

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

**January 12, 2026**  
**5:00 PM**

**SWEARING IN CEREMONY - 4:45PM**

**Mike Simonson, At-Large**  
**Rob X. Barron, Ward I**  
**Josh Mandelbaum, Ward III**

1. ROLL CALL:

I Reappointment of the following:

- (A) [City](#) Manager.
- (B) [City](#) Attorney.
- (C) [City](#) Clerk.
- (D) [Chief](#) Deputy City Clerk and Deputy City Clerk.
- (E) [Chief](#) Deputy City Attorney, Deputy City Attorneys and Assistant City Attorneys.

II [Recommendation](#) of Mayor Boesen for appointment of Council Member Joe Gatto as Mayor Pro Tem for Calendar Year 2026.

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:

**RENEWAL APPLICATIONS**

(A) CASEYS STORE #2322	4331 PARK AVE	Class B Retail
(B) E 25TH ST PUB & GRUB	509 E 25TH ST	Class C Liquor
(C) EL POLLO RANCHERO	1301 E WATROUS AVE	Class C Liquor
(D) FAREWAY #183	4313 FLEUR DR	Class E Liquor
(E) FAST MART	1621 UNIVERSITY AVE	Class E Liquor

(F)	FUZZYS TACO SHOP	300 W MLK JR PKWY 120	Class C Liquor
(G)	GIT N GO STORE #18	6501 SE 14TH ST	Class B Retail
(H)	GIT N GO STORE #24	1142 42ND ST	Class B Retail
(I)	GIT N GO STORE #27	1240 KEOSAUQUA WAY	Class B Retail
(J)	GIT N GO STORE #29	4900 URBANDALE AVE	Class B Retail
(K)	GIT N GO STORE #32	2911 DOUGLAS AVE	Class B Retail
(L)	HIGHLAND PARK POST NO 374	3712 2ND AVE	Class F Retail
(M)	HY VEE #6	420 COURT AVE	Class E Liquor
(N)	HY VEE FOOD STORE #1	3330 MLK JR PKWY	Class E Liquor
(O)	LIFT	222 4TH ST	Class C Liquor
(P)	MAVERIK #5216	5830 SE 14TH ST	Class E Liquor
(Q)	MLK LIQUOR LLC	3424 MLK PKWY	Class E Liquor
(R)	QUIK TRIP #544	3941 SE 14TH ST	Class E Liquor
(S)	TOBACCO OUTLET #521	3301 E EUCLID AVE	Class B Retail

#### **SPECIAL EVENT APPLICATIONS**

- (T) APRES BAR CO 519 PARK ST 5 days  
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON JANUARY 31, 2026.
- (U) CAMPBELLS CONCESSIONS 3000 E GRAND AVE 14 days  
CLASS C LIQUOR LICENSE FOR IOWA BEEF EXPO ON FEBRUARY 14 - 27, 2026.

5. [City](#) Clerk to approve Device Retail Permit for Shop N Save #2 at 1372 E. 14<sup>th</sup> Street.
6. [City](#) Clerk to issue Coin Operated Machine Licenses.

#### **PUBLIC IMPROVEMENTS**

7. Ordering construction of the following:
  - (A) [2026](#) Midblock Pedestrian Signal Improvements: Receiving of bids, (1-27-26) and Setting date of hearing, (2-9-26), Engineer's estimate, \$660,000.  
  
([Council Communication No. 26-008](#))
  - (B) [E](#). Locust Streetscape Repair from Des Moines River to E. 7<sup>th</sup> Street: Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$1,750,000.  
  
([Council Communication No. 26-009](#))

- (C) [Glendale](#) Abbey Exterior Improvements: Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$1,000,000.

([Council Communication No. 26-007](#))

- (D) [Guthrie](#) Avenue Trail from Glenbrook Drive to Moss Drive: Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$425,000.

([Council Communication No. 26-004](#))

- (E) [SE](#) Industrial Water Main – E. Army Post Road and SE 45<sup>th</sup> Street: Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$3,150,000.

([Council Communication No. 26-005](#))

- (F) [Skywalk](#) 2CA, 2C-2D and 2C-3C Exterior Improvements Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$300,000.

([Council Communication No. 26-006](#))

8. [Approving](#) Private Construction Contract between Annex Construction of Iowa, LLC and Union at River's Edge, LP for traffic signal improvements at 1600 Indianola Avenue.
9. [Approving](#) completion and acceptance of Private Construction Contract between Underground Company, Ltd. and Pinnacle of Fleur, LLC for sanitary sewer improvements located at 2710 Fleur Drive.
10. Accepting completed construction and approving final payment for the following:
  - (A) [16<sup>th</sup>](#) Street Area Reconstruction and Trail Connection, Shekar Engineering, PLC.
  - (B) [2025](#) Neighborhood Sidewalk Program, MPS Engineers, PC d/b/a Kingston Services, PC.
  - (C) [Beaverdale](#) Park – Stream Enhancement and Stabilization, TK Grading & Seeding LLC.
  - (D) [E. 33<sup>rd</sup>](#) Street from University Avenue to Easton Boulevard Improvements, InRoads, LLC.
  - (E) [Hamilton](#) Drain Storm Water Improvements Phase 3, RW Excavating Solutions, LC.
  - (F) [SE](#) Connector MSE Wall Emergency Repair, GeoStabilization International.
  - (G) [Skywalk](#) 3C-4C & 4E-4F Improvements, Core Construction Services, LLC.

## **SPECIAL ASSESSMENTS**

11. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-01.
12. [Levying](#) assessments for costs of Public Works tree removal, Schedule No. 2026-01.
13. [Deletion](#) of rental inspection assessment at 1556 24<sup>th</sup> Street.

## **LAND/PROPERTY TRANSACTIONS**

14. [Approving](#) 1 commercial tax abatement application for work completed in 2025.

([Council Communication No. 26-003](#))

## **BOARDS/COMMISSIONS/NEIGHBORHOODS**

15. Approving recommendations from Mayor Boesen for appointments to the following Boards:
  - (A) [Metro](#) Waste Authority (MWA)
  - (B) [Wastewater](#) Reclamation Authority Management Agency (WRA)
  - (C) [Metropolitan](#) Planning Organization (MPO)
  - (D) [Des](#) Moines Area Regional Transit (DART) Authority
  - (E) [Metropolitan](#) Advisory Council (MAC)
  - (F) [Polk](#) County Emergency Management Commission
  - (G) [Warren](#) County Emergency Management Commission
  - (H) [Neighborhood](#) Development Corporation (NDC) Board of Directors
  - (I) [Invest](#) DSM Board
  - (J) [Neighborhood](#) Finance Corporation (NFC) Board of Directors
  - (K) [Housing](#) Solutions Alliance (HSA)
  - (L) [Polk](#) County Housing Trust Fund (PCHTF) Board of Directors
  - (M) [Iowa](#) Confluence Water Trails (ICON) Board
  - (N) [Blank](#) Park Zoo Foundation Board of Directors
  - (O) [Greater](#) Des Moines Botanical Garden Board of Directors
  - (P) [Des](#) Moines Arts Festival Board of Directors
  - (Q) [Greater](#) Des Moines Public Art Foundation Board of Directors
  - (R) [Aging](#) Resources of Central Iowa Board of Directors
  - (S) [Four](#) Mile Creek Watershed Management Authority
  - (T) [Walnut](#) Creek Watershed Management Authority
  - (U) [Downtown](#) DSM, Inc. Board
  - (V) [Bravo](#) Greater Des Moines Board of Directors
  - (W) [Des](#) Moines Art Center Board of Trustees
  - (X) [Des](#) Moines Performing Arts Board of Directors
  - (Y) [IMPACT](#) Community Action Partnership

- (Z) [Catch](#) Des Moines Board
- (AA) [Greater](#) Des Moines Partnership Executive Board of Directors
- (BB) [Warren](#) County Economic Development Corporation
- (CC) [Polk](#) County Conference Board

16. [Recommendation](#) from Mayor Boesen to appoint Benjamin Reed to the Building and Fire Code Board of Appeals, Seat 8, with a term expiring April 1, 2027.
17. [Communication](#) from Pete Rounds advising of his resignation from the Civil Service Commission, Seat 6, effective immediately.
18. Number not used.
19. [Approving](#) the appointment of Emily Solis-Bernal to the Youth Advisory Board for a term expiring July 31, 2026.

## SETTING DATE OF HEARINGS

20. [On](#) request from Austin Gilliam (Owner) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Business Park to Low Density Residential, and to rezone 3601 SW 56th Street from “EX” Mixed-Use District to “N2b” Neighborhood District to allow reconstruction of a one-household dwelling unit, (1-26-26).
21. [On](#) request from Evergreen, LLC (Sukhvir Kaur, Officer) for property located at 4540 Lower Beaver Road to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low-Medium Density Residential to Neighborhood Mixed Use, and to rezone the property from “NX2” Neighborhood Mix District to Limited “RX1” Mixed-Use District to allow reuse of an existing non-conforming auto repair building for an ice cream shop with drive-through, (1-26-26).
22. [On](#) request from Jacobo Valderrabano Hernandez and Ofelia Perez Santoz (Contract Buyers) to rezone two (2) parcels located in the vicinity of 3214 E. 14th Street from “MX1” Mixed-Use District to Limited “MX3” Mixed-Use District to allow a tire repair shop use, (1-26-26).
23. [On](#) request from Zion Capital Group, LLC (Ryan Campos, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Neighborhood Mixed Use to High Density Residential, and to rezone the property located in the vicinity of 2453 E. Grand Avenue from Limited “RX1” Mixed-Use District to Limited “RX1” Mixed-Use District to allow the property to contain up to ten (10) dwelling units, including six (6) dwelling units within the existing structure and four (4) dwelling units within a structure on the southern portion of the property, (1-26-26).

24. [On](#) the Status of Funding Activities (SOFA) for Community Development Block Grant Funds to prepare for, prevent, and respond to Coronavirus (CDBG-CV), as passed through the Iowa Economic Development Authority (IEDA), (1-26-26).

## APPROVING

25. [Forgiveness](#) and release of Community Development Block Grant – Disaster Recovery (CDBG-DR) Program recorded documents against 350 E. Locust Street.

[\(Council Communication No. 26-010\)](#)

26. [Collateral](#) Assignment of Urban Renewal Development Agreement with Riverview Parking LLC.
27. [Revocation](#) of Declaration of Covenant required for the operation of a sidewalk café generally located at 218 E. 2<sup>nd</sup> Street.
28. [An](#) engagement letter with KPMG for Information Technology (IT) auditing services as provided under the City’s Cybersecurity Insurance Policy.
29. [Abatement](#) of public nuisance at 3244 E. University Avenue.
30. [Procurement](#) of pool maintenance and repairs from Fischer Brothers, LLC (Andrew and Nathaniel Fischer, Owners) not to exceed \$150,000 per year.

[\(Council Communication No. 26-011\)](#)

31. [Authorizing](#) Finance Director to draw checks on registers for the weeks of January 12 and 19, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of January 12 and 19, 2026; to draw checks for biweekly payroll due January 23, 2026.

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

## HEARINGS (OPEN AT 5:00PM) (ITEMS 32 THRU 33)

32. [On](#) vacation of a portion of Des Moines Street right-of-way located west of Robert D. Ray Drive.  
  
(A) [First](#) consideration of ordinance above.

33. [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. **(Choose one alternative below)**

[\(Council Communication No. 26-001\)](#)

(A) Affirm the decision.

**OR**

(B) Reverse the decision and deny the application.

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

## COMMUNICATIONS/REPORTS

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

- (A) Richard Sopher
- (B) Kevin Marken
- (C) Peter Clay
- (D) Laural Clinton
- (E) Veola Perry
- (F) Margaret Wright
- (G) Carolyn Uhlenhake-Walker
- (H) Debra Carr
- (I) Kathy Hellstern

## MOTION TO ADJOURN.

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