Manager to negotiate funding agreement with DART.

29. [Communication](#) from the Greater Des Moines Partnership on behalf of the Iowa Credit Union League, requesting approval of placement for up to 70 banners on banner poles in Downtown Des Moines beginning the first week of January 2026.

30. [Amended](#) parking meter rate and Time Zone 1.

31. [Receipt](#) of Des Moines Water Works budget for calendar year ending December 31, 2026.
32. [Directing](#) the City Manager to repay certain previously disbursed American Rescue Plan Act (ARPA) funds made under Emergency Rental Assistance Program (ERAP) during COVID, \$52,695.
33. [Purchase](#) of three (3) replacement Labrie rear load solid waste trucks from Housby Mack (Kelly Housby, CEO) in the amount of \$587,094 and the chassis will be upfitted from Kilburg Equipment (Jesse Kilburg, Owner) in the amount of \$401,192.40 utilizing Sourcewell Contract for use in the Sanitation Division of the Public Works Department, total \$988,286.40.

([Council Communication No. 25-467](#))

34. [Authorizing](#) Finance Director to draw checks on registers for the weeks of December 22, 29, 2025 and January 5, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of December 22, 29, 2025 and January 5, 2026; to draw checks for biweekly payroll due December 24, 2025 and January 9, 2026.

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

HEARINGS (OPEN AT 5:00 P.M.) (ITEMS 35 THRU 43)

35. [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).
 - (A) [First](#) consideration of ordinance above.
 - (B) [Final](#) consideration of ordinance above (waiver requested by Dwayne Myers, Real Estate Division Manager), requires six votes.
36. [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).
 - (A) [First](#) consideration of ordinance above.
 - (B) [Final](#) consideration of ordinance above (waiver requested by Dwayne Myers, Real Estate Division Manager), requires six votes.

37. [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 the 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).
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by owners), requires six votes.
38. [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). **(Requires six votes to approve due to opposition of relevant property owners)**
- (A) [First](#) consideration of ordinance above.
39. [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). **(Requires six votes to approve due to opposition of relevant property owners)**
- (A) [First](#) consideration of ordinance above.
- (B) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes.
40. [On](#) approval of First Amendment to Lease Agreement with Joppa with option to purchase property located generally at 2501 Maury Street.
41. [On](#) 2026 Citywide Traffic Calming Improvements: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as InRoads, LLC (Joseph J. Manatt, CEO), \$311,414.

[\(Council Communication No. 25-462\)](#)

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

42. [On](#) Ingersoll Avenue Improvements from 31st Street to 35th Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Shekar Engineering, PLC (Chandra Shekar, President), \$4,579,672.91.

([Council Communication No. 25-466](#))

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

43. [On](#) Jackson Basin Water Quality Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Elder Corporation (Jared R. Elder II, President), \$1,782,306.10.

([Council Communication No. 25-463](#))

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

*****END OF HEARINGS _____*****

APPROVING II

44. [Council](#) Policy on compensation for the positions of Mayor and City Council Members in the future.
45. [Naming](#) of footpath within Glendale Cemetery for Sergeant Anthony "Tony" Beminio.

ORDINANCES – FIRST CONSIDERATION

46. [Amending](#) Section 30-162 of the Municipal Code relating to the elimination of the maximum fee chargeable for painting house numbers on curbs.
47. [Amending](#) Chapter 74 of the Municipal Code relating to Parks and Recreation.

([Council Communication No. 25-469](#))

- (A) [Final](#) consideration of ordinance above (waiver requested by Ben Page, Parks and Recreation Director), requires six votes.
- (B) [Approving](#) Schedule of Administrative Penalties for violation of Chapter 74, ordinances relating to Parks and Recreation.
- (C) [Approval](#) of updated Des Moines Parks and Recreation Rules.

([Council Communication No. 25-470](#))

COMMUNICATIONS/REPORTS

48. Requests to speak as follows:

(A) [Carol](#) Maher

MOTION TO ADJOURN.

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